



City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

January 18, 2022
6:00 PM

CITY COUNCIL

PLEASE NOTE: The January 18, 2022 Woodland City Council meeting will be conducted pursuant to Government Code section 54953(e), which allows the City to hold meetings via teleconference during a proclaimed state of emergency, when state or local officials have imposed or recommended measures to promote social distancing.

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

Or Phone: US: +16699006833,,99759026181#

Or Telephone: Dial: US : +1 669 900 6833
Meeting ID: 997 5902 6181

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

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS - PUBLIC COMMENT

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

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

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: City Council Meeting Minutes of December 7, 2021 and December 21, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of December 7, 2021 and December 21, 2021.

3. SUBJECT: Community Services Department Quarterly Status Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Community Services Departmental Quarterly Status Report for the period of October through December 2021.

4. SUBJECT: 2022 Reappointment of Staff to Yolo County Waste Advisory Committee

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the appointment of Rosie Ledesma as the City of Woodland's representative on the Yolo County Waste Advisory Committee for the next four-year term.

5. SUBJECT: Salary Schedule Effective January 1, 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the City of Woodland Salary Schedule effective January 1, 2022.

6. SUBJECT: Professional Services Agreement for the Spring Lake Recycled Water Project, CIP #17-07

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to: 1) Approve the reallocation of \$205,000 of

Water Enterprise Funds from Water System Leak Detection & Repairs, CIP #09-23, to the Spring Lake Recycled Water Project, CIP #17-07; and 2) Approve the reallocation of \$125,000 of Water Enterprise Funds from Preparation of America's Water Infrastructure Act Plans, CIP #21-03, to the Spring Lake Recycled Water Project, CIP #17-07; and 2.) Approve the reallocation of \$10,000 of Water Enterprise Funds from 2020 Urban Water Management Plan, CIP #21-04, to the Spring Lake Recycled Water Project, CIP #17-07; and 3) Approve a professional services agreement for the Spring Lake Recycled Water Project, CIP #17-07, with West Yost Associates (West Yost) for engineering design services in the amount of \$275,389 and approve a contingency of up to an additional 10% of the contract award amount (\$27,538).

7. SUBJECT: Loan and Purchase Price Limits for First Time Homebuyers Loan Assistance Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to increase the loan limit to \$120,000 for the City's First Time Homebuyers Loan Assistance Program and increase the home purchase price limits to \$423,000 (existing homes) and \$439,000 (new homes) for the program.

8. SUBJECT: Loan Agreement for 310 West Main Street Affordable Housing Project

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) approving an appropriation of \$500,000 from the Affordable Housing In-Lieu Fees Fund (327) and authorizing the Finance Officer to amend the Fiscal Year 2022 budget as necessary, (2) approving a fifteen-year residual receipts loan to the Chelsea Investment Corporation ("Chelsea") in the amount of \$500,000 with three percent (3%) simple interest for Chelsea's 72-unit multifamily affordable rental project at 310 West Main Street, (3) authorizing the City to enter into a regulatory agreement and declaration of restrictive covenants with Chelsea for the 310 West Main Street project to ensure the affordability of the project for a term of not less than 55 years, and (4) authorizing the City Manager to execute the loan documents and regulatory agreement in a form as prepared and approved by the City Attorney and take such other actions and execute such documents as necessary to make the City loan and ensure the affordability of the project.

9. SUBJECT: Application for the FY22 CalRecycle Illegal Disposal Site Abatement Grant Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, 1) Authorizing the Homeless Services Manager to submit an application for the FY2021/22 CalRecycle Illegal Disposal Site Abatement Grant Program in the amount of \$140,000 over a two-year grant period for use in the removal and disposal of illegal solid waste dumped in the City, and to accept the grant if awarded; and 2) Authorizing the City Manager to appropriate \$140,000 to the State Grants Fund (325) for the use in contracted services for removal and disposal of illegal solid waste dumped in the City.

G. PUBLIC HEARINGS

10. SUBJECT: Formation of Community Facilities District No. 2022-1 (Prudler Services) and Annexation into Spring Lake Maintenance Community Facilities District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) hold a public hearing, and (2) approve the following four (4) resolutions:

Resolution No. _____, Establishing Community Facilities District No. 2022-1 (Prudler Services) and Calling an Election;

Resolution No. _____, Declaring the Results of the election in Community Facilities District No. 2022-1 (Prudler Services);

Resolution No. _____, Calling an Election Within the Area Proposed to be Annexed to the Spring Lake Maintenance Community Facilities District;

Resolution No. _____, Declaring the Results of the Election in Spring Lake Maintenance Community Facilities District;

Staff further recommends that the City Council conduct a first reading of the following two ordinances:

Ordinance No. _____, Levying and Apportioning the Special Tax in Community Facilities District No. 2022-1 (Prudler Services);

Ordinance No. _____, Levying and Apportioning the Special Tax in Territory Annexed to the City of Woodland Spring Lake Maintenance Community Facilities District.

H. REPORTS OF THE CITY MANAGER

11. SUBJECT: Approve Updated Rick Gonzales Sr. Park Master Plan

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. _____, to approve the attached updated Master Plan for Rick Gonzales Sr. Park.

12. SUBJECT: Woodland Regional Park Preserve – Project Update and Lease Agreement for Environmental Education Center

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an update on the Woodland Regional Park Preserve project and approve Resolution No. _____, authorizing the City Manager to terminate the existing lease agreement with Explorit Science Center and to execute a lease agreement with Tuleyome for a portion of the site for the improvement and operation of an Environmental Education Center.

I. 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, January 18, 2022 was posted on Thursday, January 13, 2022 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.



Ana B. Gonzalez
City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such 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: January 18, 2022
ITEM #: E.1
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.

A handwritten signature in black ink, appearing to read "Ken Hiatt", is written over the printed name and title.

Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

FEBRUARY 1ST

REGULAR MEETING

City Council Meeting Minutes of January 4, 2022 and January 18, 2022

AB 361 – Virtual Meetings

Presentation on 2020 Census Data

Approve Agreement with Yolo County for funding of YBWL Culvert Replacement Project, CIP #20-06

Woodland Microtransit Project Update

2nd reading – Ordinances for the Prudler Services CFD and Sports Park CFD annexation.

FEBRUARY 12TH

SPECIAL MEETING

City Council Retreat and Review of 2021-22 Priority Goals

FEBRUARY 15TH

REGULAR MEETING

Mid-Year Budget Update

MARCH 1ST

REGULAR MEETING

City Council Meeting Minutes of February 1, 2022 and February 15, 2022

AB 361 – Virtual Meetings

Bid Award for YBWL Culvert Replacement Project, CIP #20-0

Approve Plans and Authorize bid for Spring Lake Neighborhood Parks

MARCH 15TH

REGULAR MEETING

Woodland Research Technology Park – EIR Specific Plan Adoption

Boards and Commissions Recruitment Period

Future Topics / Study Sessions:

Amendment to Chapter 17.110 of City's Zoning Ordinance related to Commercial Cannabis Retail Use in the City of Woodland and Amendment to Chapter 5.28 of Municipal Code related to Cannabis Business Permits (TBD) Outdoor Dining Parklet - Temporary Ordinance (TBD)
Spring Budget Workshop (April)
Summer 2022 Freshman Leadership Academy – (April)
Comprehensive Zoning Update (Summer 2022)
Waste Management Residential Smart Truck (TBD)
Rule 20A Undergrounding District (TBD)



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: January 18, 2022
ITEM #: F.2
SUBJECT: City Council Meeting Minutes of December 7, 2021 and December 21, 2021

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of December 7, 2021 and December 21, 2021.

Staff Contact:

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

A handwritten signature in black ink, appearing to read "Ken Hiatt", is written over the printed name and title.

Ken Hiatt
City Manager

Attachments:

1. 12_07_2021 Minutes_DRAFT
2. 12_21_2021 Minutes_DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, December 7, 2021

6:00 PM

City Council

CITY COUNCIL

PLEASE NOTE: The December 7, 2021 Woodland City Council meeting will be conducted pursuant to Government Code section 54953(e), which allows the City to hold meetings via teleconference during a proclaimed state of emergency, when state or local officials have imposed or recommended measures to promote social distancing.

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Meeting ID: 997 5902 6181

CLOSED SESSION 5:45 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Pursuant to Section 54956.8
PROPERTIES: APN 057-170-003 (DWR parcel # YBSH-122)

AGENCY NEGOTIATOR: City Manager, Principal Utilities Civil Engineer, and City Attorney
NEGOTIATING PARTIES: State of California Department of Water Resources
UNDER NEGOTIATIONS: Price and Terms of Payment

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

C. CALL TO ORDER

Meeting called to order at 6:00 PM.

D. ROLL CALL

All Council Members present via roll call vote.

**Council Members Present: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
Absent: None**

E. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Financial Services Manager Evis Morales.

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 from Ron Ortel regarding whether the neighborhood can vote-out of the CFD. Mr. Ortel also had comments regarding Rick Gonzales Park.

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. CONSENT CALENDAR

3. SUBJECT: City Council Meeting Minutes of November 2, 2021 and November 16, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council

adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of November 2, 2021 and November 16, 2021.

Adopted the minutes of the Joint Regular City Council/Woodland Finance Authority Meeting of November 2, 2021 and November 16, 2021.

4. SUBJECT: Parks & Recreation Commission Meeting Minutes of September 27, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive September 27, 2021 Parks & Recreation Commission Meeting Minutes.

Received the September 27, 2021 Parks & Recreation Commission Meeting Minutes.

5. SUBJECT: Planning Commission Meeting Minutes May 20, 2021 and June 17, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the May 20, 2021 and June 17, 2021 Planning Commission Meeting Minutes

Received the May 20, 2021 and June 17, 2021 Planning Commission Meeting Minutes.

6. SUBJECT: Quarterly Treasurer's Investment Report for the Quarter Ended September 30, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended September 30, 2021.

Accepted the quarterly Treasurer's Investment Report for the quarter ended September 30, 2021.

7. SUBJECT: Appoint Member to the Planning Commission

RECOMMENDATION FOR ACTION: Staff recommends that the City Council appoint Michael McLaughlin to the Planning Commission

Appointed Michael McLaughlin to the Planning Commission.

8. SUBJECT: Amended and Restated Employment Agreement for City Manager

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, Approving an Amended and Restated Employment Agreement between the City of Woodland and Ken Hiatt for the position of City Manager.

Adopted RESOLUTION NO. 7814, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AMENDED AND RESTATED EMPLOYMENT AGREEMENT WITH KEN HIATT FOR THE POSITION OF CITY MANAGER.

9. SUBJECT: Findings and Determinations under AB 361 for the Continuation of Virtual Meetings

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, making findings and determinations under AB 361 for the continuation of virtual meetings.

Adopted RESOLUTION NO. 7815, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND MAKING FINDINGS AND DETERMINATIONS UNDER AB 361 FOR THE CONTINUATION OF VIRTUAL MEETINGS.

10. SUBJECT: Approve Plans and Specifications, and Authorize Bid Advertisement for the 2022 Sewer and Water Repair and Replacement Project, CIP 21-01.

RECOMMENDATION FOR ACTION: Staff recommends that City Council adopt Resolution No. _____, approving the project plans and specifications, and authorizing bid advertisement for the 2022 Sewer and Water Repair and Replacement Project, CIP 21-01.

Adopted RESOLUTION NO. 7816, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR THE 2022 SEWER AND WATER REPAIR AND REPLACEMENT PROJECT, CIP #21-01.

11. SUBJECT: Contract Amendment with BSK Associates for 2022 Water Quality Testing Services

RECOMMENDATION FOR ACTION: Staff requests that the City Council adopt Resolution No. _____, authorizing the City Manager to execute the contract with BSK Associates for the 2022 Water Quality Testing Services, for an amount up to \$71,984 and authorize a contingency of up to 10% (\$7,198)

Adopted RESOLUTION NO. 7817, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH BSK ASSOCIATES FOR 2022 WATER QUALITY TESTING SERVICES.

12. SUBJECT: Fee Deferral Agreement - Staybridge Suites

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to enter into a Non-Residential Fee Deferral with Sah Investment, LLC.

Adopted RESOLUTION NO. 7818, A RESOLUTION AUTHORIZING THE CITY MANGER TO ENTER INTO A NON-RESIDENTIAL FEE DEFERRAL AGREEMENT WITH SAH INVESTMENT, LLC.

13. SUBJECT: Approval of Fiscal Year 2021/22 Animal Services Contract

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, approving the Fiscal Year 2021/22 Animal Services Agreement with Yolo County in the amount of \$1,022,385.

Adopted RESOLUTION NO. 7819, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FISCAL YEAR 2020/21 ANIMAL SERVICES AGREEMENT WITH YOLO COUNTY.

On a motion by Council Member Stallard, seconded by Council Member Garcia-Cadena and carried unanimously on a 5-0 roll call vote, Council Members approved Consent Calendar Items No. 3 through 13.

**AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None**

I. PUBLIC HEARING

14. SUBJECT: PUBLIC HEARING - Water and Sewer Rates

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing, and (2) Upon close of the public hearing, tally the protest ballots, and (3) if the City does not receive a majority protest, introduce and waive the first reading of Ordinance No. _____, "Ordinance of the City Council of the City of Woodland, California, to Increase Rates for Water and Sewer Services."

On a motion by Council Member Stallard, seconded by Council Member Lansburgh and carried on a 5-0 roll call vote, Council Members introduced and waived the first reading of an "Ordinance of the City Council of the City of Woodland, California, to Increase Rates for Water and Sewer Services."

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None

J. REPORTS OF THE CITY MANAGER

15. SUBJECT: Intention to Establish City of Woodland Community Facilities District No. 2022-1 (Prudler Services) and to Annex Territory into the Existing Spring Lake Maintenance CFD (Sports Park CFD)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) adopt Resolution No. _____, a Resolution of Intent to Establish a Community Facilities District, to Levy a Special Tax to Pay for Certain Services, and to Establish an Appropriations Limit for the Community Facilities District, and (2) adopt Resolution No. _____, a Resolution of Intention to Annex Territory into the Spring Lake Maintenance Community Facilities District and to Levy a Special Tax to Pay for Certain Maintenance Services.

On a motion by Council Member Lansburgh, seconded by Council Member Garcia-Cadena and carried unanimously on a 5-0 roll call vote, Council Members adopted RESOLUTION NO. 7820, A RESOLUTION OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT, TO LEVY A SPECIAL TAX TO PAY FOR CERTAIN SERVICES, AND TO ESTABLISH AN APPROPRIATIONS LIMIT FOR THE COMMUNITY FACILITIES DISTRICT and RESOLUTION NO. 7821, A RESOLUTION OF INTENTION TO ANNEX TERRITORY TO THE SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT AND TO LEVY A SPECIAL TAX TO PAY FOR CERTAIN MAINTENANCE SERVICES - Annexation No. 4.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None

16. SUBJECT: Proposed Changes to Tree Ordinance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council discuss proposed changes to the Tree Ordinance and direct staff to modify the ordinance and return to Council for a first reading of a proposed ordinance.

Discussed proposed changes to the tree ordinance and directed staff to modify the ordinance and return to Council at a later date for a first reading of the proposed ordinance.

17. SUBJECT: SB 1383 Organic Waste Reduction Requirement Update and Ordinance First Reading

RECOMMENDATION FOR ACTION: Staff recommends the City Council:

1. Receive an update on SB 1383 - Organic Waste Reduction requirements; and
2. Introduce and waive first reading of an Ordinance amending Section 13.04.030 of Title 13, repealing and replacing Chapter 13.08 and Chapter 13.36 of Title 13, and adding Chapter 13.72 to Title 13 of the Woodland Municipal Code Relating to Solid Waste, Recycling, and Organic Waste Disposal Reduction as it relates to Senate Bill (SB) 1383.

On a motion by Council Member Stallard, seconded by Mayor Pro Tem Fernandez and carried unanimously on a 5-0 roll call vote, Council Members introduced and waived the first reading of an Ordinance amending Section 13.04.030 of Title 13, repealing and replacing Chapter 13.08 and Chapter 13.36 of Title 13, and adding Chapter 13.72 to Title 13 of the Woodland Municipal Code Relating to Solid Waste, Recycling, and Organic Waste Disposal Reduction as it relates to Senate Bill (SB) 1383.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega

NOES: None

18. SUBJECT: SB 1383 Edible Food Recovery Implementation and Budget Appropriation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an update on the City's implementation of the edible food recovery requirements under SB 1383 and adopt Resolution No. _____, authorizing an additional FY 2021/22 appropriation of \$300,000 in the Recycling Fund (250) to assist with SB 1383 implementation.

Council Member Garcia-Cadena recused herself from this item, as she is the Executive Director of one of the food recovery organizations participating in this program.

At 8:54 PM, a motion was made by Member Lansburgh, seconded by Mayor Pro Tem Fernandez and carried on a 4-0 roll call vote to extend the council meeting to 9:15 PM.

AYES: Members Fernandez, Lansburgh, Stallard and Mayor Vega

NOES: None

ABSTAIN: None

ABSENT: Member Garcia-Cadena

On a motion by Council Member Lansburgh, seconded by Council Member Stallard and carried on a 4-0 roll call vote, Council Members adopted RESOLUTION NO. 7822, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN INCREASE TO THE FISCAL YEAR 2021/2022 SOLID WASTE AND RECYCLING PROGRAM BUDGET FOR SB 1383 IMPLEMENTATION.

AYES: Members Fernandez, Lansburgh, Stallard and Mayor Vega

NOES: None

ABSTAIN: None
ABSENT: Member Garcia-Cadena

K. ADJOURN

Meeting adjourned at 9:15 PM in memory of Larry Vogelsang.

Respectfully submitted,

Ana B. Gonzalez, City Clerk

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, December 21, 2021

6:00 PM

City Council

CITY COUNCIL

PLEASE NOTE: The December 21, 2021 Woodland City Council meeting will be conducted pursuant to Government Code section 54953(e), which allows the City to hold meetings via teleconference during a proclaimed state of emergency, when state or local officials have imposed or recommended measures to promote social distancing.

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Meeting ID: 997 5902 6181

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

A. CALL TO ORDER

Meeting called to order at 6:00 PM.

B. ROLL CALL

All Council Members present via roll call vote.

PRESENT: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
ABSENT: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Director of Administrative Services Kimberly McKinney.

D. COMMUNICATIONS - PUBLIC COMMENT

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An email received from Mark Aulman regarding the Sustainability Year Two Report was read into the record.

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: Sustainability Committee Meeting Minutes for July and September 2021 and Year Two Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive minutes for the July 21 and September 15, 2021 meetings and Year Two Report of the Sustainability Advisory Committee.

Received minutes for the July 21 and September 15, 2021 meetings and Year Two Report of the Sustainability Advisory Committee.

3. SUBJECT: Right of Way Contract (Flowage Easement) with the State of California Department of Water Resources for certain property in the Yolo Bypass, APN 057-170-003

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving a Right of Way Contract with the State of California Department of Water Resources (DWR) for the acquisition of certain property (flowage easement) for APN 057-170-003 and authorize the City Manager to execute the approved contract and take all other actions necessary or appropriate in furtherance of the acquisition of the required property and implementation of the approved agreements.

Adopted RESOLUTION NO. 7823 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A RIGHT OF WAY CONTRACT FOR A FLOWAGE EASEMENT WITH THE STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES FOR THE PROPERTY LOCATED WITHIN THE YOLO BYPASS, APN 057-170-003.

4. SUBJECT: Amendment to FY 2021/22 Capital Budget to Include Transportation Capital Projects and Appropriate Funds

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

- 1) Adopt Resolution No. _____, to accept the SACOG Community Design Grant in the amount of \$100,000, amend the FY2021/22 Capital Budget to include the Main Street Feasibility Project, CIP 22-13 and appropriate project funding for FY2022 in the amount of \$100,000 in the Transportation Grant Fund (351) and \$25,000 in the Measure F Fund (507) as matching funds; and
- 2) Adopt Resolution No. _____, to accept the Highway Safety Improvement Program (HSIP) Grant in the amount of \$250,000, amend the FY2021/22 Capital Budget to include the Pedestrian Crossing Improvement Project, CIP 22-15 and appropriate project funding for FY2022 in the amount of \$250,000 in the Transportation Grant Fund (351) and reallocate \$10,000 for FY2022 of project CIP 02-28 (Road Development Fund, 582) to the project; and
- 3) Adopt Resolution No. _____, to accept the Caltrans Grant in the amount of \$161,125, amend the FY 2021/22 Capital Budget to include the Active Transportation Plan, CIP 22-17 and appropriate project funding for FY2022 in the amount of \$161,125 in the Transportation Grant Fund (351) and reallocate \$25,000 for FY2022 of project CIP 95-24 (Road Development Fund, 582) to the project.

Adopted RESOLUTION NO. 7824, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE SUSTAINABLE COMMUNITIES GRANT FUNDING, APPROVE AN AMENDMENT TO THE FY21/22 CAPITAL BUDGET TO INCLUDE THE NEW ACTIVE TRANSPORTATION PLAN, CIP 22-17, AND APPROPRIATE GRANT FUNDING (FUND 351) AND FUND 582 TO PROJECT; RESOLUTION NO. 7825, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS (SACOG) FUNDING, APPROVE AN AMENDMENT TO THE FY21/22 CAPITAL BUDGET TO INCLUDE THE NEW MAIN STREET FEASIBILITY STUDY, CIP 22-13, AND APPROPRIATE GRANT FUNDING (FUND 351) AND FUND 507 TO PROJECT; and RESOLUTION NO. 7826 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ACCEPT THE HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) FUNDING, APPROVE AN AMENDMENT TO THE FY21/22 CAPITAL BUDGET TO INCLUDE THE NEW PEDESTRIAN CROSSING IMPROVEMENT PROJECT, CIP 22-15, AND APPROPRIATE GRANT FUNDING (FUND 351) AND FUND 582 TO PROJECT.

5. SUBJECT: 2022 Behavioral Health Justice Intervention Services (BHJIS) Grant Application

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____,

1. Authorizing the Police Department to submit an application for the 2022 Behavioral Health Justice Intervention Services grant, and to accept the grant if awarded; and
2. Authorizing the City Manager to appropriate \$60,000 in the Other Federal Grants Fund (330) during the one-year grant period.

Adopted RESOLUTION NO. 7827, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE POLICE DEPARTMENT TO SUBMIT AN APPLICATION FOR THE 2022 BEHAVIORAL HEALTH JUSTICE INTERVENTION

SERVICES (BHJIS) GRANT AND TO ACCEPT THE GRANT IF AWARDED AND AUTHORIZING THE CITY MANAGER TO APPROPRIATE FUNDS IN THE AMOUNT OF \$60,000 IN FUND 330 DURING THE 1-YEAR GRANT PERIOD.

6. SUBJECT: Lower Cache Creek Flood Feasibility Study, CIP #09-15 - Contract Amendment #9 with MBK Engineers for Consulting Services

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to: 1) Execute Amendment #9 to the consultant services agreement with MBK Engineers (MBK) for the Lower Cache Creek Feasibility Study for an additional amount up to \$100,000 for the Lower Cache Creek Feasibility Study, CIP #09-15; and 2) Approve an appropriation of \$200,000 to CIP Project #09-15 from the Sewer Enterprise Fund (Fund 220) as an interfund loan bringing the project budget to \$5,679,000 for the Lower Cache Creek Feasibility Study, CIP #09-15.

Adopted RESOLUTION NO. 7828, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENT #9 WITH MBK FOR ENGINEERING CONSULTING SERVICES.

7. SUBJECT: Adoption of SB 1383 Ordinance

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Ordinance No. 1677, an Ordinance of the City Council of the City of Woodland Amending Section 13.04.030 of Title 13, repealing and replacing Chapter 13.08 and Chapter 13.36 of Title 13, and adding Chapter 13.72 to Title 13 of the Woodland Municipal Code Relating to Solid Waste, Recycling, and Organic Waste Disposal Reduction as it relates to Senate Bill (SB) 1383.

Adopted ORDINANCE NO. 1677, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA AMENDING CHAPTER 13.08 AND CHAPTER 13.36 OF, AND ADDING CHAPTER 13.72 TO, TITLE 13 OF THE WOODLAND MUNICIPAL CODE RELATING TO GARBAGE, RECYCLABLE MATERIALS AND ORGANIC WASTE SERVICE.

8. SUBJECT: Spring Lake Maintenance CFD Annual Accountability Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Spring Lake Maintenance Community Facilities District Local Agency Special Tax and Bond Accountability Report for the Fiscal Year Ended June 30, 2021.

Accepted the Spring Lake Maintenance Community Facilities District Local Agency Special Tax and Bond Accountability Report for the Fiscal Year Ended June 30, 2021.

9. SUBJECT: Fiscal Year 2020/21 AB1600 Annual Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, Accepting the AB1600 Annual Report for the Year Ended June 30, 2021.

Adopted RESOLUTION NO. 7829, A RESOLUTION OF THE CITY OF WOODLAND ACCEPTING THE FISCAL YEAR 2020/21 ANNUAL REPORT OF DEVELOPMENT FEES (AB1600 REPORT).

10. SUBJECT: Annual Measure E Report for Fiscal Year Ending June 30, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council

approve the Measure E Report for the Fiscal Year ending June 30, 2021 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

Approved the Measure E Report for the Fiscal Year ending June 30, 2021 and directed staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

11. SUBJECT: Settlement Agreement with Opioid Distributors and Manufacturer

RECOMMENDATION FOR ACTION: It is recommended that the City (1) opt into the settlement agreement with opioid distributors, Amerisource Bergen, Cardinal Health, and McKesson, and direct the City Manager to execute any documents necessary to implement the action; and (2) opt into the settlement agreement with opioid manufacturer, Janssen (owned by Johnson & Johnson) and direct the City Manager to execute any documents necessary to implement the action.

Opted into the settlement agreement with opioid distributors, Amerisource Bergen, Cardinal Health, and McKesson, and directed the City Manager to execute any documents necessary to implement the action; and opted into the settlement agreement with opioid manufacturer, Janssen (owned by Johnson & Johnson) and directed the City Manager to execute any documents necessary to implement the action.

12. SUBJECT: Revision to Council Committee Assignments

RECOMMENDATION FOR ACTION: Staff recommends that the Council amend the attached City Council Assignments for 2022.

Amended the City Council Assignments for 2022.

13. SUBJECT: Agreement with Emphasys Software for Debt and Investment Management Software

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to enter into a contract with Emphasys Software for implementation, hosting and annual maintenance of Sympro Debt and Investment Management Software.

Adopted RESOLUTION NO. 7830, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH EMPHASYS SOFTWARE FOR LICENSING, IMPLEMENTATION AND MAINTENANCE OF THE SYMPRO TREASURY MANAGEMENT SOFTWARE.

14. SUBJECT: Multi-Year Contract for the Purchase of Ultraviolet (UV) Lamps and Associated Parts for Effluent Disinfection Purposes at the Water Pollution Control Facility.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve Resolution No. _____, authorizing a multi-year contract (2021-2028) in the not-to-exceed amount of \$2,600,000 for the purchase of UV lamps and associated parts from Trojan Technologies Group.

Adopted RESOLUTION NO. 7830, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH EMPHASYS SOFTWARE FOR LICENSING, IMPLEMENTATION AND MAINTENANCE OF THE SYMPRO TREASURY MANAGEMENT SOFTWARE.

15. SUBJECT: Extend Healthy Yolo Together Community Testing Program in Woodland

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a Memorandum of Understanding (MOU) to extend Healthy Yolo Together's (HYT) community Covid-19 testing program in Woodland and appropriate up to \$150,000 of American Rescue Plan funding (Fund 332) toward the City's costs to support the continuation of the testing program beginning in January of 2022.

Adopted RESOLUTION NO. 7832, RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING TO EXTEND THE HEALTHY YOLO TOGETHER COMMUNITY TESTING PROGRAM IN WOODLAND.

On a motion by Council Member Stallard, seconded by Council Member Lansburgh and carried unanimously on a 5-0 roll call vote, Council Members approved Consent Calendar Items No. 2 through 15.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None

G. PUBLIC HEARINGS

16. SUBJECT: Urgency Ordinance adopting regulations to address SB9- Housing Development Approvals

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) Receive information about the proposed Urgency Ordinance; and 2) Adopt an urgency ordinance to Amend the Municipal Code Title 16: Subdivisions and Title 17: Zoning to Allow Urban Lot Splits and Two Unit Development in the Citywide, Spring Lake Specific Plan, and Southeast Area Specific Plan Single Family Residential Districts.

On a motion by Council Member Lansburgh, seconded by Mayor Pro Tem Fernandez and carried unanimously on a 5-0 roll call vote, Council Members adopted Urgency Ordinance No. 1678, an urgency ordinance to Amend the Municipal Code Title 16: Subdivisions and Title 17: Zoning to Allow Urban Lot Splits and Two Unit Development in the Citywide, Spring Lake Specific Plan, and Southeast Area Specific Plan Single Family Residential Districts.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega
NOES: None

H. REPORTS OF THE CITY MANAGER

17. SUBJECT: Measure F Annual Report for the Fiscal Year Ending June 30, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the Measure F Report for Fiscal Year ending June 30, 2021 and direct

staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

On a motion by Council Member Stallard, seconded by Council Member Garcia-Cadena and carried unanimously on a 5-0 roll call vote, Council Members approved the Measure F Report for Fiscal Year ending June 30, 2021 and direct staff to publish the required excerpts of the report in the Daily Democrat and on the City's website.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega

NOES: None

18. SUBJECT: Measure J Annual Report for Fiscal Year Ending June 30, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the Annual Measure J Report for Fiscal Year ending June 30, 2021 and direct staff to publish the required excerpt of the report in the Daily Democrat and on the City's website.

On a motion by Council Member Garcia-Cadena, seconded by Mayor Pro Tem Fernandez and carried unanimously on a 5-0 roll call vote, Council Members approved the Annual Measure J Report for Fiscal Year ending June 30, 2021 and direct staff to publish the required excerpt of the report in the Daily Democrat and on the City's website.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega

NOES: None

19. SUBJECT: City Council Meeting Schedule for 2022

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve its meeting schedule for 2022.

On a motion by Council Member Stallard, seconded by Council Member Garcia-Cadena and carried unanimously on a 5-0 roll call vote, Council Members approved its meeting schedule for 2022.

AYES: Members Fernandez, Garcia-Cadena, Lansburgh, Stallard and Mayor Vega

NOES: None

I. ADJOURN

Meeting adjourned at 7:31 PM.

Respectfully submitted,

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: January 18, 2022
ITEM #: F.3
SUBJECT: Community Services Department Quarterly Status Report

Recommendation for Action: Staff recommends that the City Council receive the Community Services Departmental Quarterly Status Report for the period from October through December 2021.

Staff Contact:

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

Discussion:

This Quarterly Status Report covers the period from October through December 2021. The report presents a summary of recreation programming, events, affordable housing, the community development block entitlement program, and parks and recreation facilities operations and maintenance. This report also contains a narrative descriptive of major work performed and/or notable Department highlights.

Conclusion:

Staff recommends that the City Council receive the Community Services Department Quarterly Status Report for the period from October through December 2021.

Prepared by: Kris Bain, Community Services Program Manager

Review by: Christine Engel, Community Services Director

A handwritten signature in black ink, appearing to read "Ken Hiatt".

Ken Hiatt
City Manager

Attachments:

1. CSD Quarter 2 Status Report FY22

Community Services Departmental Quarterly Status Report Second Quarter FY 22

The following provides a summary of the Community Service Department's programs, activities, and events for October through December 2021. This report refers to participant hours; the methodology for calculating participant hours is described at the end of the document.

QUARTERLY HIGHLIGHTS

- CSD hosted the first Floating Pumpkin Patch at the pool and over 100 youth participated in the event.
- Youth organizations that use City fields had over 1,100 youth players participating in their events. With Measure J funds, the groups saved over \$22,000 in Player Fees for the use of the fields.
- Three new restrooms were placed within parks in Woodland (at the Harris Park ballfield, Ferns Park, and Beamer Park).
- Approximately 19,302 participant hours were recorded for aquatics; youth, teen, and adult recreation activities and classes.



Floating Pumpkin Patch held on Friday, October 29 at Charles Brooks Community Swim Center

PROGRAM MARKETING

During the second quarter, the Department used the following marketing efforts to promote the recreation program offerings as well as community events and senior programs.

- Direct Marketing: Staff marketed activities to current and past participants for the Floating Pumpkin Patch, Parents Night Out and other upcoming winter activities with flyers, digital flyers and emails, and banners.
- School Flyers: One school flyer (November 2021) was distributed to WJUSD students digitally to promote the Martin Luther King Jr. Art Contest. All school flyers were distributed in English and Spanish.
- Social Media: The Department utilized Facebook and Instagram to advertise the offering of several programs.
- Senior Newsletter: The “Senior Gram” newsletter was mailed to over 450 households each month. It was also available on the CSD webpage for download.

PARKS AND RECREATION FACILITIES

Community & Senior Center Facility Reservations

The Community & Senior Center facility rental program is designed to both generate revenue for the City of Woodland and provide a location for community events. Types of rentals held at the Community Center include: meetings, parties (bridal and baby showers), weddings and receptions, quinceañeras, and business meetings. Reservations of the facility during the second quarter are shown below.

	General Facility Rentals <i>Includes rentals receiving discounts</i>	Facility Rentals <i>with Fees Waived</i>
Number of Rentals	15	5
Approximate Participants	650	230
Total Fees	\$4,917.58	\$15,443.50 (waived)

Field Allocation

Players Fees

Youth organizations use city-owned fields for practices and games for soccer, baseball, and softball. Youth sports that used City of Woodland fields reported 1,198 youth players during the fall season of 2021 (324 baseball players and 874 soccer players). Historically, “Player Fees” have been charged to each organization to cover the cost for use of the field for practices. With the passage of Measure J, the “Player Fees” for Woodland residents have been waived for all youth organizations saving the organizations \$22,950 during the fall season. Those participating in youth organizations who do not reside within city limits are deemed non-residents and pay \$44 per player per season.

League/Club	# Players	# Residents MJ	# Non Residents	Non-Resident Fees (\$44/player)	Residents MJ Fees waived	League Charges
Little League	184	149	35	\$1,540	\$3,725	\$1,540
Babe Ruth	36	23	13	\$572	\$575	\$572
YMCA	371	323	48	\$2,112	\$8,075	\$2,112
WSC	503	330	173	\$7,612	\$8,250	\$7,612
Cal Ripken	104	93	11	\$484	\$2,325	\$484
Total	1,198	918	280	\$12,320	\$22,950	\$12,320

Parks and Recreation Facility Projects

Restroom Replacement Project

The Restroom Replacement Project entered the final stage during the second quarter with the placement of the manufactured restroom buildings at Harris Park ballfield, Ferns Park, and Beamer Park. This project was completed at the end of the December.



Manufactured restroom being lifted from the truck by a crane onto the concrete pad near Harris Park ballfield

Park/Recreation Facility	Projects Completed
Charles Brooks Community Swim Center	Performed annual maintenance on pool including the draining and re-filling of the pool, pump and heater maintenance and checking pool lighting.
Clark Field	Thatched and re-seeded rye grass in the outfield.
Community & Senior Center	Installed new waterfall pump and float valves in lobby. Installed chair slides in game room. Installed humidity gauge in gymnasium to monitor environment for the gym floor. Built parade float and installed on truck. Completed installation of Senior Center Inc. membership trees in lobby. Replaced water-damaged ceiling tiles. Repaired leak on kitchen dishwasher and rebuilt chemical control device. Conducted annual gym and banquet floor resurfacing.
Heritage Plaza	Performed maintenance on the kiosk including the installation of new plexiglass panels, weather stripping, and the cleaning of the LED lighting.

COMMUNITY SPECIAL EVENTS

Community Special Events are generally activities/events open to the public during a one-day event.

Event	Date	Total Participants	Fees Collected
Floating Pumpkin Patch	October 29	103	\$596
Parents' Night Out	December 10	23	\$256
Total Participants		126	\$852

AQUATICS

All aquatic programs are held at the Charles Brooks Community Swim Center. During the winter months, the primary programming at the pool is lap swim, water aerobics, and the use of the pool by the Woodland Swim Team.

Aquatics Program	Total Participants	Participant Hours	Fees Collected
Lap Swim & Water Aerobics	3,023	3,023	\$2,051
Woodland Swim Team	n/a	n/a	\$4,775
Total	3,023	3,023	\$6,826

Pool Rentals

During non-programmed hours, the Charles Brooks Community Swim Center is available to reserve for other aquatic activities not affiliated with the City of Woodland. Pool reservation fees account for the facility and safety personnel onsite during the scheduled event.

Woodland Swim Team

Woodland Swim Team is a year round USA Club Team that has rented the Charles Brooks Community Swim Center for practices and meets since 1952. The Woodland Swim Team held regular practices during this quarter. Fees collected: \$4,447

YOUTH AND ADULT RECREATION

A variety of youth and teen recreation programs are offered by the Department year-round; however, the majority of the programs are offered during the summer. In addition to the programs listed below, please refer to the Contract Classes section for other program offerings that are available for youth and teens.

Youth Recreation Program	Total Participants (3 months)	Participant Hours (3 months)	Fees Collected (3 months)
After School Teen Pack (Measure J)	887	51,407	Free Program
Baby & Me <i>offered virtually</i> (Measure J)	36	36	Free Program
Rec2Go (Measure J)	800	800	Free Program
Total	1,723	52,243	\$0

Contract Classes

The City contracts with outside (special interest) instructors to teach a variety of recreation and leisure classes for participants of all ages. With the exception of tennis, the City retains 30% of the fees collected for each class (in addition to non-resident fees). The City retains 10% of the fees collected for the tennis program.

Contract Class	Total Participants (3 months)	Participant Hours (3 months)	Fees Collected (3 months)	Total Expense (3 months)	Net Revenue (3 months)
Boxing Youth*	128	1,536	\$1,259	\$2,760	\$(1,501)
Boxing Adult*	64	768	\$1,685	\$3,000	\$(1,315)
Cello Tennis Academy	224	817	\$ 11,460	\$9,252	\$2,208
Country Line Dance	182	676	\$910	\$637	\$273
Dynamic Dancing	8	48	\$331	\$204	\$126
Pilates	7	36	\$251	\$162	\$89
Rock Steady Boxing**	30	325	\$0	\$650	\$(650)
Yoga	20	118	\$580	\$406	\$174
Total	663	4,324	\$16,476	\$17,071	\$(596)

* Youth Center Enterprise Budget (253) is not used for instructor expenses.

** The City receives a reimbursement from the Woodland Recreation Foundation for the Rock Steady expenses

Adult Sports

Adult sports offered through the City include drop-in sports as well as organized softball, basketball, and volleyball leagues. Most gym sports and drop-in sports (open gym) sports have been put on hold until further notice (as a result of the indoor mask requirement); however, participation information on adult softball is provided below. (drop-in badminton and pickleball during the mornings has resumed).

League Sports	Teams	Total Participants	Participant Hours	Fees Collected
Softball (fall league)	35	525	4,200	\$17,640
Total		525	4,200	\$17,640

SENIORS

Programs at the Woodland Senior Center include art classes; exercise classes; games; leisure programs and activities; education resources; support groups, and special events resulting in a total of 4,004 participant hours during the second quarter. All senior programs have suspended monthly registration fees.

Senior Programs

Programs	Total Sign Ins	Participant Hours	Fees Collected
Art Classes	171	556	Free Programs
Exercise Classes	896	1,344	Free Programs
Games	970	1,880	Free Programs
General Programs	102	204	Free Programs
Support Groups	20	20	Free Programs
Total	2,159	4,004	\$0

GRANTS AND HOUSING

In addition to implementing recreation and senior programs, the Community Services Department also implements the Community Development Block Grant Entitlement program, grants for non-profit organizations, and affordable housing programs. The highlights of these programs for the second quarter are provided below.

Status of Community Development Block Grant (CDBG) Construction Activities

FY 2019/20 Allocations

City of Woodland, ADA Accessibility Program – Construction was completed in fourth quarter 2021 (FY 2019/20 and 2020/21 funding allocations) and 21 ADA-compliant ramps were installed at the following street intersections: Buckeye Street/Cottonwood Street, Buckeye/West Street, West/Central Place, and W. Southwood Drive/Willow Way.

City of Woodland, Library ADA Restrooms Upgrades – Construction of ADA improvements for the two public restrooms will be completed in 2022. The remaining funds from the FY 2019/20 allocation, a new allocation for FY 2021/22, program income funds (repaid CDBG loan), and funds remaining from completed CDBG activities will be used to cover the construction costs.

FY 2020/21 Allocations

New Hope Community Development Corporation, Cottonwood Meadows Phase S-1 Rehabilitation – New Hope will combine funding allocations awarded for FY 2020/21 and 2021/22 and construct the improvements in 2022. The work will focus on repairing or replacing all dry-rotted T-1-11 siding on the two apartment buildings located at Cottonwood Meadows with cement fiber type materials.

Friends of the Mission, 925 North Street Water Heater Efficiency – The seven-unit apartment complex provides affordable housing for formerly homeless families and individuals. Tankless water heaters will be installed to replace existing non-tankless units with the energy efficiency rating increasing from 59 to 97 percent. The project will be completed in the first quarter of 2022.

Friends of the Mission, Walter's House Water Heater Efficiency –Walter's House is a 44-bed transitional housing/treatment program for single women and men. Tankless water heaters will be installed to replace existing non-tankless units with the energy efficiency rating increasing from 59 to 97 percent. The project will be completed in the first quarter of 2022.

FY 2021/22 Allocations

CommuniCare Health Centers, Garden & Outdoor Classroom - CommuniCare will add features in 2022 to the Garden & Outdoor Classroom located at the Hansen Family Health Center to further engage the community and make it easy for staff to conduct educational and clinical activities in the garden. The project will include the construction of a 600 square foot outdoor classroom that will host regular group education and therapy activities.

Friends of the Mission, Affordable Housing Security Gates - Security gates and fencing (funding permitted) will be installed at 925 North Street, a seven-unit affordable housing complex in 2022.

State Homekey Grant Application for Permanent Supportive Housing Project

The City of Woodland and co-applicant Friends of the Mission (FOM) submitted a State of California Homekey grant applicant for the 61-unit Permanent Supportive Housing (PSH) project at the East Beamer Way campus. A successful application will allow FOM to complete the purchase and installation of the housing units for homeless individuals.

PARTICIPANT HOURS CALCULATION

The Community Services Department measures programs through “participant hours”. Participant hours are a calculation of total program hours multiplied by the total number of unique participants within a program. Total participant hours reports how much time participants spend within each program. The measurement breaks down to 1 person x 1 hour = 1 Participant Hour. It should be noted that a higher number of participant hours is not, by itself, a measurement of greater program success compared to the participant hours of another program. Participant Hours (PH) is calculated by:

Drop In Programs: 1 Class meeting (in hours) x Total sign-ins
Examples include Water Aerobics & Lap Swim, and Badminton,

Classes/Camps/Leagues: Total unique participants x total class time (in hours)
Examples include: Swim Lessons, Mad Science

Individual Entry: Each class meeting (in hours) x Total in attendance (adding each day)
Examples include: Teens Helping Seniors, Teen Pack

Event: Total Attendants x Average Time
Examples include: REXPO, 4th of July

Participant hours and participants in this report are listed for the three-month reporting period; therefore, if 100 participants are listed, the 100 refers to the total participants for the three-month period and could double or triple count the same participants if they participated each month (i.e. drop in volleyball).



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: January 18, 2022
ITEM #: F.4
SUBJECT: 2022 Reappointment of Staff to Yolo County Waste Advisory Committee

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the appointment of Rosie Ledesma as the City of Woodland’s representative on the Yolo County Waste Advisory Committee for the next four-year term.

Staff Contact:
Rosie Ledesma, Environmental Resource Analyst, (530) 661-2059, rosie.ledesma@cityofwoodland.org

Fiscal Impact:
None.

Background:
Pursuant to requirements of the California Integrated Waste Management Act of 1989 (AB 939), Yolo County in 1990 established the Yolo County Waste Advisory Committee. The purpose of the committee is to oversee and provide policy input to the Board of Supervisors on a range of solid waste issues, including implementation of the State-mandated waste reduction programs, integrated waste management, hazardous waste handling, and solid waste facilities master planning.

Membership in the committee includes one representative each from the cities of Woodland, Davis, West Sacramento, and Winters; one representative from an environmental organization; one representative from a special district; one representative from industry; and four representatives from the public. The city representatives are appointed by their respective city councils. Committee appointments are for four-year terms. In January 2018, the Council appointed Environmental Resource Analyst Rosie Ledesma as the City of Woodland representative for the period ending January 31, 2022.

Discussion:
The programs addressed by the Waste Advisory Committee fall within the purview of the job duties of Environmental Resource Analyst Rosie Ledesma, who is qualified to represent the City in solid waste matters. Staff believes that Ms. Ledesma is the most appropriate representative of the City of Woodland on the committee.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, approving the appointment of Rosie Ledesma as the City of Woodland’s representative on the Yolo County Waste Advisory Committee for the next four-year term.

Prepared By: Rosie Ledesma, Environmental Resource Analyst

Reviewed By: Brent Meyer, Community Development Director/ City Engineer

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPOINTING A REPRESENTATIVE TO SERVE ON THE
YOLO COUNTY WASTE ADVISORY COMMITTEE**

WHEREAS, the California Integrated Waste Management Act of 1989 required each county to establish a task force to coordinate city source reduction and recycling activities and to prepare a county-wide siting element; and

WHEREAS, the County of Yolo adopted an ordinance to add Article 18 to Chapter 2 of Title 2 of the Yolo County Code creating the Yolo County Waste Advisory Committee; and

WHEREAS, said Waste Advisory Committee includes a representative of the City of Woodland who is appointed for a four-year term by the City Council; and

WHEREAS, the City Council has previously appointed Environmental Resource Analyst Rosie Ledesma to serve the previous term that ends on January 31, 2022; and

WHEREAS, staff recommends that Environmental Resource Analyst Rosie Ledesma is best qualified to continue to represent the City in solid waste matters.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS: The City Council of the City of Woodland hereby appoints Environmental Resource Analyst Rosie Ledesma to serve as the City's representative to the Yolo County Waste Advisory Committee for the next four-year term.

PASSED AND ADOPTED by the City Council of the City of Woodland this 18th day of January 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: January 18, 2022
ITEM #: F.5
SUBJECT: Salary Schedule Effective January 1, 2022

Recommendation for Action: Staff recommends that the City Council approve the City of Woodland salary schedule effective January 1, 2022.

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) requires that the City's salary schedule be approved and adopted by the City Council on a quarterly basis. The requested approval by Council will meet the CalPERS requirement for the quarter effective January 1, 2022.

Discussion:

To ensure accurate payroll reporting and related retirement calculations, CalPERS requires the salary schedule to be reviewed and updated by action of the City Council on a quarterly basis. The following list shows changes to the salary schedule since the last quarter:

1. Reflects an increase to the minimum wage effective January 1, 2022.
2. Reflects the negotiated COLA of 1% between the Mid Management Professional Association (MMPA) and the City.
3. Adjusts the range for the salary for the City Manager job classification.
4. Corrects the salary range for the Senior Maintenance Worker job classification from Range 45 to Range 47. The Maintenance Worker series of job classifications received a negotiated market adjustment, which was implemented in 2017. However, the Senior Maintenance Worker classification, which is included in the series but has remained an unfilled position, inadvertently did not receive the same adjustment. This is now corrected and reflected in the updated salary schedule.

Conclusion:

Staff recommends that the City Council approve the City of Woodland salary schedule effective January 1, 2022.

Prepared by: Sheila McShane, Human Resources Manager

Reviewed by: Kimberly McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. Salary Schedule January 1 2022

CITY OF WOODLAND - SALARY SCHEDULE
Effective January 1, 2022
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	\$4,979.26	\$5,228.22	\$5,489.62	\$5,764.10	\$6,052.31	\$6,354.92		
Accountant II *	120	MM	\$5,496.16	\$5,770.97	\$6,059.51	\$6,362.48	\$6,680.61	\$7,014.64		
Accounting Technician	45	GS	\$4,375.37	\$4,594.14	\$4,823.84	\$5,065.04	\$5,318.29	\$5,584.21		
Administrative Clerk I	28	GS	\$2,875.47	\$3,019.24	\$3,170.20	\$3,328.72	\$3,495.15	\$3,669.91		
Administrative Clerk II	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Administrative Clerk III	36	GS	\$3,503.48	\$3,678.66	\$3,862.60	\$4,055.73	\$4,258.53	\$4,471.45		
Administrative Secretary	42	GS	\$4,062.96	\$4,266.12	\$4,479.42	\$4,703.39	\$4,938.56	\$5,185.48		
Administrative Supervisor	47	GS	\$4,596.88	\$4,826.72	\$5,068.05	\$5,321.46	\$5,587.53	\$5,866.91		
Aquatics Coordinator	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Aquatics Supervisor	48	GS	\$4,711.79	\$4,947.38	\$5,194.75	\$5,454.49	\$5,727.21	\$6,013.57		
Assist City Manager/Comm & Econ Dev Dir *	Contract		\$12,463.47				\$16,001.30			
Assistant Engineer *	125	MM	\$6,218.39	\$6,529.32	\$6,855.78	\$7,198.57	\$7,558.50	\$7,936.42		
Assistant Planner *	118	MM	\$5,231.31	\$5,492.88	\$5,767.53	\$6,055.91	\$6,358.70	\$6,676.63		
Associate Civil Engineer *	131	MM	\$7,211.43	\$7,572.00	\$7,950.61	\$8,348.13	\$8,765.55	\$9,203.82		
Associate Engineer *	127	MM	\$6,533.20	\$6,859.87	\$7,202.85	\$7,563.01	\$7,941.15	\$8,338.21		
Associate Planner *	124	MM	\$6,066.73	\$6,370.06	\$6,688.57	\$7,022.99	\$7,374.15	\$7,742.86		
Building Inspection Services Manager *	132	MM	\$7,391.72	\$7,761.31	\$8,149.37	\$8,556.84	\$8,984.68	\$9,433.92		
Building Inspector I	49	GS	\$4,829.59	\$5,071.07	\$5,324.62	\$5,590.86	\$5,870.39	\$6,163.91		
Building Inspector II	53	GS	\$5,330.96	\$5,597.51	\$5,877.38	\$6,171.25	\$6,479.82	\$6,803.81		
Chief Building Official *	140	MM	\$9,006.09	\$9,456.39	\$9,929.22	\$10,425.67	\$10,946.96	\$11,494.31		
Chief Collection Systems Operator *	132	MM	\$7,391.72	\$7,761.31	\$8,149.36	\$8,556.83	\$8,984.68	\$9,433.92		
Chief Plant Operator *	132	MM	\$7,391.72	\$7,761.31	\$8,149.36	\$8,556.83	\$8,984.68	\$9,433.92		
Chief Project Engineer *	145	MM	\$10,189.57	\$10,699.04	\$11,234.01	\$11,795.70	\$12,385.48	\$13,004.75		
Chief Water Systems Operator *	132	MM	\$7,391.72	\$7,761.31	\$8,149.37	\$8,556.84	\$8,984.68	\$9,433.92		
Children's Librarian II *	118	MM	\$5,231.32	\$5,492.88	\$5,767.53	\$6,055.92	\$6,358.70	\$6,676.64		
City Clerk *	Contract		\$7,630.73				\$10,598.24			
City Engineer *	145	MM	\$10,189.57	\$10,699.04	\$11,234.00	\$11,795.70	\$12,385.48	\$13,004.75		
City Manager *	Contract						\$23,504.00			
Code Compliance Officer I	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Code Compliance Officer II	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Communications Manager	131	MM	\$7,211.43	\$7,572.00	\$7,950.61	\$8,348.13	\$8,765.55	\$9,203.82		
Community Development Clerk I	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Community Development Clerk II	37	GS	\$3,591.07	\$3,770.63	\$3,959.16	\$4,157.12	\$4,364.97	\$4,583.21		
Community Development Director *	Contract		\$11,305.55				\$14,682.50			
Community Development Technician I	42	GS	\$4,062.96	\$4,266.12	\$4,479.42	\$4,703.39	\$4,938.56	\$5,185.48		
Community Development Technician II	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Community Risk Reduction Specialist I	Base	F	\$4,857.61	\$5,100.71	\$5,355.73	\$5,623.52	\$5,904.68			
Community Risk Reduction Specialist II	Base	F	\$5,223.52	\$5,484.72	\$5,758.95	\$6,046.90	\$6,349.25			
Community Risk Reduction Specialist Senior	Base	F	\$5,783.75	\$6,072.95	\$6,376.60	\$6,695.42	\$7,030.21			
Community Services Director	Contract		\$11,305.55				\$14,682.50			
Community Services Officer *	Base	P	\$4,118.41	\$4,324.33	\$4,540.54	\$4,767.58	\$5,005.96	\$5,256.27		
Community Services Program Manager *	125	MM	\$6,218.39	\$6,529.32	\$6,855.78	\$7,198.57	\$7,558.50	\$7,936.42		
Conservation Coordinator	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Construction Project Manager *	129	MM	\$6,863.95	\$7,207.14	\$7,567.49	\$7,945.88	\$8,343.17	\$8,760.33		
Crime Prevention Specialist *	Base	P	\$4,118.41	\$4,324.33	\$4,540.54	\$4,767.58	\$5,005.96	\$5,256.27		
Deputy Chief ** (aka Police Captain)	Base	PM	\$11,221.32	\$11,782.40	\$12,371.52	\$12,990.11	\$13,639.60	\$14,321.59	\$15,037.67	\$15,789.56
Deputy Director of Community Development *	Contract		\$9,927.40				\$12,727.43			
Deputy Fire Chief	Flat	FM	\$10,993.85	\$11,543.54	\$12,120.72	\$12,726.74	\$13,471.83			
Director of Administrative Services	Contract		\$11,305.55				\$14,682.50			
Economic Development Manager *	136	MM	\$8,159.08	\$8,567.03	\$8,995.38	\$9,445.16	\$9,917.41	\$10,413.28		
Electrical / Signs & Markings Supervisor	67	GS	\$7,532.51	\$7,909.14	\$8,304.59	\$8,719.83	\$9,155.82	\$9,613.61		
Electrician's Assistant	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Engineering Aide I	33	GS	\$3,253.33	\$3,416.00	\$3,586.80	\$3,766.13	\$3,954.44	\$4,152.16		

CITY OF WOODLAND - SALARY SCHEDULE
Effective January 1, 2022
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 Aide II	37	GS	\$3,591.07	\$3,770.63	\$3,959.16	\$4,157.12	\$4,364.97	\$4,583.21		
Engineering Assistant	56	GS	\$5,740.87	\$6,027.91	\$6,329.31	\$6,645.77	\$6,978.06	\$7,326.96		
Engineering Technician I	44	GS	\$4,268.65	\$4,482.09	\$4,706.19	\$4,941.51	\$5,188.58	\$5,448.01		
Engineering Technician II	48	GS	\$4,711.79	\$4,947.38	\$5,194.75	\$5,454.49	\$5,727.21	\$6,013.57		
Engineering Technician III	52	GS	\$5,200.94	\$5,460.98	\$5,734.04	\$6,020.74	\$6,321.78	\$6,637.86		
Environmental Compliance Inspector I	39	GS	\$3,772.86	\$3,961.51	\$4,159.59	\$4,367.56	\$4,585.94	\$4,815.24		
Environmental Compliance Inspector II	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Environmental Compliance Specialist	49	GS	\$4,829.59	\$5,071.07	\$5,324.62	\$5,590.86	\$5,870.39	\$6,163.91		
Environmental Resources Analyst *	127	MM	\$6,533.20	\$6,859.87	\$7,202.85	\$7,563.01	\$7,941.15	\$8,338.21		
Environmental Sustainability Manger *	131	MM	\$7,211.43	\$7,572.00	\$7,950.61	\$8,348.13	\$8,765.55	\$9,203.82		
Equipment Service Clerk	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Equipment Service Worker	34	GS	\$3,334.67	\$3,501.40	\$3,676.46	\$3,860.29	\$4,053.31	\$4,255.98		
Executive Assistant - Confidential		C	\$4,515.34	\$4,741.11	\$4,978.17	\$5,227.08	\$5,488.43	\$5,762.85		
Facility Maintenance Worker I	35	GS	\$3,418.03	\$3,588.94	\$3,768.38	\$3,956.80	\$4,154.64	\$4,362.38		
Facility Maintenance Worker II	41	GS	\$3,963.87	\$4,162.06	\$4,370.16	\$4,588.67	\$4,818.11	\$5,059.01		
Facility Maintenance Worker III	45	GS	\$4,375.37	\$4,594.14	\$4,823.84	\$5,065.04	\$5,318.29	\$5,584.21		
Finance Clerk I	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Finance Clerk II	37	GS	\$3,591.07	\$3,770.63	\$3,959.16	\$4,157.12	\$4,364.97	\$4,583.21		
Finance Clerk III	41	GS	\$3,963.87	\$4,162.06	\$4,370.16	\$4,588.67	\$4,818.11	\$5,059.01		
Finance Director *	Contract		\$9,562.32				\$12,275.28			
Finance Officer *	141	MM	\$9,231.25	\$9,692.80	\$10,177.45	\$10,686.32	\$11,220.64	\$11,781.67		
Finance Specialist	41	GS	\$3,963.87	\$4,162.06	\$4,370.16	\$4,588.67	\$4,818.11	\$5,059.01		
Finance Supervisor	54	GS	\$5,464.23	\$5,737.45	\$6,024.32	\$6,325.54	\$6,641.81	\$6,973.91		
Financial Services Manager	136	MM	\$8,159.08	\$8,567.03	\$8,995.38	\$9,445.16	\$9,917.41	\$10,413.28		
Fire Battalion Chief	Flat	FM	\$9,637.67	\$10,119.54	\$10,625.52	\$11,156.80	\$11,714.64			
Fire Captain	Base	F	\$7,700.13	\$8,085.13	\$8,489.39	\$8,913.86	\$9,359.55			
Fire Chief **	Contract		\$11,305.55				\$14,682.50			
Fire Engineer	Base	F	\$6,682.87	\$7,017.02	\$7,367.88	\$7,736.27	\$8,123.07			
Fire Marshal	Flat	FM	\$9,637.67	\$10,119.54	\$10,625.52	\$11,156.80	\$11,714.64			
Fire Prevention Specialist I (aka Community Risk Reduc	Base	F	\$4,857.61	\$5,100.71	\$5,355.73	\$5,623.52	\$5,904.68			
Fire Prevention Specialist II (aka Community Risk Reduc	Base	F	\$5,223.52	\$5,484.72	\$5,758.95	\$6,046.90	\$6,349.25			
Firefighter	Base	F	\$5,888.46	\$6,182.88	\$6,492.02	\$6,816.63	\$7,157.45			
Firefighter Recruit	Base	F	\$5,299.62							
Fleet & Facilities Manager *	131	MM	\$7,211.43	\$7,572.01	\$7,950.61	\$8,348.13	\$8,765.55	\$9,203.83		
GIS Analyst	62	GS	\$6,657.65	\$6,990.53	\$7,340.05	\$7,707.06	\$8,092.41	\$8,497.03		
GIS Technician I	49	GS	\$4,829.59	\$5,071.07	\$5,324.62	\$5,590.86	\$5,870.40	\$6,163.92		
GIS Technician II	53	GS	\$5,330.96	\$5,597.51	\$5,877.38	\$6,171.25	\$6,479.82	\$6,803.81		
Heavy Equipment Mechanic	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Human Resources Analyst I		C	\$5,494.03	\$5,768.73	\$6,057.16	\$6,360.02	\$6,678.02	\$7,011.93		
Human Resources Analyst II		C	\$6,215.99	\$6,526.79	\$6,853.13	\$7,195.78	\$7,555.57	\$7,933.35		
Human Resources Clerk		C	\$3,468.46	\$3,641.89	\$3,823.99	\$4,015.18	\$4,215.95	\$4,426.74		
Human Resources Manager		C	\$8,777.80	\$9,216.70	\$9,677.52	\$10,161.40	\$10,669.48	\$11,202.95		
Human Resources Technician I		C	\$4,122.90	\$4,329.05	\$4,545.49	\$4,772.77	\$5,011.41	\$5,261.98		
Human Resources Technician II		C	\$4,596.97	\$4,826.82	\$5,068.16	\$5,321.57	\$5,587.65	\$5,867.03		
Industrial Electrical/Electronics Technician	58	GS	\$6,031.50	\$6,333.07	\$6,649.72	\$6,982.21	\$7,331.32	\$7,697.89		
Information Technology Analyst	60	GS	\$6,336.84	\$6,653.69	\$6,986.37	\$7,335.69	\$7,702.47	\$8,087.60		
Information Technology Manager *	138	MM	\$8,572.13	\$9,000.73	\$9,450.77	\$9,923.30	\$10,419.48	\$10,940.45		
Information Technology Technician I	48	GS	\$4,711.79	\$4,947.38	\$5,194.75	\$5,454.49	\$5,727.21	\$6,013.57		
Information Technology Technician II	52	GS	\$5,200.94	\$5,460.98	\$5,734.04	\$6,020.74	\$6,321.78	\$6,637.86		
Infrastructure O & M Superintendent *	132	MM	\$7,391.72	\$7,761.31	\$8,149.36	\$8,556.83	\$8,984.68	\$9,433.92		
Junior Engineer *	121	MM	\$5,633.56	\$5,915.23	\$6,211.00	\$6,521.54	\$6,847.64	\$7,190.02		
Junior Planner *	113	MM	\$4,623.73	\$4,854.91	\$5,097.65	\$5,352.54	\$5,620.17	\$5,901.18		
Laboratory & Environmental Compliance Mgr *	129	MM	\$6,863.95	\$7,207.14	\$7,567.49	\$7,945.88	\$8,343.17	\$8,760.33		

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CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Laboratory Supervisor *	127	MM	\$6,533.20	\$6,859.86	\$7,202.85	\$7,563.01	\$7,941.15	\$8,338.21		
Laboratory Technician I	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Laboratory Technician II	47	GS	\$4,596.88	\$4,826.72	\$5,068.05	\$5,321.46	\$5,587.53	\$5,866.91		
Librarian I *	114	MM	\$4,739.32	\$4,976.29	\$5,225.11	\$5,486.35	\$5,760.66	\$6,048.70		
Librarian II *	118	MM	\$5,231.32	\$5,492.88	\$5,767.53	\$6,055.92	\$6,358.70	\$6,676.64		
Librarian III *	122	MM	\$5,774.40	\$6,063.11	\$6,366.28	\$6,684.59	\$7,018.82	\$7,369.76		
Library Services Director *	Contract		\$8,005.77				\$10,277.33			
Library Technical Assistant I	29	GS	\$2,947.35	\$3,094.73	\$3,249.47	\$3,411.94	\$3,582.54	\$3,761.66		
Library Technical Assistant II	33	GS	\$3,253.33	\$3,416.00	\$3,586.80	\$3,766.13	\$3,954.44	\$4,152.16		
Library Technical Assistant III	37	GS	\$3,591.07	\$3,770.63	\$3,959.16	\$4,157.12	\$4,364.97	\$4,583.21		
Light Equipment Mechanic	41	GS	\$3,963.87	\$4,162.06	\$4,370.16	\$4,588.67	\$4,818.11	\$5,059.01		
Literacy Coordinator	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Maintenance Supervisor	53	GS	\$5,330.96	\$5,597.51	\$5,877.38	\$6,171.25	\$6,479.82	\$6,803.81		
Maintenance Worker I	35	GS	\$3,418.03	\$3,588.94	\$3,768.38	\$3,956.80	\$4,154.64	\$4,362.38		
Maintenance Worker II	40	GS	\$3,867.19	\$4,060.55	\$4,263.57	\$4,476.75	\$4,700.59	\$4,935.62		
Maintenance Worker III	44	GS	\$4,268.65	\$4,482.09	\$4,706.19	\$4,941.51	\$5,188.58	\$5,448.01		
Management Analyst I *	120	MM	\$5,496.16	\$5,770.96	\$6,059.50	\$6,362.48	\$6,680.61	\$7,014.64		
Management Analyst II *	125	MM	\$6,218.39	\$6,529.32	\$6,855.78	\$7,198.57	\$7,558.49	\$7,936.42		
Marketing and Business Relations Specialist *	120	MM	\$5,496.16	\$5,770.96	\$6,059.50	\$6,362.48	\$6,680.61	\$7,014.64		
Meter Services Technician	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Office Manager *	115	MM	\$4,857.80	\$5,100.69	\$5,355.72	\$5,623.51	\$5,904.69	\$6,199.92		
Operations and Maintenance Superintendent *	137	MM	\$8,363.06	\$8,781.21	\$9,220.28	\$9,681.29	\$10,165.35	\$10,673.62		
Park Maintenance Technician	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Park Maintenance Worker I	35	GS	\$3,418.03	\$3,588.94	\$3,768.38	\$3,956.80	\$4,154.64	\$4,362.38		
Park Maintenance Worker II	39	GS	\$3,772.86	\$3,961.51	\$4,159.59	\$4,367.56	\$4,585.94	\$4,815.24		
Park Maintenance Worker III	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Park Planner *	132	MM	\$7,391.72	\$7,761.31	\$8,149.36	\$8,556.83	\$8,984.68	\$9,433.92		
Park Superintendent *	132	MM	\$7,391.72	\$7,761.31	\$8,149.36	\$8,556.83	\$8,984.68	\$9,433.92		
Park Supervisor	51	GS	\$5,074.09	\$5,327.79	\$5,594.19	\$5,873.89	\$6,167.59	\$6,475.97		
Planning Manager *	140	MM	\$9,006.09	\$9,456.39	\$9,929.22	\$10,425.67	\$10,946.96	\$11,494.31		
Police Captain **	Base	PM	\$11,221.32	\$11,782.40	\$12,371.52	\$12,990.11	\$13,639.60	\$14,321.59	\$15,037.67	\$15,789.56
Police Chief **	Contract		\$14,237.33				\$18,733.33			
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	\$10,209.61	\$10,720.09	\$11,256.09	\$11,818.91	\$12,409.86	\$13,030.36	\$13,681.87	\$14,365.97
Police Officer **	Base	P	\$6,256.81	\$6,569.64	\$6,898.12	\$7,243.04	\$7,605.19	\$7,985.44	\$8,384.73	
Police Officer Recruit (Non-Safety)	Base		\$5,631.12							
Police Records Manager *	120	MM	\$5,496.16	\$5,770.96	\$6,059.50	\$6,362.48	\$6,680.61	\$7,014.64		
Police Records Specialist *	Base	P	\$3,655.47	\$3,838.21	\$4,030.14	\$4,231.64	\$4,443.23			
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 and Recreation Facility Technician (formerly Pool and Facility Technician)	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Pool Facility Technician	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Principal Civil Engineer *	141	MM	\$9,231.25	\$9,692.80	\$10,177.45	\$10,686.32	\$11,220.64	\$11,781.67		
Principal Planner *	136	MM	\$8,159.08	\$8,567.03	\$8,995.38	\$9,445.16	\$9,917.41	\$10,413.28		
Principal Utilities Civil Engineer *	141	MM	\$9,231.25	\$9,692.80	\$10,177.45	\$10,686.32	\$11,220.64	\$11,781.67		
Public Works Director *	Contract		\$11,305.55				\$14,682.50			
Public Works O&M Infrastructure Admin	141	MM	\$9,231.25	\$9,692.80	\$10,177.45	\$10,686.32	\$11,220.64	\$11,781.67		
Purchasing Manager *	123	MM	\$5,918.76	\$6,214.69	\$6,525.44	\$6,851.70	\$7,194.28	\$7,554.00		
Recreation Coordinator	36	GS	\$3,503.48	\$3,678.66	\$3,862.60	\$4,055.73	\$4,258.53	\$4,471.45		
Recreation Superintendent *	131	MM	\$7,211.43	\$7,572.00	\$7,950.61	\$8,348.13	\$8,765.55	\$9,203.82		
Recreation Supervisor	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Redevelopment & Housing Analyst I *	120	MM	\$5,496.16	\$5,770.97	\$6,059.50	\$6,362.48	\$6,680.61	\$7,014.64		

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CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Redevelopment & Housing Analyst II *	124	MM	\$6,066.73	\$6,370.06	\$6,688.57	\$7,022.99	\$7,374.15	\$7,742.86		
Redevelopment Manager *	136	MM	\$8,159.08	\$8,567.03	\$8,995.38	\$9,445.16	\$9,917.41	\$10,413.28		
Secretary to City Manager		C	\$4,631.11	\$4,862.68	\$5,105.81	\$5,361.10	\$5,629.16	\$5,910.62		
Senior Accountant *	125	MM	\$6,218.39	\$6,529.32	\$6,855.78	\$7,198.57	\$7,558.50	\$7,936.42		
Senior Application Analyst *	132	MM	\$7,391.72	\$7,761.31	\$8,149.36	\$8,556.83	\$8,984.68	\$9,433.92		
Senior Associate Civil Engineer *	134	MM	\$7,765.93	\$8,154.22	\$8,561.94	\$8,990.02	\$9,439.54	\$9,911.51		
Senior Building Inspector	57	GS	\$5,884.39	\$6,178.61	\$6,487.54	\$6,811.91	\$7,152.51	\$7,510.13		
Senior Building Plans Examiner	58	GS	\$6,031.50	\$6,333.07	\$6,649.72	\$6,982.21	\$7,331.32	\$7,697.89		
Senior Center Manager *	120	MM	\$5,496.16	\$5,770.97	\$6,059.50	\$6,362.48	\$6,680.61	\$7,014.64		
Senior Civil Engineer *	138	MM	\$8,572.13	\$9,000.73	\$9,450.77	\$9,923.30	\$10,419.48	\$10,940.45		
Senior Construction Project Manager *	131	MM	\$7,211.43	\$7,572.00	\$7,950.61	\$8,348.13	\$8,765.55	\$9,203.82		
Senior Engineering Assistant	58	GS	\$6,031.50	\$6,333.07	\$6,649.72	\$6,982.21	\$7,331.32	\$7,697.89		
Senior Equipment Mechanic	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Senior Human Resources Analyst		C	\$7,148.38	\$7,505.80	\$7,881.09	\$8,275.15	\$8,688.91	\$9,123.35		
Senior Maintenance Worker	47	GS	\$4,596.88	\$4,826.72	\$5,068.05	\$5,321.46	\$5,587.53	\$5,866.91		
Senior Management Analyst *	131	MM	\$7,211.43	\$7,572.00	\$7,950.61	\$8,348.13	\$8,765.55	\$9,203.82		
Senior Planner *	132	MM	\$7,391.72	\$7,761.31	\$8,149.36	\$8,556.84	\$8,984.68	\$9,433.92		
Senior Police Records Specialist *	Base	P	\$4,021.00	\$4,222.04	\$4,433.15	\$4,654.83	\$4,887.58			
Senior Signs and Markings Technician	45	GS	\$4,375.37	\$4,594.14	\$4,823.84	\$5,065.04	\$5,318.29	\$5,584.21		
Senior Systems Analyst *	132	MM	\$7,391.72	\$7,761.31	\$8,149.36	\$8,556.83	\$8,984.68	\$9,433.92		
Senior Traffic Signal/Street Lighting Tech	60	GS	\$6,336.84	\$6,653.69	\$6,986.37	\$7,335.69	\$7,702.47	\$8,087.60		
Senior Tree Trimmer	45	GS	\$4,375.37	\$4,594.14	\$4,823.84	\$5,065.04	\$5,318.29	\$5,584.21		
Senior Utilities Maintenance Worker (Sewer)	54	GS	\$5,464.23	\$5,737.45	\$6,024.32	\$6,325.54	\$6,641.81	\$6,973.91		
Senior Utilities Maintenance Worker (Water)	54	GS	\$5,464.23	\$5,737.45	\$6,024.32	\$6,325.54	\$6,641.81	\$6,973.91		
Senior Water Pollution Control Operator	67	GS	\$7,532.51	\$7,909.14	\$8,304.59	\$8,719.83	\$9,155.82	\$9,613.61		
Senior Water System Operator	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Senior Water/Wastewater Instrumentation Tech	66	GS	\$7,348.79	\$7,716.23	\$8,102.03	\$8,507.13	\$8,932.49	\$9,379.11		
Signs and Markings Tech I	39	GS	\$3,772.86	\$3,961.51	\$4,159.59	\$4,367.56	\$4,585.94	\$4,815.24		
Signs and Markings Tech II	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Social Services Manager *	132	MM	\$7,391.72	\$7,761.31	\$8,149.36	\$8,556.84	\$8,984.68	\$9,433.92		
Sports Manager *	125	MM	\$6,218.39	\$6,529.32	\$6,855.78	\$7,198.57	\$7,558.50	\$7,936.42		
Stock Clerk	32	GS	\$3,173.98	\$3,332.67	\$3,499.32	\$3,674.28	\$3,857.99	\$4,050.89		
Storekeeper	35	GS	\$3,418.03	\$3,588.94	\$3,768.38	\$3,956.80	\$4,154.64	\$4,362.38		
Traffic Signal / Street Lighting Technician	56	GS	\$5,740.87	\$6,027.91	\$6,329.31	\$6,645.77	\$6,978.06	\$7,326.96		
Transportation Engineer *	134	MM	\$7,765.93	\$8,154.22	\$8,561.94	\$8,990.02	\$9,439.54	\$9,911.51		
Treatment Plant Mechanic	54	GS	\$5,464.23	\$5,737.45	\$6,024.32	\$6,325.54	\$6,641.81	\$6,973.91		
Treatment Plant Superintendent	137	MM	\$8,363.06	\$8,781.21	\$9,220.28	\$9,681.29	\$10,165.35	\$10,673.62		
Tree Trimmer I	39	GS	\$3,772.86	\$3,961.51	\$4,159.59	\$4,367.56	\$4,585.94	\$4,815.24		
Tree Trimmer II	43	GS	\$4,164.54	\$4,372.76	\$4,591.40	\$4,820.98	\$5,062.03	\$5,315.13		
Underground Utility Service Locator	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Utilities Administrator	141	MM	\$9,231.25	\$9,692.80	\$10,177.45	\$10,686.32	\$11,220.64	\$11,781.67		
Utilities Maintenance Supervisor	53	GS	\$5,330.96	\$5,597.51	\$5,877.38	\$6,171.25	\$6,479.82	\$6,803.81		
Utilities Maintenance Worker I	37	GS	\$3,591.07	\$3,770.63	\$3,959.16	\$4,157.12	\$4,364.97	\$4,583.21		
Utilities Maintenance Worker II	42	GS	\$4,062.96	\$4,266.12	\$4,479.42	\$4,703.39	\$4,938.56	\$5,185.48		
Utilities Maintenance Worker III (Sewer)	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Utilities Maintenance Worker III (Water)	46	GS	\$4,484.75	\$4,708.99	\$4,944.44	\$5,191.67	\$5,451.24	\$5,723.81		
Utilities Maintenance Worker IV (Sewer)	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Utilities Maintenance Worker IV (Water)	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Wastewater Systems Administrator *	141	MM	\$9,231.25	\$9,692.80	\$10,177.45	\$10,686.32	\$11,220.64	\$11,781.67		
Water / Wastewater Instrumental Technician	62	GS	\$6,657.65	\$6,990.53	\$7,340.05	\$7,707.06	\$8,092.41	\$8,497.03		
Water Pollution Control Facility Superintendent *	141	MM	\$9,231.25	\$9,692.80	\$10,177.45	\$10,686.32	\$11,220.64	\$11,781.67		
Water Pollution Control O-I-T	40	GS	\$3,867.19	\$4,060.55	\$4,263.57	\$4,476.75	\$4,700.59	\$4,935.62		
Water Pollution Control Operator I	51	GS	\$5,074.09	\$5,327.79	\$5,594.19	\$5,873.89	\$6,167.59	\$6,475.97		

CITY OF WOODLAND - SALARY SCHEDULE

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Water Pollution Control Operator II	55	GS	\$5,600.84	\$5,880.89	\$6,174.93	\$6,483.67	\$6,807.85	\$7,148.25		
Water Pollution Control Operator III	59	GS	\$6,182.29	\$6,491.39	\$6,815.96	\$7,156.76	\$7,514.61	\$7,890.34		
Water Pollution Control Operator IV	63	GS	\$6,824.08	\$7,165.28	\$7,523.54	\$7,899.72	\$8,294.70	\$8,709.44		
Water Systems Administrator *	141	MM	\$9,231.25	\$9,692.80	\$10,177.45	\$10,686.32	\$11,220.64	\$11,781.67		
Water Systems Operator I	40	GS	\$3,867.19	\$4,060.55	\$4,263.57	\$4,476.75	\$4,700.59	\$4,935.62		
Water Systems Operator II	45	GS	\$4,375.37	\$4,594.14	\$4,823.84	\$5,065.04	\$5,318.29	\$5,584.21		

* 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.										

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	26.43	27.75	29.14	30.59	32.12	33.73		
Accountant II *	120	MM	29.17	30.63	32.16	33.77	35.46	37.23		
Accounting Technician	45	GS	25.24	26.51	27.83	29.22	30.68	32.22		
Administrative Clerk I	28	GS	16.59	17.42	18.29	19.20	20.16	21.17		
Administrative Clerk II	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Administrative Clerk III	36	GS	20.21	21.22	22.28	23.40	24.57	25.80		
Administrative Secretary	42	GS	23.44	24.61	25.84	27.14	28.49	29.92		
Administrative Supervisor	47	GS	26.52	27.85	29.24	30.70	32.24	33.85		
Aquatics Coordinator	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Aquatics Supervisor	48	GS	27.18	28.54	29.97	31.47	33.04	34.69		
Assist City Manager/Comm & Econ Dev Dir *	Contract		66.15				84.93			
Assistant Engineer *	125	MM	33.01	34.66	36.39	38.21	40.12	42.12		
Assistant Planner *	118	MM	27.77	29.16	30.61	32.14	33.75	35.44		
Associate Civil Engineer *	131	MM	38.28	40.19	42.20	44.31	46.53	48.85		
Associate Engineer *	127	MM	34.68	36.41	38.23	40.14	42.15	44.26		
Associate Planner *	124	MM	32.20	33.81	35.50	37.28	39.14	41.10		
Building Inspection Services Manager *	132	MM	39.23	41.20	43.26	45.42	47.69	50.07		
Building Inspector I	49	GS	27.86	29.26	30.72	32.26	33.87	35.56		
Building Inspector II	53	GS	30.76	32.29	33.91	35.60	37.38	39.25		
Chief Building Official *	140	MM	47.80	50.19	52.70	55.34	58.10	61.01		
Chief Collection Systems Operator *	132	MM	39.23	41.20	43.26	45.42	47.69	50.07		
Chief Plant Operator *	132	MM	39.23	41.20	43.26	45.42	47.69	50.07		
Chief Project Engineer *	145	MM	54.08	56.79	59.63	62.61	65.74	69.03		
Chief Water Systems Operator *	132	MM	39.23	41.20	43.26	45.42	47.69	50.07		
Children's Librarian II *	118	MM	27.77	29.16	30.61	32.14	33.75	35.44		
City Clerk *	Contract		40.50				56.25			
City Engineer *	145	MM	54.08	56.79	59.63	62.61	65.74	69.03		
City Manager *	Contract		0.00				124.75			
Code Compliance Officer I	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Code Compliance Officer II	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		
Communication Manager*	131	MM	38.28	40.19	42.20	44.31	46.53	48.85		
Community Development Clerk I	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Community Development Clerk II	37	GS	20.72	21.75	22.84	23.98	25.18	26.44		
Community Development Director *	Contract		60.01				77.93			
Community Development Technician I	42	GS	23.44	24.61	25.84	27.14	28.49	29.92		
Community Development Technician II	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Community Risk Reduction Specialist I	Base	F	28.03	29.43	30.90	32.44	34.07			

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CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Community Risk Reduction Specialist II	Base	F	30.14	31.64	33.23	34.89	36.63			
Community Risk Reduction Specialist Senior	Base	F	33.37	35.04	36.79	38.63	40.56			
Community Services Director			60.01				77.93			
Community Services Officer *	Base	P	21.86	22.95	24.10	25.31	26.57	27.90		
Community Services Program Manager *	125	MM	33.01	34.66	36.39	38.21	40.12	42.12		
Conservation Coordinator	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Construction Project Manager *	129	MM	36.43	38.25	40.17	42.18	44.28	46.50		
Crime Prevention Specialist *	Base	P	21.86	22.95	24.10	25.31	26.57	27.90		
Deputy Chief ** (aka Police Captain)	Base	PM	59.56	62.54	65.67	68.95	72.40	76.02	79.82	83.81
Deputy Director of Community Development *	Contract		52.69				67.55			
Deputy Fire Chief	Flat	FM	63.43	66.60	69.93	73.42	77.72			
Director of Administrative Services	Contract		60.01				77.93			
Economic Development Manager *	136	MM	43.31	45.47	47.75	50.13	52.64	55.27		
Electrical / Signs & Markings Supervisor	67	GS	43.46	45.63	47.91	50.31	52.82	55.46		
Electrician's Assistant	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Engineering Aide I	33	GS	18.77	19.71	20.69	21.73	22.81	23.96		
Engineering Aide II	37	GS	20.72	21.75	22.84	23.98	25.18	26.44		
Engineering Assistant	56	GS	33.12	34.78	36.52	38.34	40.26	42.27		
Engineering Technician I	44	GS	24.63	25.86	27.15	28.51	29.93	31.43		
Engineering Technician II	48	GS	27.18	28.54	29.97	31.47	33.04	34.69		
Engineering Technician III	52	GS	30.01	31.51	33.08	34.74	36.47	38.30		
Environmental Compliance Inspector I	39	GS	21.77	22.86	24.00	25.20	26.46	27.78		
Environmental Compliance Inspector II	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Environmental Compliance Specialist	49	GS	27.86	29.26	30.72	32.26	33.87	35.56		
Environmental Resources Analyst *	127	MM	34.68	36.41	38.23	40.14	42.15	44.26		
Environmental Sustainability Manager *	131	MM	38.28	40.19	42.20	44.31	46.53	48.85		
Equipment Service Clerk	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Equipment Service Worker	34	GS	19.24	20.20	21.21	22.27	23.38	24.55		
Executive Assistant - Confidential		C	26.05	27.35	28.72	30.16	31.66	33.25		
Facility Maintenance Worker I	35	GS	19.72	20.71	21.74	22.83	23.97	25.17		
Facility Maintenance Worker II	41	GS	22.87	24.01	25.21	26.47	27.80	29.19		
Facility Maintenance Worker III	45	GS	25.24	26.51	27.83	29.22	30.68	32.22		
Finance Clerk I	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Finance Clerk II	37	GS	20.72	21.75	22.84	23.98	25.18	26.44		
Finance Clerk III	41	GS	22.87	24.01	25.21	26.47	27.80	29.19		
Finance Director *	Contract		50.75				65.15			
Finance Officer *	141	MM	49.00	51.45	54.02	56.72	59.56	62.53		
Finance Specialist	41	GS	22.87	24.01	25.21	26.47	27.80	29.19		
Finance Supervisor	54	GS	31.53	33.10	34.76	36.49	38.32	40.23		
Financial Services Manager	136	MM	43.31	45.47	47.75	50.13	52.64	55.27		
Fire Battalion Chief	Flat	FM	55.60	58.38	61.30	64.37	67.59			
Fire Captain	Base	F	44.42	46.65	48.98	51.43	54.00			
Fire Chief **	Contract		60.01				77.93			
Fire Engineer	Base	F	35.47	37.24	39.11	41.06	43.12			
Fire Marshal	Flat	FM	51.15	53.71	56.40	59.22	62.18			
Fire Prevention Specialist I	Base	F	28.03	29.43	30.90	32.44	34.07			
Fire Prevention Specialist II	Base	F	30.14	31.64	33.23	34.89	36.63			
Firefighter	Base	F	33.97	35.67	37.45	39.33	41.29			
Firefighter Recruit	Base	F	30.58							
Fleet & Facilities Manager *	131	MM	38.28	40.19	42.20	44.31	46.53	48.85		
GIS Analyst	62	GS	38.41	40.33	42.35	44.46	46.69	49.02		
GIS Technician I	49	GS	27.86	29.26	30.72	32.26	33.87	35.56		
GIS Technician II	53	GS	30.76	32.29	33.91	35.60	37.38	39.25		

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Heavy Equipment Mechanic	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Human Resources Analyst I		C	31.70	33.28	34.95	36.69	38.53	40.45		
Human Resources Analyst II		C	35.86	37.66	39.54	41.51	43.59	45.77		
Human Resources Clerk		C	20.01	21.01	22.06	23.16	24.32	25.54		
Human Resources Manager		C	50.64	53.17	55.83	58.62	61.56	64.63		
Human Resources Technician I		C	23.79	24.98	26.22	27.54	28.91	30.36		
Human Resources Technician II		C	26.52	27.85	29.24	30.70	32.24	33.85		
Industrial Electrical/Electronics Technician	58	GS	34.80	36.54	38.36	40.28	42.30	44.41		
Information Technology Analyst	60	GS	36.56	38.39	40.31	42.32	44.44	46.66		
Information Technology Manager *	138	MM	45.50	47.77	50.16	52.67	55.30	58.07		
Information Technology Technician I	48	GS	27.18	28.54	29.97	31.47	33.04	34.69		
Information Technology Technician II	52	GS	30.01	31.51	33.08	34.74	36.47	38.30		
Infrastructure O & M Superintendent *	132	MM	39.23	41.20	43.26	45.42	47.69	50.07		
Junior Engineer *	121	MM	29.90	31.40	32.97	34.62	36.35	38.16		
Junior Planner *	113	MM	24.54	25.77	27.06	28.41	29.83	31.32		
Laboratory & Environmental Compliance Mgr *	129	MM	36.43	38.25	40.17	42.18	44.28	46.50		
Laboratory Supervisor *	127	MM	34.68	36.41	38.23	40.14	42.15	44.26		
Laboratory Technician I	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Laboratory Technician II	47	GS	26.52	27.85	29.24	30.70	32.24	33.85		
Librarian I *	114	MM	25.16	26.41	27.73	29.12	30.58	32.11		
Librarian II *	118	MM	27.77	29.16	30.61	32.14	33.75	35.44		
Librarian III *	122	MM	30.65	32.18	33.79	35.48	37.25	39.12		
Library Services Director *	Contract		42.49				54.55			
Library Technical Assistant I	29	GS	17.00	17.85	18.75	19.68	20.67	21.70		
Library Technical Assistant II	33	GS	18.77	19.71	20.69	21.73	22.81	23.96		
Library Technical Assistant III	37	GS	20.72	21.75	22.84	23.98	25.18	26.44		
Light Equipment Mechanic	41	GS	22.87	24.01	25.21	26.47	27.80	29.19		
Literacy Coordinator	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Maintenance Supervisor	53	GS	30.76	32.29	33.91	35.60	37.38	39.25		
Maintenance Worker I	35	GS	19.72	20.71	21.74	22.83	23.97	25.17		
Maintenance Worker II	40	GS	22.31	23.43	24.60	25.83	27.12	28.48		
Maintenance Worker III	44	GS	24.63	25.86	27.15	28.51	29.93	31.43		
Management Analyst I *	120	MM	29.17	30.63	32.16	33.77	35.46	37.23		
Management Analyst II *	125	MM	33.01	34.66	36.39	38.21	40.12	42.12		
Marketing and Business Relations Specialist *	120	MM	29.17	30.63	32.16	33.77	35.46	37.23		
Meter Services Technician	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Office Manager *	115	MM	25.78	27.07	28.43	29.85	31.34	32.91		
Operations and Maintenance Superintendent *	137	MM	44.39	46.61	48.94	51.39	53.96	56.65		
Park Maintenance Technician	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Park Maintenance Worker I	35	GS	19.72	20.71	21.74	22.83	23.97	25.17		
Park Maintenance Worker II	39	GS	21.77	22.86	24.00	25.20	26.46	27.78		
Park Maintenance Worker III	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Park Planner *	132	MM	39.23	41.20	43.26	45.42	47.69	50.07		
Park Superintendent *	132	MM	39.23	41.20	43.26	45.42	47.69	50.07		
Park Supervisor	51	GS	29.27	30.74	32.27	33.89	35.58	37.36		
Planning Manager *	140	MM	47.80	50.19	52.70	55.34	58.10	61.01		
Police Captain ** (aka Deputy Chief)	Base	PM	59.56	62.54	65.67	68.95	72.40	76.02	79.82	83.81
Police Chief **	Contract		75.57				99.43			
Police Crime and Intelligence Analyst *	Base	PS	28.02	29.43	30.90	32.44	34.06			
Police Lieutenant **	Base	PM	54.19	56.90	59.75	62.73	65.87	69.16	72.62	76.25
Police Officer **	Base	P	33.21	34.87	36.61	38.44	40.37	42.39	44.50	0.00
Police Officer Recruit (Non-Safety)	Base		29.89							
Police Records Manager *	120	MM	29.17	30.63	32.16	33.77	35.46	37.23		

CITY OF WOODLAND - SALARY SCHEDULE
Effective January 1, 2022
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 Records Specialist *	Base	P	19.40	20.37	21.39	22.46	23.58	0.00		
Police Records Supervisor	Base	PS	26.29	27.60	28.98	30.43	31.95	0.00		
Police Sergeant **	Base	PS	38.42	40.34	42.35	44.47	46.70	49.03	51.48	54.06
Pool and Recreation Facility Technician (formerly Pool Facility Technician)	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Pool Facility Technician	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Principal Civil Engineer *	141	MM	49.00	51.45	54.02	56.72	59.56	62.53		
Principal Planner *	136	MM	43.31	45.47	47.75	50.13	52.64	55.27		
Principal Utilities Civil Engineer *	141	MM	49.00	51.45	54.02	56.72	59.56	62.53		
Public Works Director *	Contract		60.01				77.93			
Public Works O&M Infrastructure Admin	141	MM	49.00	51.45	54.02	56.72	59.56	62.53		
Purchasing Manager *	123	MM	31.42	32.99	34.64	36.37	38.19	40.10		
Recreation Coordinator	36	GS	20.21	21.22	22.28	23.40	24.57	25.80		
Recreation Superintendent *	131	MM	38.28	40.19	42.20	44.31	46.53	48.85		
Recreation Supervisor	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		
Redevelopment & Housing Analyst I *	120	MM	29.17	30.63	32.16	33.77	35.46	37.23		
Redevelopment & Housing Analyst II *	124	MM	32.20	33.81	35.50	37.28	39.14	41.10		
Redevelopment Manager *	136	MM	43.31	45.47	47.75	50.13	52.64	55.27		
Secretary to City Manager		C	26.72	28.05	29.46	30.93	32.48	34.10		
Senior Accountant *	125	MM	33.01	34.66	36.39	38.21	40.12	42.12		
Senior Application Analyst *	132	MM	39.23	41.20	43.26	45.42	47.69	50.07		
Senior Associate Civil Engineer *	134	MM	41.22	43.28	45.45	47.72	50.10	52.61		
Senior Building Inspector	57	GS	33.95	35.65	37.43	39.30	41.27	43.33		
Senior Building Plans Examiner	58	GS	34.80	36.54	38.36	40.28	42.30	44.41		
Senior Center Manager *	120	MM	29.17	30.63	32.16	33.77	35.46	37.23		
Senior Civil Engineer *	138	MM	45.50	47.77	50.16	52.67	55.30	58.07		
Senior Construction Project Manager *	131	MM	38.28	40.19	42.20	44.31	46.53	48.85		
Senior Engineering Assistant	58	GS	34.80	36.54	38.36	40.28	42.30	44.41		
Senior Equipment Mechanic	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		
Senior Human Resources Analyst		C	41.24	43.30	45.47	47.74	50.13	52.64		
Senior Maintenance Worker	45	GS	26.52	27.85	29.24	30.70	32.24	33.85		
Senior Management Analyst *	131	MM	38.28	40.19	42.20	44.31	46.53	48.85		
Senior Planner *	132	MM	39.23	41.20	43.26	45.42	47.69	50.07		
Senior Police Records Specialist *	Base	P	21.34	22.41	23.53	24.71	25.94	0.00		
Senior Signs and Markings Technician	45	GS	25.24	26.51	27.83	29.22	30.68	32.22		
Senior Systems Analyst *	132	MM	39.23	41.20	43.26	45.42	47.69	50.07		
Senior Traffic Signal/Street Lighting Tech	60	GS	36.56	38.39	40.31	42.32	44.44	46.66		
Senior Tree Trimmer	45	GS	25.24	26.51	27.83	29.22	30.68	32.22		
Senior Utilities Maintenance Worker (Sewer)	54	GS	31.53	33.10	34.76	36.49	38.32	40.23		
Senior Utilities Maintenance Worker (Water)	54	GS	31.53	33.10	34.76	36.49	38.32	40.23		
Senior Water Pollution Control Operator	67	GS	43.46	45.63	47.91	50.31	52.82	55.46		
Senior Water System Operator	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		
Senior Water/Wastewater Instrumentation Tech	66	GS	42.40	44.52	46.74	49.08	51.53	54.11		
Signs and Markings Tech I	39	GS	21.77	22.86	24.00	25.20	26.46	27.78		
Signs and Markings Tech II	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Social Services Manager *	132	MM	39.23	41.20	43.26	45.42	47.69	50.07		
Sports Manager *	125	MM	33.01	34.66	36.39	38.21	40.12	42.12		
Stock Clerk	32	GS	18.31	19.23	20.19	21.20	22.26	23.37		
Storekeeper	35	GS	19.72	20.71	21.74	22.83	23.97	25.17		
Traffic Signal / Street Lighting Technician	56	GS	33.12	34.78	36.52	38.34	40.26	42.27		
Transportation Engineer *	134	MM	41.22	43.28	45.45	47.72	50.10	52.61		
Treatment Plant Mechanic	54	GS	31.53	33.10	34.76	36.49	38.32	40.23		
Treatment Plant Superintendent	137	MM	44.39	46.61	48.94	51.39	53.96	56.65		

CITY OF WOODLAND - SALARY SCHEDULE

Effective January 1, 2022

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
Tree Trimmer I	39	GS	21.77	22.86	24.00	25.20	26.46	27.78		
Tree Trimmer II	43	GS	24.03	25.23	26.49	27.81	29.20	30.66		
Underground Utility Service Locator	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Utilities Administrator*	141	MM	49.00	51.45	54.02	56.72	59.56	62.53		
Utilities Maintenance Supervisor	53	GS	30.76	32.29	33.91	35.60	37.38	39.25		
Utilities Maintenance Worker I	37	GS	20.72	21.75	22.84	23.98	25.18	26.44		
Utilities Maintenance Worker II	42	GS	23.44	24.61	25.84	27.14	28.49	29.92		
Utilities Maintenance Worker III (Sewer)	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Utilities Maintenance Worker III (Water)	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Utilities Maintenance Worker IV (Sewer)	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		
Utilities Maintenance Worker IV (Water)	50	GS	28.56	29.99	31.49	33.06	34.71	36.45		
Wastewater Systems Administrator *	141	MM	49.00	51.45	54.02	56.72	59.56	62.53		
Water / Wastewater Instrumental Technician	62	GS	38.41	40.33	42.35	44.46	46.69	49.02		
Water Pollution Control Facility Superintendent *	141	MM	49.00	51.45	54.02	56.72	59.56	62.53		
Water Pollution Control O-I-T	40	GS	22.31	23.43	24.60	25.83	27.12	28.48		
Water Pollution Control Operator I	51	GS	29.27	30.74	32.27	33.89	35.58	37.36		
Water Pollution Control Operator II	55	GS	32.31	33.93	35.63	37.41	39.28	41.24		
Water Pollution Control Operator III	59	GS	35.67	37.45	39.32	41.29	43.35	45.52		
Water Pollution Control Operator IV	63	GS	39.37	41.34	43.41	45.58	47.85	50.25		
Water Systems Administrator *	141	MM	49.00	51.45	54.02	56.72	59.56	62.53		
Water Systems Operator I	40	GS	22.31	23.43	24.60	25.83	27.12	28.48		
Water Systems Operator II	45	GS	25.24	26.51	27.83	29.22	30.68	32.22		

TEMPORARY PART-TIME EMPLOYEES - HOURLY WAGES

			A STEP	B STEP	C STEP	D STEP	E STEP			
Activity Leader I			\$15.00	\$15.25	\$15.50	\$15.75	\$16.00			
Activity Leader II			\$15.75	\$16.00	\$16.25	\$16.50	\$16.75			
Activity Manager			\$16.25	\$16.50	\$16.75	\$17.00	\$17.25			
Cashier			\$15.00	\$15.25	\$15.50	\$15.75	\$16.00			
Counselor			\$15.00	\$15.25	\$15.50	\$15.75	\$16.00			
Intern			\$15.00	\$15.50	\$16.00	\$16.50	\$17.00			
Library Page			\$15.00	\$15.25	\$15.50	\$15.75	\$16.00			
Lifeguard / Aide			\$16.25	\$16.50	\$16.75	\$17.00	\$17.25			
Lifeguard / Instructor			\$16.75	\$17.00	\$17.25	\$17.50	\$17.75			
Pool Manager			\$18.00	\$18.25	\$18.50	\$18.75	\$19.00			
Recreation Facility Aide			\$17.75	\$18.00	\$18.25	\$18.50	\$18.75			
Special Program Coordinator			\$17.50	\$17.75	\$18.00	\$18.25	\$18.50			
Swim Instructor Aide			\$15.00	\$15.25	\$15.50	\$15.75	\$16.00			
			Approved by City Council: January 18, 2022							



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: January 18, 2022
ITEM #: F.6
SUBJECT: Professional Services Agreement for the Spring Lake Recycled Water Project, CIP #17-07

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to: 1) Approve the reallocation of \$205,000 of Water Enterprise Funds from Water System Leak Detection & Repairs, CIP #09-23, to the Spring Lake Recycled Water Project, CIP #17-07; and 2) Approve the reallocation of \$125,000 of Water Enterprise Funds from Preparation of America's Water Infrastructure Act Plans, CIP #21-03, to the Spring Lake Recycled Water Project, CIP #17-07; and 3) Approve the reallocation of \$10,000 of Water Enterprise Funds from 2020 Urban Water Management Plan, CIP #21-04, to the Spring Lake Recycled Water Project, CIP #17-07; and 4.) Approve a professional services agreement for the Spring Lake Recycled Water Project, CIP #17-07, with West Yost Associates (West Yost) for engineering design services in the amount of \$275,389 and approve a contingency of up to an additional 10% of the contract award amount (\$27,538).

Staff Contact:

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

Fiscal Impact:

The funding for the Spring Lake Recycled Water Structure Project, CIP #17-07 is included in the Capital Budget approved by City Council on June 15, 2021. Project #17-07 had an original budget of \$100,000 to investigate and plan for the expansion of the recycled water utility to Spring Lake and to apply for grant and loan financing opportunities. The project requires additional funding to complete design. Approximately \$15,000 remains from the original budget and additional funds are needed to complete the design. The work under CIP#21-03 and #21-04 had been completed under budget and the remaining funds are not necessary under those projects. The reallocation of funds from CIP#09-23, #21-03, and #21-04 will provide the necessary funding to complete design and bring the project budget to \$440,000.

The project has qualified for a grant and loan package from the State of California's State Revolving Fund (SRF) program. The package includes \$550,000 in grant funding and approximately \$2.3 million in a loan at 0.8% interest for 30-years. The draft SRF agreement has been received by the City and is under review. It is anticipated that the final SRF agreement will be brought to Council in February 2022.

There is no impact to the General Fund.

Background:

The City of Woodland's Water Pollution Control Facility (WPFC) currently produces Title 22 tertiary treated effluent which is suitable for a wide variety of uses including certain industrial processes, landscape irrigation, and agricultural irrigation. A few large industrial and irrigation water customers began using recycled water in 2017 from the beginning of the recycled water utility. Utilizing recycled water for certain industrial and irrigation uses matches water quality to the best use of that water and reduces demands on the potable water system. As a result of the drought, the State of California is advocating for the use of recycled water and the State Water Resources Control Board (SWRCB) has streamlined the permitting process for recycled water systems in addition to providing grants and low interest financing.

The Spring Lake Recycled Water Project will provide recycled water for commercial and landscape irrigation

uses. The project will primarily provide recycled water to City owned landscape irrigation including along streets and parks in the Spring Lake area. Developments within Spring Lake have already constructed portions of the necessary recycled water piping, including within 2 City parks. This project will complete the missing pipe segments and convert the landscape irrigation services to recycled water supply. The recycled water will also be available for commercial uses that are consistent with Title 22. The pipeline is approximately 10,000 feet in length and will include connections to landscape irrigation along the alignment. Future project extensions would expand recycled water availability within the Research & Technology Park and west of Highway 113.

Discussion:

The City began operations of the recycled water utility nearly 4 years ago and has been successful in delivering high quality recycled water to industrial and landscape irrigation customers. Two City parks were included in the original recycled water project. The Spring Lake Recycled Water Project will improve potable water supply sustainability and drought resilience by reducing demands on the potable water system.

Staff is developing the rate structure for recycled water to be contracted to water users in the Spring Lake area. The anticipation is that recycled water would be less expensive than potable water and include payment to the WPFC for water treatment, O&M of the recycled water distribution system, and repayment of the loan.

West Yost completed preliminary design of the Spring Lake Recycled Water Project to assist with development of this next phase of expanding the recycled water utility. The contract with West Yost will complete the design of the project.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, to: 1.) Approve the reallocation of \$205,000 of Water Enterprise Funds from Water System Leak Detection & Repairs, CIP #09-23, to the Spring Lake Recycled Water Project, CIP #17-07; and 2.) Approve the reallocation of \$125,000 of Water Enterprise Funds from Preparation of America's Water Infrastructure Act Plans, CIP #21-03, to the Spring Lake Recycled Water Project, CIP #17-07; and 3.) Approve the reallocation of \$10,000 of Water Enterprise Funds from 2020 Urban Water Management Plan, CIP #21-04, to the Spring Lake Recycled Water Project, CIP #17-07; and 4.) Approve a professional services agreement for the Spring Lake Recycled Water Project, CIP #17-07, with West Yost Associates (West Yost) for engineering design services in the amount of \$275,389 and approve a contingency of up to an additional 10% of the contract award amount (\$27,538).

Prepared by: Tim Busch, Principal Utilities Civil Engineer

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



Ken Hiatt
City Manager

Attachments:

1. reso 011822 recycled water II design
2. West Yost Proposal

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR SPRING LAKE RECYCLED WATER PROJECT, CIP 17-07

WHEREAS, the City wishes to enter into a professional service agreement with West Yost Associates (West Yost) for the Spring Lake Recycled Water Project, CIP #17-07 (the “Agreement”), for an amount of \$275,389; and

WHEREAS, the City of Woodland approved the FY22 Capital Budget on June 15, 2021 and included CIP #17-07 as part of the Capital Budget (the “Project”); and

WHEREAS, the City Council wishes to approve the reallocation of \$205,000 Water Enterprise Funds from Water System Leak Detection & Repairs, CIP #09-23, to the Spring Lake Recycled Water Project, CIP #17-07; and

WHEREAS, the City Council wishes to approve the reallocation of \$125,000 of Water Enterprise Funds from Preparation of America’s Water Infrastructure Act Plans, CIP #21-03, to the Spring Lake Recycled Water Project, CIP #17-07; and

WHEREAS, the City Council wishes to approve the reallocation of \$10,000 Water Enterprise Funds from 2020 Urban Water Management Plan, CIP #21-04, to the Spring Lake Recycled Water Project, CIP #17-07; and

WHEREAS, the City has identified the Spring Lake Recycled Water Project, CIP #17-07 to be a priority; and

WHEREAS, the City wishes to approve a contract contingency of up to 10% (\$27,538); and

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

WHEREAS, West Yost is experienced in the design of recycled water projects, surveying, and monitoring requirements of construction projects; and

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

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

Section 1. The City Council hereby authorizes the reallocation of \$205,000 of Water Enterprise Funds from Water System Leak Detection & Repairs, CIP #09-23, to the Spring Lake Recycled Water Project, CIP #17-07.

Section 2. The City Council hereby authorizes the reallocation of \$125,000 of Water Enterprise Funds from Preparation of America's Water Infrastructure Act Plans, CIP #21-03, to the Spring Lake Recycled Water Project, CIP #17-07.

Section 3. The City Council hereby authorizes the reallocation of \$10,000 of Water Enterprise Funds from 2020 Urban Water Management Plan, CIP #21-04, to the Spring Lake Recycled Water Project, CIP #17-07.

Section 4. The City Council hereby approves the Agreement between the City and West Yost for an amount of \$275,389 with contingencies up to 10% (\$27,538). 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 5. Copies of the Professional Services Agreement for Engineering 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 18th day of January 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

December 21, 2021

SENT VIA: EMAIL

Tim Busch
Principal Utilities Engineer
City of Woodland
855 County Road 102
Woodland, CA 95776

SUBJECT: Proposal for Engineering Services for the City of Woodland to Perform Design and Construction of the Woodland Recycled Water Pipeline

Dear Mr. Busch:

The purpose of this letter proposal is to provide the City of Woodland (City) with a proposed scope of services, budget and schedule for engineering design services related to the Spring Lake Recycled Water Pipeline project (Project).

BACKGROUND

The project involves the design and construction of approximately 9,500 feet of 8-inch diameter C900 PVC recycled water pipeline that would close existing gaps in the City's existing recycled water pipelines located in the development area more commonly referred to as "Spring Lake." The following segments are included in this proposal:

1. Segment 1: Located in E. Gibson Road, extending from approximately 400-hundred feet west of County Road 102 to the existing inactive stub located at the intersection of Harry Lorenzo Avenue and Gibson Road.
2. Segment 2: Located in Harry Lorenzo Avenue, extending from Farmers Central Road to Marston Drive.
3. Segment 3: Located in Marston Drive, extending from the existing pedestrian crossing at the greenbelt to Meikle Avenue.

Phase 1 of this project was a preliminary design that was prepared by West Yost in 2019 for the purposes of applying for grant funds. Since that time, the City has been awarded the grant and intends to move forward with the preparation of construction documents and publicly advertising to contractors for bidding.

The design will be based on preliminary plans provided to the City in 2019 which have been provided as Attachment A. This scope and services is based on the following assumptions:

1. Segment 1 is currently slated to be located on the north side of Gibson Road between the prison entrance and County Road 102, and then the pipeline will be located on the south side of the road between the prison entrance and Harry Lorenzo Avenue. The scope will involve evaluating the feasibility of trenchless construction to limit roadway and traffic disturbance; however, it is assumed that open-cut excavation will be the preferred installation method.

2. Segment 2 is currently planned to be installed east of Harry Lorenzo Avenue in currently undeveloped, crossing Harry Lorenzo Avenue at Marston Drive, and connecting to the existing pipe south of Marston Drive. It is anticipated that this segment will be installed via open-cut construction.
3. Segment 3 will connect to an existing stub just south of Marston Drive near the existing pedestrian crossing at the existing greenbelt, and will extend east, across Meikle Avenue, and connect to the existing park irrigation system located at the northeast corner of Meikle Avenue and Marston Drive. The current design indicates this segment will be installed by horizontal directional drilling (HDD), however, this method will be reviewed for constructability and maintenance considerations prior to beginning the final design.
4. According to the City, the 100,000-gallon recycled water storage tank planned to be built on Beamer Street between Pioneer Avenue and County Road 102 is being excluded from the project at this time.

SCOPE OF SERVICES

The following is a list of the key tasks necessary to perform this proposed Scope of Services, each further described below:

- Task 1. Project Management
- Task 2. Topographical Survey
- Task 3. Preliminary Research
- Task 4. Geotechnical Desktop Study
- Task 5. 65% Construction Documents
- Task 6. 95% Construction Documents
- Task 7. Final Construction Documents
- Task 8. Bid Phase Services

Task 1. Project Management

Task 1.1. Project Administration

Monitor progress of individual tasks and coordinate completion of work products. Monitor budgets and project schedule.

Task 1.2. Progress Meetings

Attend a Project kick-off meeting with City engineering and maintenance staff to confirm scope, identify objectives, and finalize schedule. Task also includes attending up to three (3) additional progress meetings with City staff to discuss and review progress and significant action items. Consultant will prepare and submit meeting agendas and minutes.

Task 1 Assumptions

- Meetings will be held at City offices on First Street. Meetings can also be held virtually via MS Teams, Zoom, or similar platform if preferred by the City.

Task 1 Deliverables

- Monthly Status Report
- Initial project schedule and schedule updates
- Meeting agendas and minutes

Task 2. Topographical Survey

Task 2.1. Topographical Survey

West Yost will subcontract with Morrow Surveying to prepare a topographic survey for the project area. The topographic survey will show all above-ground locations of road striping, trees, utilities, improvements, survey monuments, and rim and invert elevations of all accessible storm and sanitary sewer structures. It will also contain a Civil 3D surface depicting elevation contours at one-foot intervals. The mapping will be provided at a scale of 1" = 20' and meet the accuracy requirements of the National Map Accuracy Standards.

The survey will also show all visible water and sewer services located within the frontage area of adjacent properties and the location and elevation of the next upstream and downstream storm and sanitary sewer structures. The topographic survey will not show the locations of any underground utilities that are not locatable from visible above-ground structures or markings. The survey will show the location and type of all City owned rights-of-way and easements together with the property lines of adjoining parcels.

The topographic survey will be reviewed by West Yost staff during the site visit described in Task 3.

Task 2 Assumptions

- None.

Task 2 Deliverables

- None. Topographic survey will be incorporated into deliverables produced in future tasks.

Task 3. Preliminary Research

Task 3.1. Site Visit

Perform one (1) site visit to take site photos and review the topographic survey prepared in Task 2. Coordinate with the surveyor as necessary if any critical features were missed and make any notes relevant to the design regarding existing USA utility markings and constructability issues.

Task 3.2. Review Project Documents

Review the documents already provided by the City and coordinate with City to ensure that any other relevant maps, as-builts, and documents are provided and reviewed accordingly.

Task 3.3. Utility Coordination and Mapping

Contact the following agencies and request mapping of their facilities if they are present within the project area:

- Yolo County
- MCI / Verizon
- AT&T
- Pacific Coast Producers
- PG&E (gas and electric)
- Wave Broadband

Any maps provided by the above agencies will be reviewed and the information will be incorporated into an existing utilities base map that will, together with the topographic survey, serve as the basis for the design.

Task 3.4 Trenchless Method Evaluation

West Yost will review the site conditions and geotechnical recommendations, and may seek assistance from a specialty HDD contractor to confirm the preferred install method for each reach. Install method recommendations will be discussed with the City prior to beginning the 65% plan set and will help to inform the level of utility locating and potholing required in other tasks.

Task 3 Assumptions

- AT&T will require the mapping request to come directly from an agency to avoid paying a fee for the maps. West Yost will prepare a letter and provide it to the City so it can be put on City letterhead and signed by City staff prior to sending to AT&T.

Task 3 Deliverables

- None. Results of the trenchless method evaluation will be presented to the City via phone call or email, and the existing utility base map will be incorporated into the project plans as part of other tasks.

Task 4. Geotechnical Desktop Study

It is assumed that open-cut excavation will be performed in accordance with the City's standard details and specifications. However, should trenchless installation methods be preferred for any segments, **West Yost** will subcontract with Wallace-Kuhl & Associates to perform a geotechnical desktop study for the project area to provide recommendations related to the methods chosen. It is assumed that the City will provide various geotechnical reports related to the Spring Lake Specific Plan area that will be reviewed and used to establish any necessary recommendations for trenchless installations. It is assumed that borings or other geotechnical field explorations will not be required. Findings and recommendations from the desktop study will be summarized in a brief technical memo and incorporated into the construction documents as appropriate.

Task 4 Assumptions

- City will provide all reports to be reviewed.
- No field investigations (i.e., borings, etc.) will be performed.

Task 4 Deliverables

- Geotechnical Desktop Study TM

Task 5. 65% Construction Documents

Task 5.1. Prepare 65% Plans

65 % plan and profile drawings will be prepared using the alignment established during Phase 1, accommodating any utility conflicts or topographic features identified in previous tasks. Drawings will be prepared using the City's standard title block and CAD template using Autodesk Civil 3D 2020 and will be plotted at a horizontal scale of 1"=40' and a vertical scale of 1"=4'. Plans will include:

- Title Sheet
- Notes, Abbreviations, and Key Map with Sheet Index
- Horizontal Control
- Pipeline plan and profile
- Pavement and Striping Restoration (as necessary)
- City standard details (modified for the project as necessary).

Plans will undergo an internal QA/QC review by a West Yost staff person who is not involved with the project on a daily basis in order to have a fresh perspective during the review.

Task 5.2. Prepare 65% Cost Estimate

Prepare an Engineer's Estimate of Probable Costs for the 65% design completion level.

Task 5.3. Draft Specification Table of Contents

Use the City-provided specification template and prepare a draft table of contents for the anticipated specifications for the project. Detailed specifications will be provided as part of final design preparation.

Task 5 Assumptions

- Traffic control plans, erosion control plans, and temporary bypass plans are not necessary.
- Planting and irrigation restoration plans are not included. Any restoration work will be covered by notes on plans.
- A SWPPP, if required, will be prepared by others and is excluded from this scope.
- Work will be considered a Categorical Exemption under CEQA. Any work related to filing a Notice of Exemption or other environmental documentation will be handled by others and is excluded from this scope.
- No new easements or right-of-way will be required, or else will be handled by others.
- Separate pavement restoration plan sheets may be required and will be included in this scope.

Task 5 Deliverables

- 65% plans and cost estimate in PDF format
- Table of contents for specifications (full specifications will be provided with the 95% submittal)

Task 6. Utility Locating

West Yost will subcontract with 2M Locating to use electromagnetic locating, ground penetrating radar (GPR), and other non-invasive methods to map out existing utilities within the path of the proposed alignment. Locating will be used to confirm as much existing utility information as possible prior to potholing. Then the remaining critical crossings and parallel utilities in close proximity to the proposed alignment will be potholed as part of Task 7. All data acquired during locating will be surveyed and provided to West Yost as a CAD file that can be used to adjust the existing utility base map as necessary.

Task 6 Assumptions

- Task includes any traffic control required to perform locating operations.

Task 6 Deliverables

- 65% plans and cost estimate in PDF format
- Table of contents for specifications (full specifications will be provided with the 95% submittal)

Task 7. Potholing

West Yost will subcontract with Arrow Construction to perform potholing at critical utility locations to gain confirmation of vertical and horizontal utility locations where construction changes or delays could occur if locations are not confirmed. West Yost will use the mapping and locating information to identify and prioritize pothole locations. A pothole plan will be prepared and provided to the City for approval prior to obtaining an encroachment permit. Task has been budgeted to perform up to 20 potholes, but could end up being less depending on the installation method specified.

Task 7 Assumptions

- Pothole results will be added to plan sheets and the proposed profile will be adjusted accordingly.
- Task includes traffic control and encroachment permit necessary to complete pothole work.
- Potholes will be filled with a self-compacting material and capped with hot mix asphalt.

Task 7 Deliverables

- Draft and final pothole plan.

Task 8. 95% Construction Documents

Task 8.1. Prepare 95% Plans

90% plan and profile drawings will be prepared based on the 65% plans from the previous task and will incorporate comments received from the City.

Task 8.2. Prepare 95% Specifications

Prepare project specifications using the City's specification template, based on the draft table of contents provided in the previous task.

Task 8.3. Prepare 95% Cost Estimate

Update the 65% cost estimate prepared in the previous task to reflect the current project plans.

Task 8 Assumptions

- City will prepare "front end" specifications and provide them to West Yost for review and concurrence with project objectives.
- Technical specifications will be prepared by West Yost using CSI format and appended to City's "front end" documents.

Task 8 Deliverables

- 95% plans and cost estimate in PDF format
- 95% specifications in Word and PDF format.
- Tabulated responses to the City's 65% comments

Task 9. Final Construction Documents

Task 9.1. Prepare Final Plans

Final signed plan and profile drawings will be prepared based on the 90% plans from the previous task and will incorporate comments received from the City. If necessary, West Yost will address minor comments during one (1) backcheck prior to signing.

Task 9.2. Prepare Final Specifications

Finalize project specifications incorporating comments received during the previous task.

Task 9.3. Prepare Final Cost Estimate

Update the 95% cost estimate prepared in the previous task to reflect the current project plans.

Task 9 Assumptions

- None.

Task 9 Deliverables

- Final signed plans in PDF format
- Final cost estimate
- Final specifications in PDF format and signed signature sheet as desired by City
- Tabulated responses to the City's 95% comments

Task 10. Bid Phase Services

Task 10.1. Answer Bid Questions

Assist the City in answering bid questions from potential bidders, providing written answers via email as requested by the City. We have included up to 12 hours for this task.

Task 10.2 Attend the Pre-Bid Meeting

Attend the City's pre-bid meeting (as requested) and facilitate discussions with potential bidders. It is assumed the City will organize and lead the meeting.

Task 10.3 Prepare Bid Addendum

Assist the City in preparing up to one (1) bid addendum.

Task 10.4 Prepare Conformed Set

Incorporate any changes made during the bid phase into the plans and specifications to prepare a single set of conformed plans and specifications.

Task 10 Assumptions

- None.

Task 10 Deliverables

- Responses to bidder questions via email.
- Bid addendum documents as applicable.
- Complete Conformed Set in PDF format.

PROJECT BUDGET

West Yost's proposed level of effort and budget for each of the tasks described above is shown in Table 1 and itemized in Attachment B. West Yost will perform the Scope of Services described above on a time-and-expenses basis, at the billing rates set forth in West Yost's attached 2022 Billing Rate Schedule, with a not-to-exceed budget of \$275,389. Any additional services not included in this Scope of Services will be performed only after receiving written authorization and a corresponding budget augmentation.

Table 1. Table of Estimated Project Budget	
Task	Estimated Budget, dollars
Task 1. Project Management	14,365
Task 2. Topographical Survey	18,590
Task 3. Preliminary Research	45,580
Task 4. Geotechnical Desktop Study	6,050
Task 5. 65% Construction Documents	45,708
Task 6. Utility Locating	16,885
Task 7. Potholing	58,048
Task 8. 95% Construction Documents	44,208
Task 9. Final Construction Documents	15,016
Task 10. Bid Phase Services	10,939
Total Project Budget	\$275,389

SCHEDULE

West Yost anticipates providing milestone deliverables on the following dates per the schedule provided in Attachment C.

- 65% PS&E Submittal: 4/15/22
- 95% PS&E Submittal: 6/24/21
- Final PS&E Submittal: 7/29/22

Thank you for providing West Yost the opportunity to be of continued service to the City of Woodland. We look forward to working with you on this important project. Please call if you have any questions or require additional information.

Sincerely,
WEST YOST



Adam Brown, PE
Pipeline Practice Area Lead
RCE #76779



Corie Moolenkamp
Business Sector Leader - Infrastructure
Oregon RCE #73588

Attachment(s): Attachment A: Preliminary Plans
Attachment B: Detailed Fee Spreadsheet
Attachment C: Project Schedule

Attachment A

Preliminary Plans

PUBLIC IMPROVEMENTS FOR

SPRING LAKE EXTENSION RECYCLED WATER MAIN

(CIP NO. 17-07)

CITY OF WOODLAND — YOLO COUNTY — CALIFORNIA

WEST YOST
ASSOCIATES
2020 Research Park Drive
Suite 100
Davis, California 95618
(530) 756-5905
FAX (530) 756-5991



PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: _____ P.E. 76779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

TITLE SHEET

BENCH MARK:
ELEVATION: 39.345' DATUM: NAVD88
DESCRIPTION: POINT T-22 AS SHOWN ON THE CITY OF WOODLAND GEODETIC CONTROL SURVEY (2002), FILED IN BOOK 2002 OF MAPS, PAGES 88-94, YOLO COUNTY RECORDS. LOCATED ON THE NORTH SIDE OF THE INTX OF CO RD 102 AT GIBSON RD IN THE CENTER OF THE MEDIAN

CITY OF WOODLAND
APPROVED BY: _____

BRENT MEYER — CITY ENGINEER

DATE: _____

SCALE:
HORIZ. AS SHOWN VERT. AS SHOWN

DATE: _____

DESIGNED BY
A. BROWN

DRAWN BY
A. BROWN

REVIEWED BY
S. VANDEBERGH

FILE: 20430-1960-G1 G2.dwg

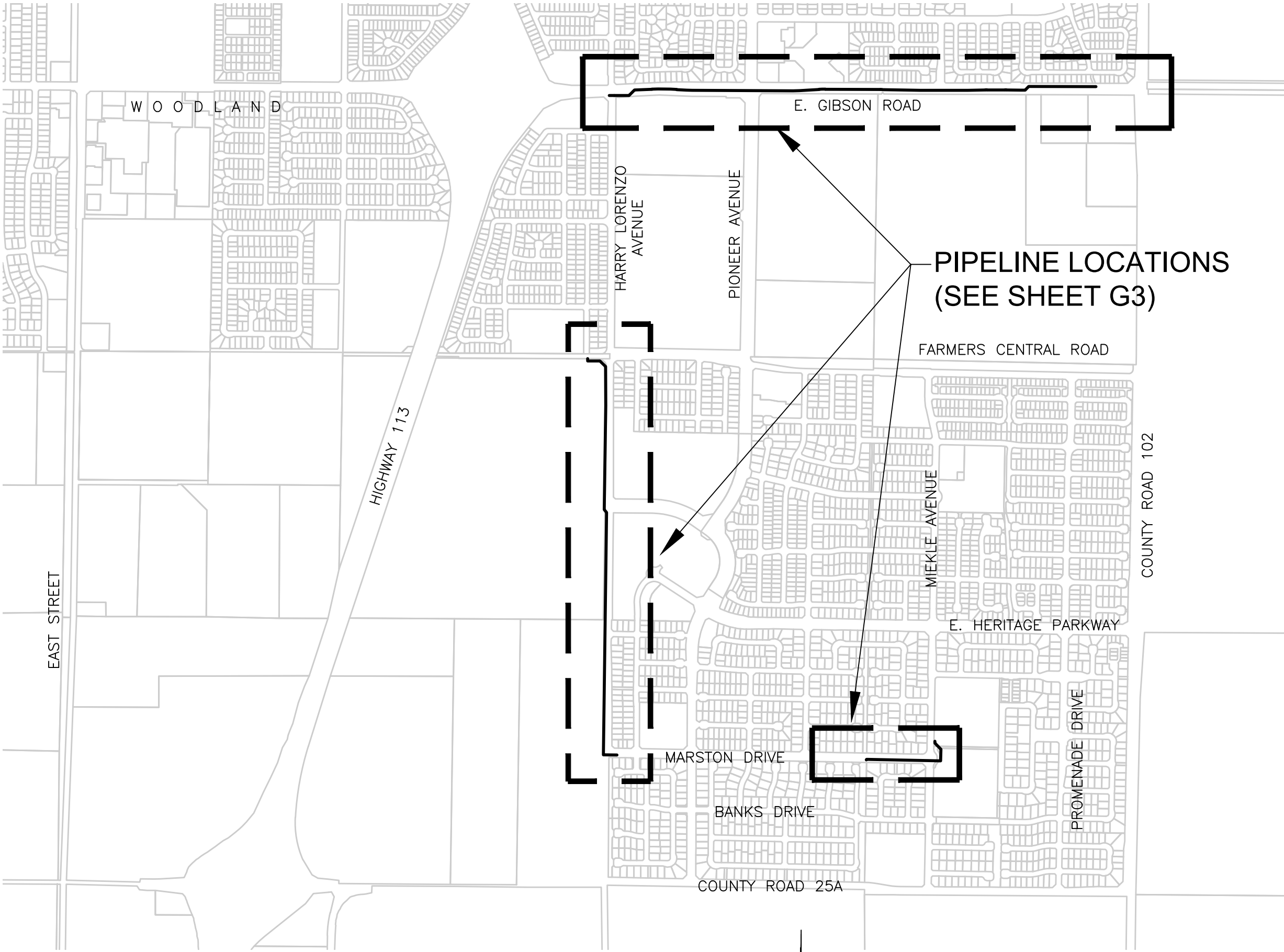
REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

G1

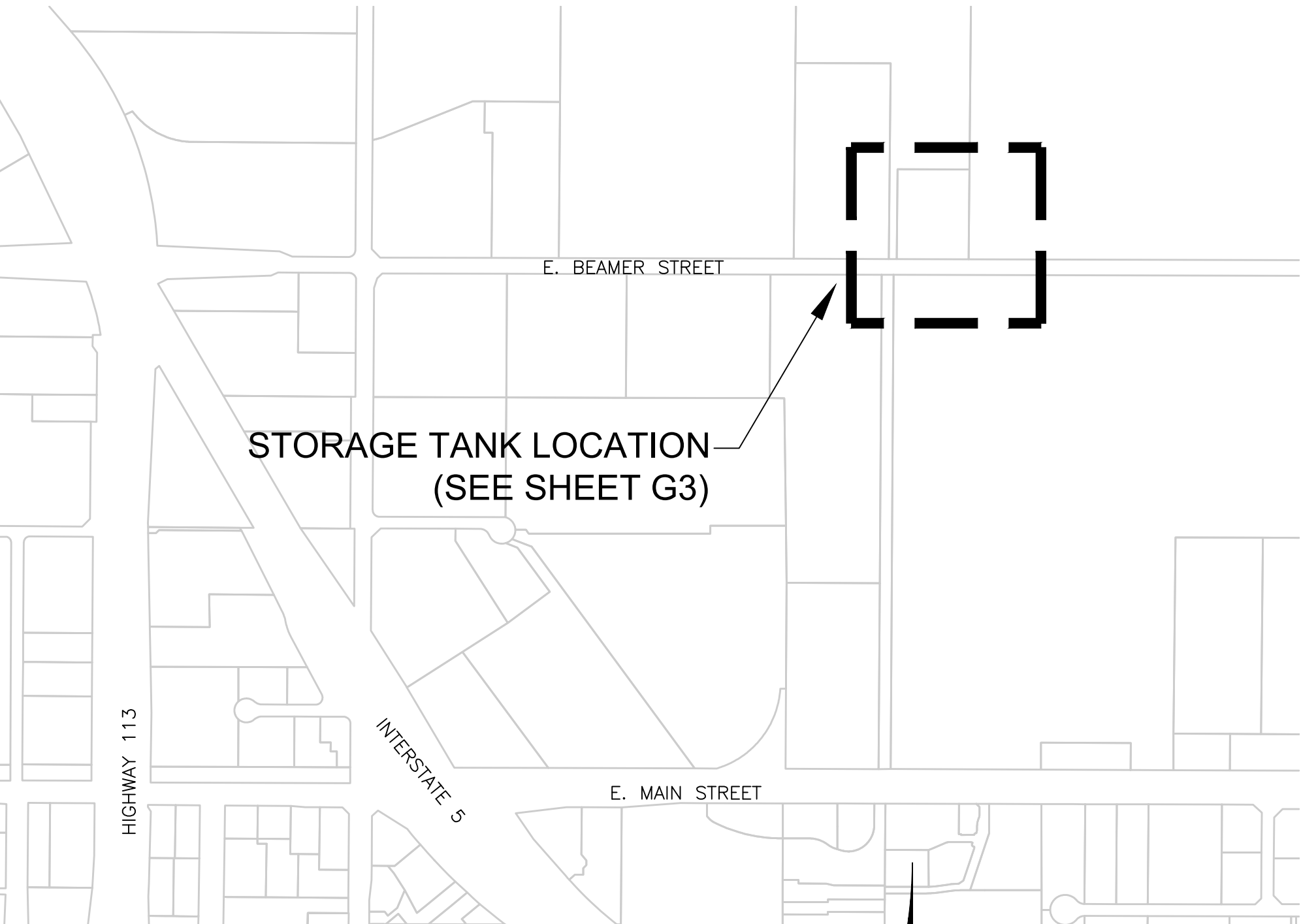
SHEET 1 OF 18

SHEET INDEX

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	GENERAL NOTES
3	HORIZONTAL CONTROL AND INDEX MAP
4	GIBSON ROAD (STA 10+00 TO STA 18+00)
5	GIBSON ROAD (STA 18+00 TO STA 26+00)
6	GIBSON ROAD (STA 26+00 TO STA 34+00)
7	GIBSON ROAD (STA 34+00 TO STA 42+00)
8	GIBSON ROAD (STA 42+00 TO STA 50+00)
9	GIBSON ROAD (STA 50+00 TO END)
10	HARRY LORENZO AVENUE (STA 100+00 TO STA 108+00)
11	HARRY LORENZO AVENUE (STA 108+00 TO STA 116+00)
12	HARRY LORENZO AVENUE (STA 116+00 TO STA 124+00)
13	HARRY LORENZO AVENUE (STA 124+00 TO STA 132+00)
14	HARRY LORENZO AVENUE (STA 132+00 TO STA 139+00)
15	HARRY LORENZO AVENUE (STA 139+00 TO END)
16	MARSTON DRIVE
17	STORAGE TANK SITE PLAN
18	DETAILS



PIPELINE PROJECT MAP
0 1000 2000
SCALE IN FEET



TANK PROJECT MAP
0 1000 2000
SCALE IN FEET

N:\Clients\204 Woodland\30-19-60 Spring Lake RW Ph 1\CAD\Production\20430-1960-G1 G2.dwg

GENREAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION OF THE CITY OF WOODLAND STANDARD DRAWINGS AND SPECIFICATIONS.
2. THE LOCATION, PIPE DIAMETER, MATERIAL, AND/OR ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATELY ONLY. NEITHER THE CITY NOR THE DESIGN ENGINEER ASSUMES RESPONSIBILITY FOR EXISTING UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL UTILITY COMPANIES SO THAT THOSE COMPANIES MAY MARK THE LOCATIONS OF THEIR LINES PRIOR TO SAWCUTTING OR TRENCHING FOR WATER LINE INSTALLATION. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (USA) AT 811 PRIOR TO ALL EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS, AND TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING PARALLEL AND CROSSING UTILITIES ALONG THE PROPOSED WATER LINE ALIGNMENT. THIS SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL MEET ONSITE WITH UTILITY OWNERS TO DISCUSS EXCAVATION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S SURFACE OR EXCAVATION ACTIVITIES SHALL BE IMMEDIATELY REPORTED TO THE AUTHORITY AND SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE. ANY LOST REVENUE RESULTING FROM CONTRACTOR DAMAGE TO UTILITIES SHALL BE INCIDENTAL TO THE PROJECT COSTS.
4. PLAN ELEVATIONS OR DEPTHS FOR EXISTING UNDERGROUND UTILITIES ARE BASED ON RECORD DRAWINGS AND SURFACE EVIDENCE, AND ARE APPROXIMATELY ONLY. WHERE NO ELEVATIONS ARE SHOWN, NO SUCH INFORMATION WAS AVAILABLE DURING DESIGN AND THE CONTRACTOR SHALL EXPOSE THESE UTILITIES FOR FIELD VERIFICATION PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO THE PIPE ALIGNMENT (VERTICAL AND HORIZONTAL) TO AVOID EXISTING UTILITIES AND OTHER OBSTRUCTIONS. METHOD OF ADJUSTMENT SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
6. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE FROM DAMAGE. ALL IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE SATISFACTION OF THE CITY AT THE CONTRACTOR'S EXPENSE WITHOUT ADDITIONAL COMPENSATION.
7. ALL TRENCH EXCAVATIONS 5 FEET DEEP OR MORE IN DEPTH SHALL BE SHORED OR OTHERWISE PROTECTED IN ACCORDANCE WITH STATE AND FEDERAL OSHA REQUIREMENTS AND THE SPECIFICATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS FOR ALL WORK THROUGHOUT THE COURSE OF CONSTRUCTION. SUCH DRAWINGS SHALL RECORD THE LOCATION AND GRADE OF ALL IMPROVEMENTS CONSTRUCTED AND SHALL BE DELIVERED TO THE CITY PRIOR TO, AND IN CONSIDERATION OF, THE CITY'S ACCEPTANCE OF THE WORK.
9. THE CONTRACTOR SHALL PROMPTLY REMOVE AND PROPERLY DISPOSE OF ALL DEBRIS AND EXCAVATION MATERIAL UNSUITABLE FOR BACKFILL FROM THE SITE AND SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION.
10. MECHANICAL EQUIPMENT USED ON THIS PROJECT SHALL BE SELECTED TO MINIMIZE DAMAGE TO THE EXISTING PAVEMENT ALONG THE PROJECT SITE AND TO ALL ROADS USED AS TRUCK ROUTES TO BRING MATERIAL AND EQUIPMENT TO THE PROJECT. THE CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE CITY, REPLACE DAMAGED AC PAVEMENT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND MARKERS DESTROYED DURING CONSTRUCTION. ALL SUCH MONUMENTS AND MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED, RE-SURVEYED, AND RECORDED WITH YOLO COUNTY FOR ACCURATE RE-ESTABLISHMENT. SURVEY MONUMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAILS 0345, 0346, 0347, AND 0348 AS APPLICABLE.
12. CERTAIN CONTROL POINTS WILL BE SET BY THE CITY OR ENGINEER OR THEIR REPRESENTATIVE WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT A PRE-CONSTRUCTION CONFERENCE BETWEEN REPRESENTATIVES OF THE ENGINEER AND THE CONTRACTOR. THE CONTROL POINTS WILL BE CLEARLY MARKED ON THE JOB SITE. THE CONSTRUCTION SHALL NOT DISTURB THE CONTROL POINTS IN ANY MANNER. IF IT BECOMES NECESSARY TO REMOVE SAID CONTROL POINTS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF SAID REMOVAL TO ALLOW FOR REFERENCING SAID CONTROL POINTS AND THEIR EVENTUAL REPLACEMENT. IF CONTROL POINTS ARE REMOVED OR DESTROYED WITHOUT SAID NOTIFICATION, THE COST OF REPLACEMENT SHALL BE DEDUCTED FROM THE CONTRACTOR'S PAYMENT, AND PAYMENT SHALL BE MADE BY OWNER TO THE ENGINEER.
13. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR CITY REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO BEGINNING OF CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND FURNISH, INSTALL, AND MAINTAIN

- TEMPORARY TRAFFIC CONTROL AND NOTIFICATION SIGNS, BARRICADES, FLAGMEN, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND TO PROVIDE FOR THE PROPER ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC.
15. THE CONTRACTOR SHALL NOTIFY THE CITY OF WOODLAND AT PHONE NUMBER (530) 661-5820 AT LEAST 5 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION WORK AND PRIOR TO RESUMING WORK ON SITE AFTER AN EXTENDED SHUT DOWN (LONGER THAN ONE WEEK IN DURATION).
16. IF CULTURAL RESOURCES, INCLUDING ARTIFACTS AND HUMAN REMAINS, ARE ENCOUNTERED DURING GROUND DISTURBANCE ACTIVITIES, CONSTRUCTION SHALL BE HALTED IMMEDIATELY AND A QUALIFIED PROFESSIONAL ARCHEOLOGIST CONSULTED. ALL CONTRACTOR PERSONNEL ARE REQUIRED TO MONITOR FOR SIGNS OF POTENTIAL UNDISCOVERED PALEONTOLOGICAL, ARCHAEOLOGICAL, ETHNIC, OR RELIGIOUS RESOURCES. IN THE EVENT ANY ARE FOUND, WORK SHALL HALT AND THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND FOLLOW THE MITIGATION MEASURES IN THE PROJECT TECHNICAL SPECIFICATIONS.
17. THE CONTRACTOR SHALL MAINTAIN VEHICLE ACCESS TO ALL PROPERTIES ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION. DRIVEWAY CLOSURES TO RESIDENCES SHALL BE LIMITED TO BETWEEN THE HOURS OF 8:30 A.M. TO 4:30 P.M. FOR ALL PROPERTIES WHERE THE DRIVEWAY IS THE SINGLE POINT OF ACCESS. ALTERNATIVELY, THE CONTRACTOR MAY MAINTAIN STEEL TRENCH PLATES FOR USE IN PLACING ACROSS THE CONSTRUCTION TRENCH TO ALLOW ACCESS UPON ONE ACCESS ROUTE TO ALL BUSINESSES ADJACENT TO THE WORK SHALL BE PROVIDED AT ALL TIMES. ALL EXCAVATIONS WILL BE PLATED OR BACKFILLED AT THE END OF EACH WORKDAY.
18. THE CONTRACTOR SHALL PROTECT IN PLACE ALL OVERHEAD INTERFERENCES. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER, GAS, AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH. CONTRACTOR SHALL CONTACT UTILITY POLE OWNER PRIOR TO WORKING IN AREA. UTILITY POLE OWNER WILL DO ALL WORK ON UTILITY POLES, HOWEVER, CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH UTILITY POLE AND LINE MODIFICATIONS INCLUDING THE TIME NEEDED BY THE UTILITY OWNERS TO SCHEDULE AND PERFORM SUCH WORK ON THEIR UTILITY LINES AND POLES AS PART OF OVERALL WORK.
19. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE RIGHT-OF-WAY AND EASEMENTS AND DESIGNATED WORK AREAS AS INDICATED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND DESIGNATED WORK AREAS SHOWN ON THE DRAWINGS.
20. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND CALIFORNIA SUPPLEMENT (LATEST EDITION), AND THE REQUIREMENTS OF THE LOCAL JURISDICTIONS.
21. CONTRACTOR SHALL COMPLETE WORK IN COMPLIANCE WITH SWPPP AND OTHER ENVIRONMENTAL CONSTRAINTS AS SPECIFIED IN THE SPECIFICATIONS.
22. FIELD CHANGES TO PIPELINE DEPTH WILL NOT RESULT IN ADDITIONAL PROJECT COST UNLESS THE CHANGE TRIGGERS A REQUIREMENT FOR SHEETING, SHORING, AND BRACING OF THE TRENCH.

DEVIATIONS FROM CITY STANDARDS

1. SECTION 12.02.D – EPOXY COATED FITTINGS ARE NOT REQUIRED. CITY WILL ACCEPT FACTORY PROVIDED COATING AND LINING. FITTINGS SHALL BE WRAPPED IN POLYETHYLENE PER SECTION 12.04 OF THE CITY OF WOODLAND STANDARD CONSTRUCTION SPECIFICATIONS.
2. SECTION 12.02.L – BITUMINOUS COATING IS NOT REQUIRED FOR BOLTS AT METER BOXES (STAINLESS STEEL ONLY).
3. SECTION 12.02.M – 304 OR 316 STAINLESS STEEL T-BOLTS AND NUTS ARE NOT REQUIRED. ENCASE MECHANICAL JOINT FITTINGS WITH POLYETHYLENE PER SECTION 12.04 OF THE CITY OF WOODLAND STANDARD CONSTRUCTION SPECIFICATIONS.
4. SECTION 12.14 – IT WILL NOT BE REQUIRED TO FILL ABANDONED LINES WITH SAND OR SLURRY AS STATED IN SECTION 7.
5. SECTION 12.14 – ON DETAIL 0210, ELIMINATE WRAPPING ROCK OR SAND BEDDING WITH GEOTEXTILE FABRIC.

UTILITY REPRESENTATIVES

AT&T	ROBERT QUINTANA	(707) 258-3726
CITY OF WOODLAND	ED WISNIEWSKI	(530) 661-5975
PG&E	CRYSTALE ALESSIO	(530) 661-5668
VERIZON	REBECCA DANIELS	(925) 766-6392
WAVE BROADBAND	BOBBY HOLMES	(916) 919-2708
YOLO COUNTY COMMUNCATION	TOM BATES	(530) 406-5012

ABBREVIATIONS

AB	AGGREGATE BASE	FS	FIRE SERVICE	RET	RETURN
AC	ASPHALT CONCRETE	FT	FEET	RIM	RIM ELEVATION
AD	AREA DRAIN	GS	GAS	RT	RIGHT
ARV	AIR RELEASE VALVE	GA	GAGE OR GAUGE	R/W	RIGHT OF WAY
BC	BEGINNING OF CURVE	GB	GRADE BREAK	RW	RECYCLED WATER
BM	BENCHMARK	GND	GROUND	S	SLOPE, SEWER
BO	BLOW OFF VALVE	GP	GRADING PLAN	(S)	SOUTH
BW	BACK OF WALK	GV	GAS VALVE, GATE VALVE	SD	STORM DRAIN
BVC	BEGINNING OF VERTICAL CURVE	HDD	HORIZONTAL DIRECTIONAL DRILLING	SDMH	STORM DRAIN MANHOLE
C	CONDUIT	HGL	HYDRAULIC GRADE LINE	SHT	SHEET
CB	CATCH BASIN	HORZ	HORIZONTAL	SO	SIDE OPENING
C&G	CURB & GUTTER	HP	HIGH POINT	SS	SANITARY SEWER
CL	CENTERLINE	INV	INVERT	SSMH	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE	IP	IMPROVEMENT PLAN	ST	STREET
CO	CLEAN OUT	IRR	IRRIGATION	STA	STATION
CG&S	CURB, GUTTER, & SIDEWALK	JT	JOINT TRENCH	STD	STANDARD
CY	CUBIC YARD	L	LENGTH	SW	SIDEWALK
CV	CULVERT	LAT	LATERAL	(T)	TOTAL
D	STORM DRAIN	LF	LINEAL FEET OR LINEAR FEET	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	LG	LIP OF GUTTER	TEL	TELEPHONE
D/W	DRIVEWAY	LP	LOW POINT	TEMP	TEMPORARY
E	ELECTRIC	LT	LEFT	THRU	THROUGH
(E)	EAST, EXISTING	MAX	MAXIMUM	TOE	TOE OF SLOPE
EA	EACH	MH	MANHOLE	TOP	TOP OF BANK
EC	END OF CURVE	MIN	MINIMUM	TOW	TOP OF WALL
ECR	END CURB RETURN	MTC	MEDIAN TOP OF CURB	TYP	TYPICAL
EL	ELECTROLIER	(N)	NORTH, NEW	VC	VERTICAL CURVE
EV	ELEVATION	NTS	NOT TO SCALE	VERT	VERTICAL
EP	EDGE OF PAVEMENT	NP	NON-POTABLE	W	WATER LINE
ESMT	EASEMENT	OD	OUTSIDE DIAMETER	W/	WITH
EVC	END OF VERTICAL CURVE	OG	ORIGINAL GROUND	(W)	WEST
EX	EXISTING	OH	OVERHEAD	WM	WATER METER
FC	FACE OF CURB	PCC	POINT OF COMPOUND CURVE	WS	WATER SERVICE
FG	FINISHED GRADE	PI	POINT OF INTERSECTION	WV	WATER VALVE
FH	FIRE HYDRANT	PL	PROPERTY LINE	±	PLUS OR MINUS (NOT EXACT)
FI	FIELD INLET	PRC	POINT OF REVERSE CURVE	"	FEET
FL	FLOW LINE	PT	POINT	"	INCHES
FLG	FLANGED	PUE	PUBLIC UTILITY EASEMENT		
FM	FORCE MAIN	PV	PAVEMENT		
		PVC	POLYVINYL CHLORIDE		
		R	RADIUS		



PROJECT ENGINEER'S SIGNATURE
BY: _____ ADAM L. BROWN _____

DATE: _____ P.E. 76779 _____
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

GENERAL NOTES

BENCH MARK:
ELEVATION: 39.345' DATUM: NAVD88
DESCRIPTION: POINT T-22 AS SHOWN ON THE CITY OF WOODLAND GEODETIC CONTROL SURVEY (2002), FILED IN BOOK 2002 OF MAPS, PAGES 88-94, YOLO COUNTY RECORDS. LOCATED ON THE NORTH SIDE OF THE INTX OF CO RD 102 AT GIBSON RD IN THE CENTER OF THE MEDIAN

CITY OF WOODLAND
APPROVED BY: _____
BRENT MEYER – CITY ENGINEER
DATE: _____

SCALE: _____
HORIZ. AS SHOWN VERT. AS SHOWN

DATE: _____

DESIGNED BY
A. BROWN

DRAWN BY
A. BROWN

REVIEWED BY
S. VANDEBERGH

FILE: 20430-1960-G1 G2.dwg

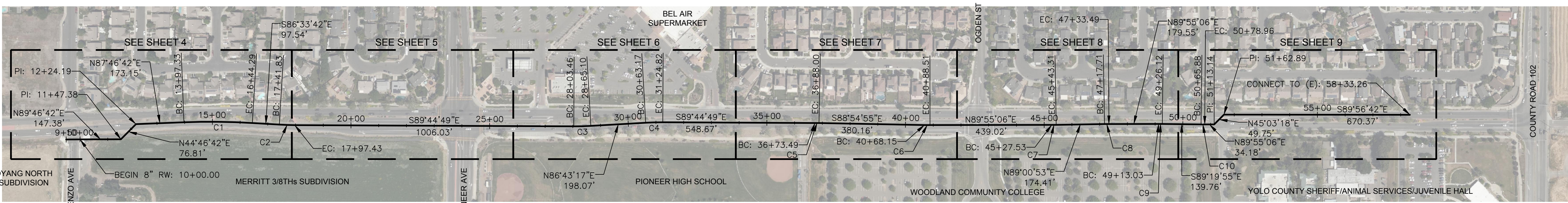
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NO.	DESCRIPTION	BY APPR.	DATE



TWO DAYS BEFORE
YOU DIG

G2
SHEET 2 OF 18

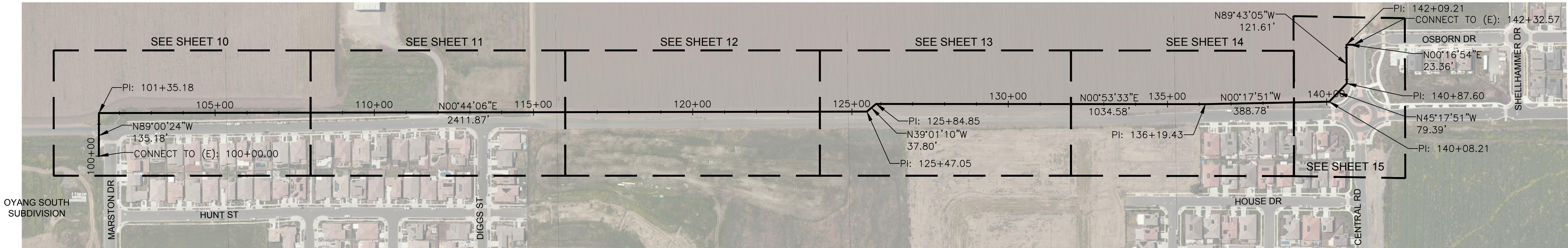
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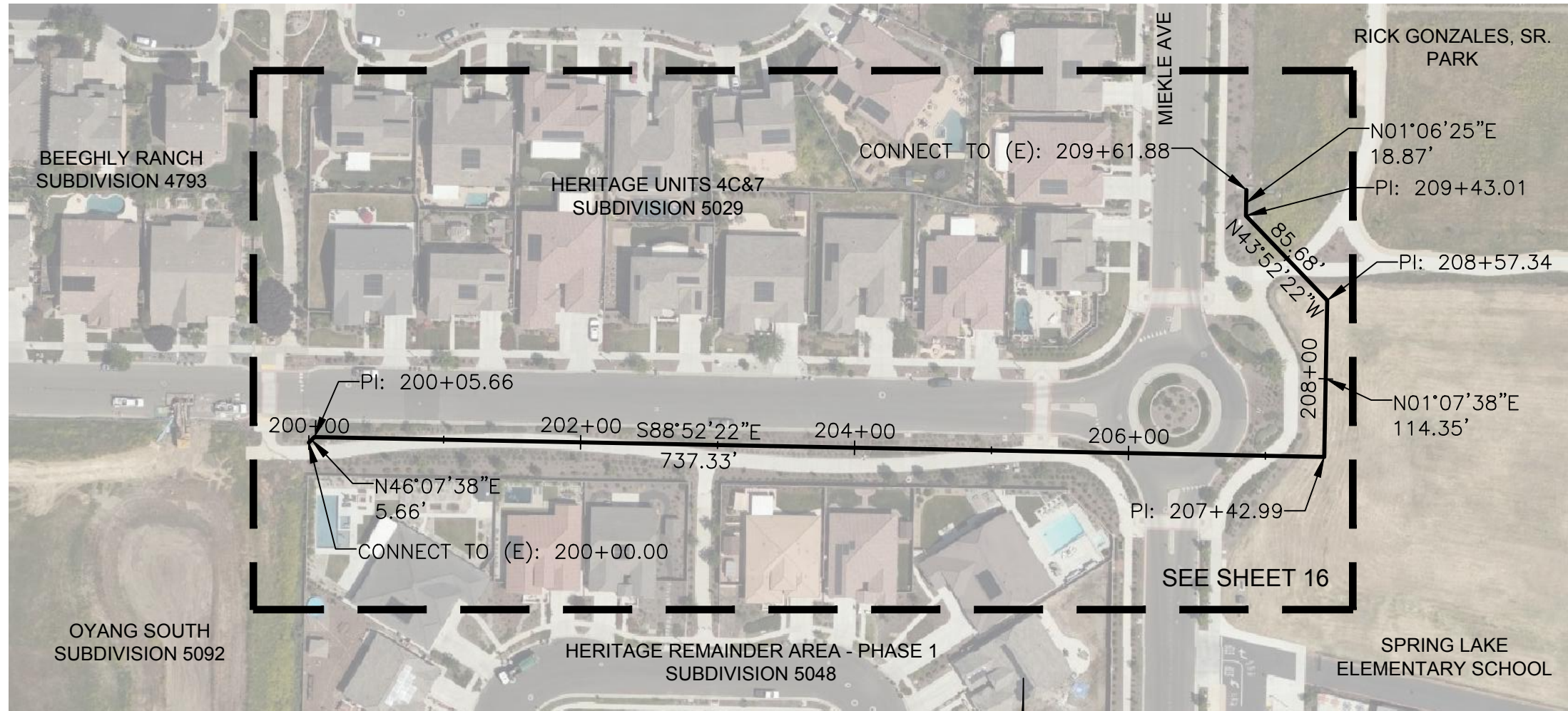
GIBSON ROAD
0 300 600
SCALE IN FEET

GIBSON ROAD CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	246.96'	2500.00'	S89°23'30"E
C2	55.59'	1000.00'	S88°09'15"E
C3	61.64'	1000.00'	N88°29'14"E
C4	61.64'	1000.00'	N88°29'14"E
C5	14.51'	1000.00'	S89°19'52"E

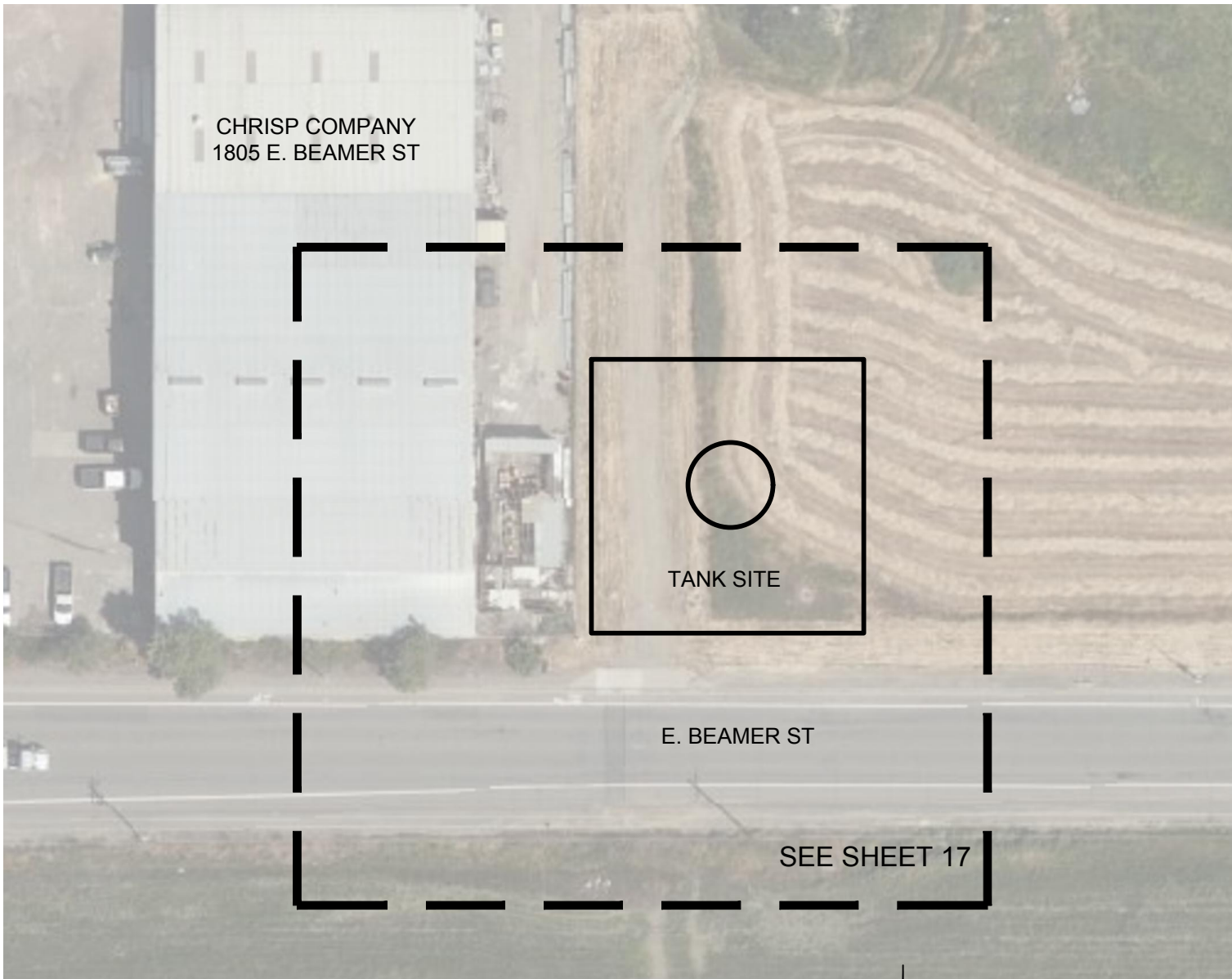
GIBSON ROAD CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C6	20.36'	1000.00'	S89°29'54"E
C7	15.77'	1000.00'	N89°27'59"E
C8	15.77'	1000.00'	N89°27'59"E
C9	13.09'	1000.00'	S89°42'24"E
C10	13.09'	1000.00'	S89°42'24"E



HARRY LORENZO AVENUE
0 300 600
SCALE IN FEET



MARSTON DRIVE
0 100 200
SCALE IN FEET



STORAGE TANK SITE
0 50 100
SCALE IN FEET



PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: _____ P.E. 76779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

HORIZONTAL CONTROL
AND INDEX MAP

BENCH MARK:
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AT GIBSON RD IN THE CENTER OF THE MEDIAN

CITY OF WOODLAND
APPROVED BY:

BRENT MEYER - CITY ENGINEER

DATE: _____

SCALE:
HORIZ. AS SHOWN VERT. AS SHOWN

DATE: _____

DESIGNED BY
A. BROWN

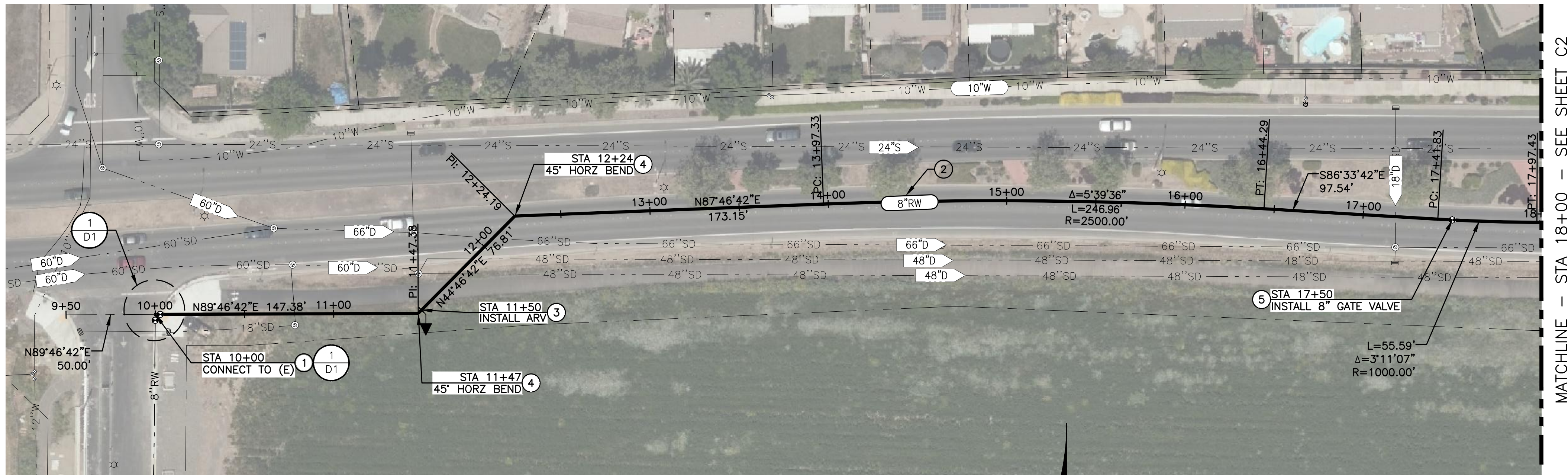
DRAWN BY
A. BROWN

REVIEWED BY
S. VANDEBERGH

FILE: 20430-1960-G3.dwg

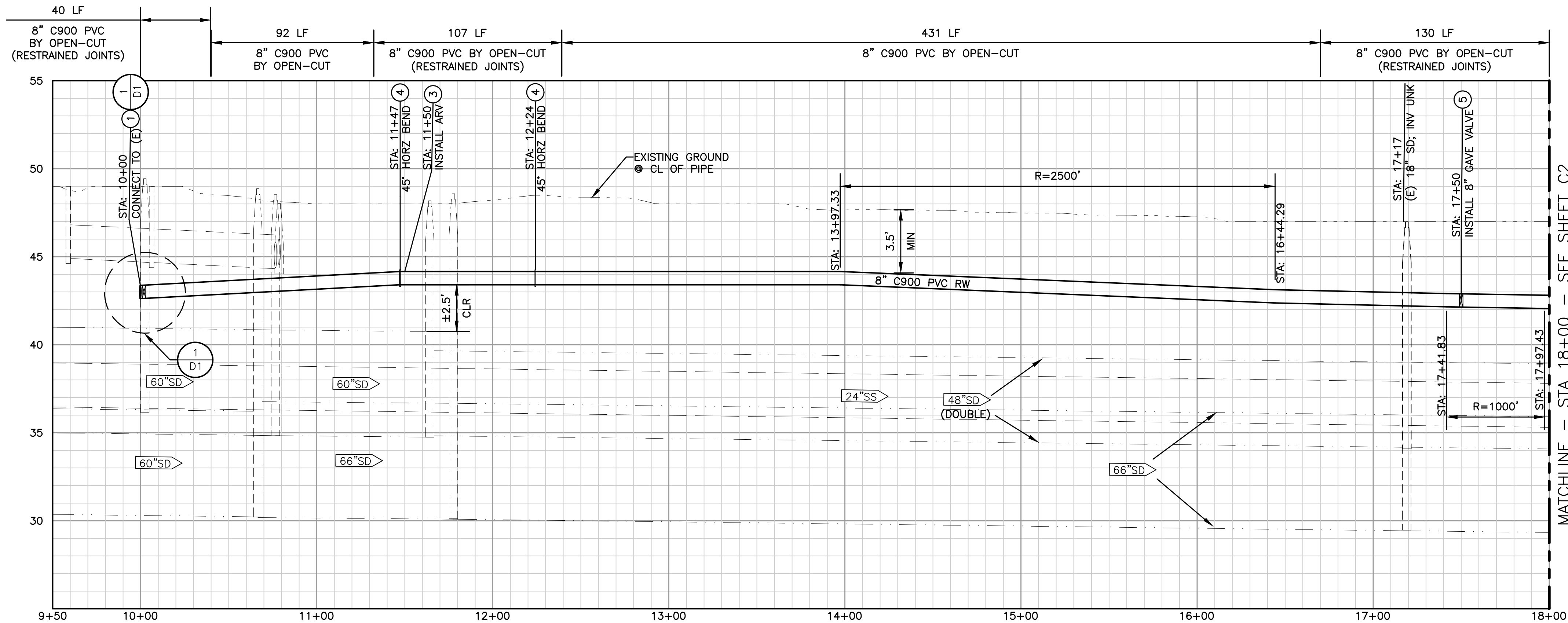
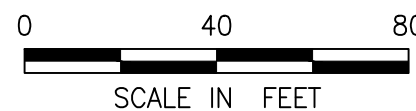
REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

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HARRY LORENZO AVE

8" RECYCLED WATER MAIN PLAN - GIBSON ROAD



8" RECYCLED WATER MAIN PROFILE - GIBSON ROAD

SCALE: H: 1"=40', V: 1"=4'

KEYNOTES

- CONNECT 8" RECYCLED WATER LINE TO EXISTING PIPING PER DETAIL SHOWN.
- CONSTRUCT 8" C900 PVC RECYCLED WATER LINE. TRENCH AND BACKFILL PER CITY OF WOODLAND STD DETAILS 0210 AND 0211. CROSS EXISTING UTILITIES PER CITY OF WOODLAND STD DETAIL 0746. SEE ALSO SECTION 12 OF THE CITY OF WOODLAND STD CONSTRUCTION SPECIFICATIONS.
- INSTALL AIR RELEASE VALVE PER CITY OF WOOLAND STD DETAIL 0741.
- INSTALL FITTING PER PLAN WITH RESTRAINED JOINTS AS SHOWN.
- INSTALL GATE VALVE (SIZE PER PLAN) PER CITY OF WOODLAND STD DETAIL 0725 AND RESTRAINED JOINTS AS SHOWN.
- CONSTRUCT WATER SERVICE PER DETAIL 0700 THRU 0706 AND 0710.
- INSTALL BLOW OFF VALVE PER CITY OF WOODLAND STD DETAIL 0740.

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- RESTORE LANDSCAPING AND IRRIGATION DISTURBED DURING WATER LINE INSTALLATION IN ACCORDANCE WITH SECTIONS 20 AND 21 OF THE CITY OF WOODLAND STD CONSTRUCTION SPECIFICATIONS.



PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: P.E. 676779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

GIBSON ROAD (STA 10+00
TO STA 18+00)

BENCH MARK:
ELEVATION: 39.345' DATUM: NAVD88
DESCRIPTION: POINT T-22 AS SHOWN ON THE CITY OF WOODLAND GEODETIC CONTROL SURVEY (2002), FILED IN BOOK 2002 OF MAPS, PAGES 88-94, YOLO COUNTY RECORDS. LOCATED ON THE NORTH SIDE OF THE INTX OF CO RD 102 AT GIBSON RD IN THE CENTER OF THE MEDIAN

CITY OF WOODLAND
APPROVED BY:
BRENT MEYER - CITY ENGINEER
DATE:

SCALE:
HORIZ. AS SHOWN VERT. AS SHOWN

DATE:

DESIGNED BY A. BROWN

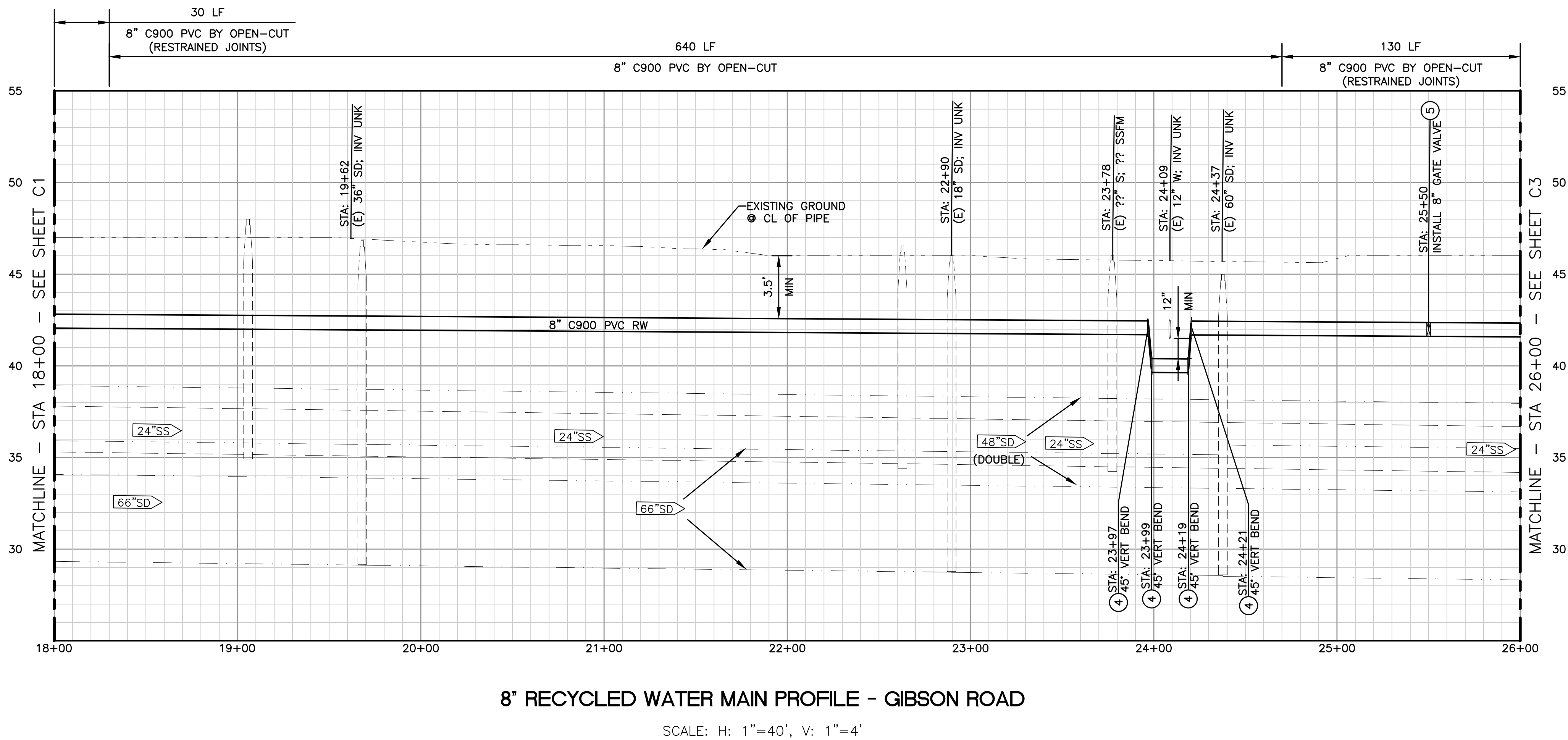
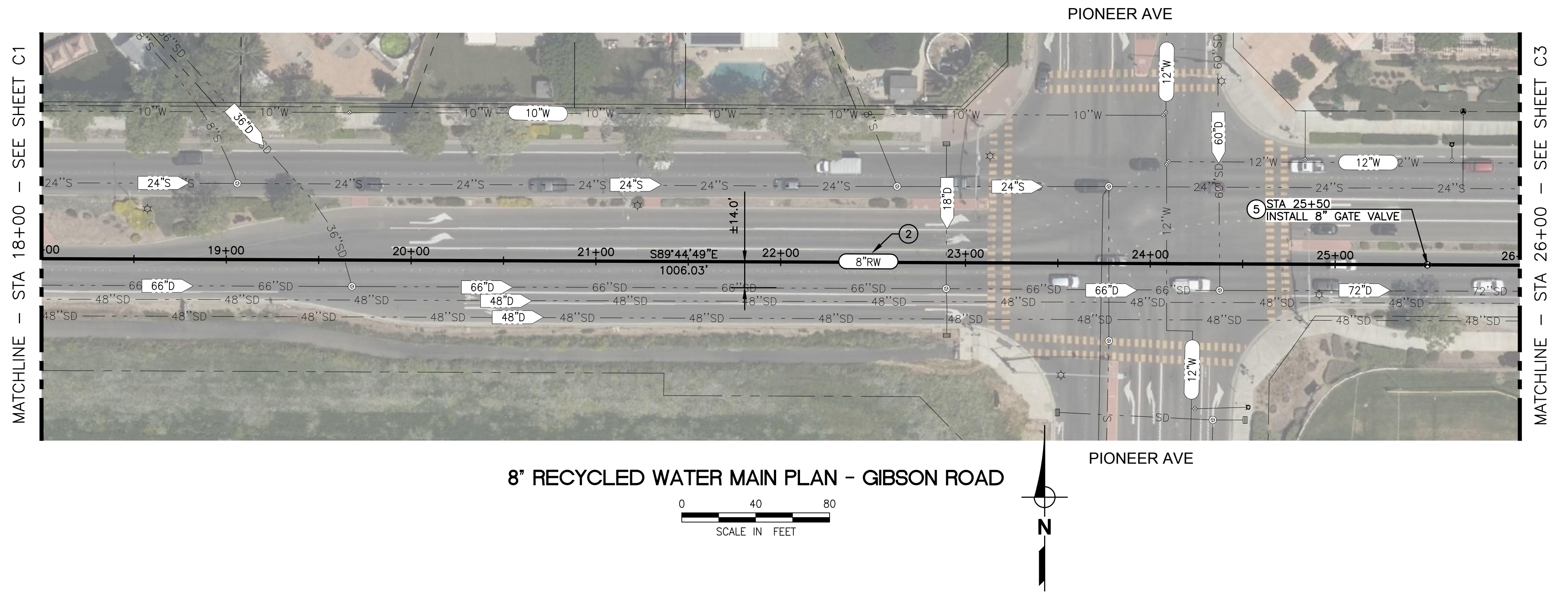
DRAWN BY A. BROWN

REVIEWED BY S. VANDEBERGH

FILE: 20430-1960-GIBSON PP.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

N:\Clients\204 Woodland\30-19-60 Spring Lake RW Ph 1\CAD\Production\20430-1960-GIBSON PP.dwg



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WEST YOST
ASSOCIATES

2020 Research Park Drive
Suite 100
Davis, California 95618
(530) 756-5905
FAX (530) 756-5991



PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: P.E. 676779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

GIBSON ROAD (STA 18+00
TO STA 26+00)

BENCH MARK:
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AT GIBSON RD IN THE CENTER OF THE MEDIAN

CITY OF WOODLAND
APPROVED BY:

BRENT MEYER - CITY ENGINEER

DATE:

SCALE: HORIZ. AS SHOWN VERT. AS SHOWN

DATE:

DESIGNED BY
A. BROWN

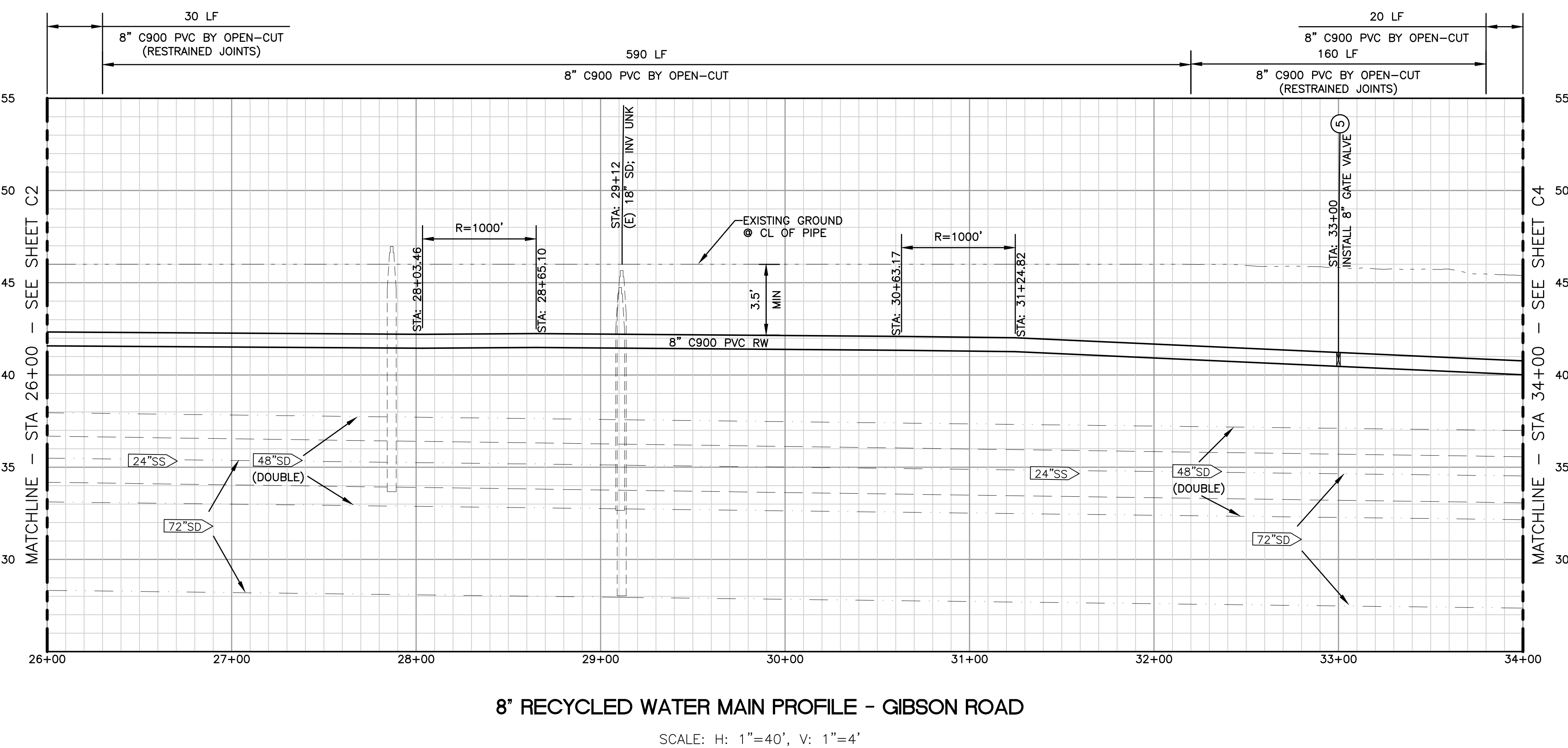
DRAWN BY
A. BROWN

REVIEWED BY
S. VANDEBERGH

FILE: 20430-1960-GIBSON PP.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

C2
SHEET 5 OF 18



- NOTES
1. WHERE NECESSARY TO INSTALL IMPROVEMENTS, SAWCUT EXISTING CONCRETE SIDEWALK OR PATHWAY AT NEAREST SCORE MARK OR DEEP JOINT AND REPAIR SIDEWALK, CURB, AND GUTTER PER CITY OF WOODLAND STD DETAILS 0300 THRU 0316, AND 1320, AND SECTION 6 OF THE CITY OF WOODLAND STD CONSTRUCTION SPECIFICATIONS.
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[illegible]

Page 66



- ① CONNECT 8" RECYCLED WATER LINE TO EXISTING PIPING PER DETAIL SHOWN.
- ② CONSTRUCT 8" C900 PVC RECYCLED WATER LINE. TRENCH AND BACKFILL PER CITY OF WOOLAND STD DETAILS 0210 AND 0211. CROSS EXISTING UTILITIES PER CITY OF WOOLAND STD DETAIL 0746. SEE ALSO SECTION 12 OF THE CITY OF WOOLAND STD CONSTRUCTION SPECIFICATIONS.
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- ⑦ INSTALL BLOW OFF VALVE PER CITY OF WOOLAND STD DETAIL 0740.

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E: _____ P.E. 76779
 ADMINISTRATION EXP.: 12/31/20

ROJ NO. 204-30-19-60

CIP NO. 17-07

SPRING LAKE EXT

RECYCLED WATER

MAIN

**GIBSON ROAD (STA
34+00 TO STA 42+00)**

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CITY OF WOODLAND
APPROVED BY:

BRENT MEYER – CITY ENGINEER

DATE:

SCALE:
HORIZ. AS SHOWN VERT. AS SHOWN

DATE: _____

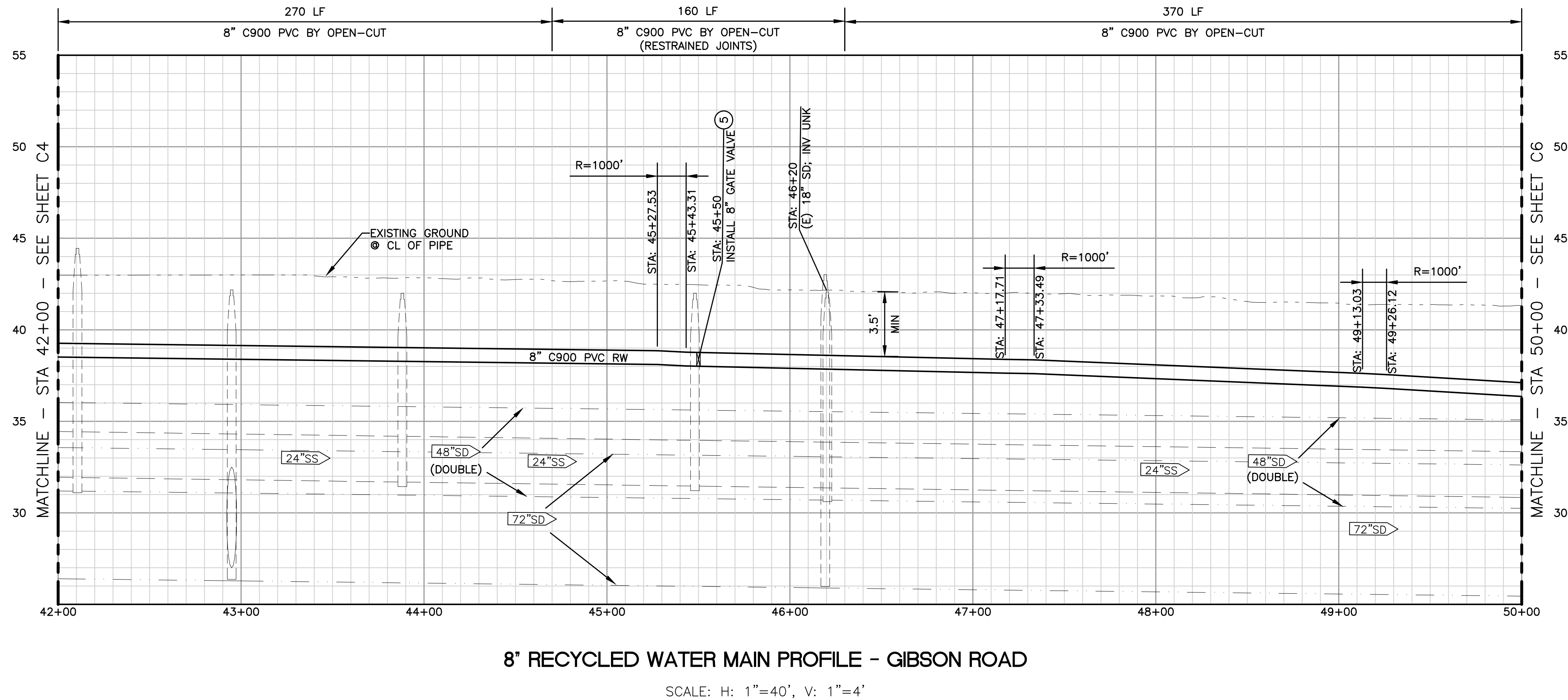
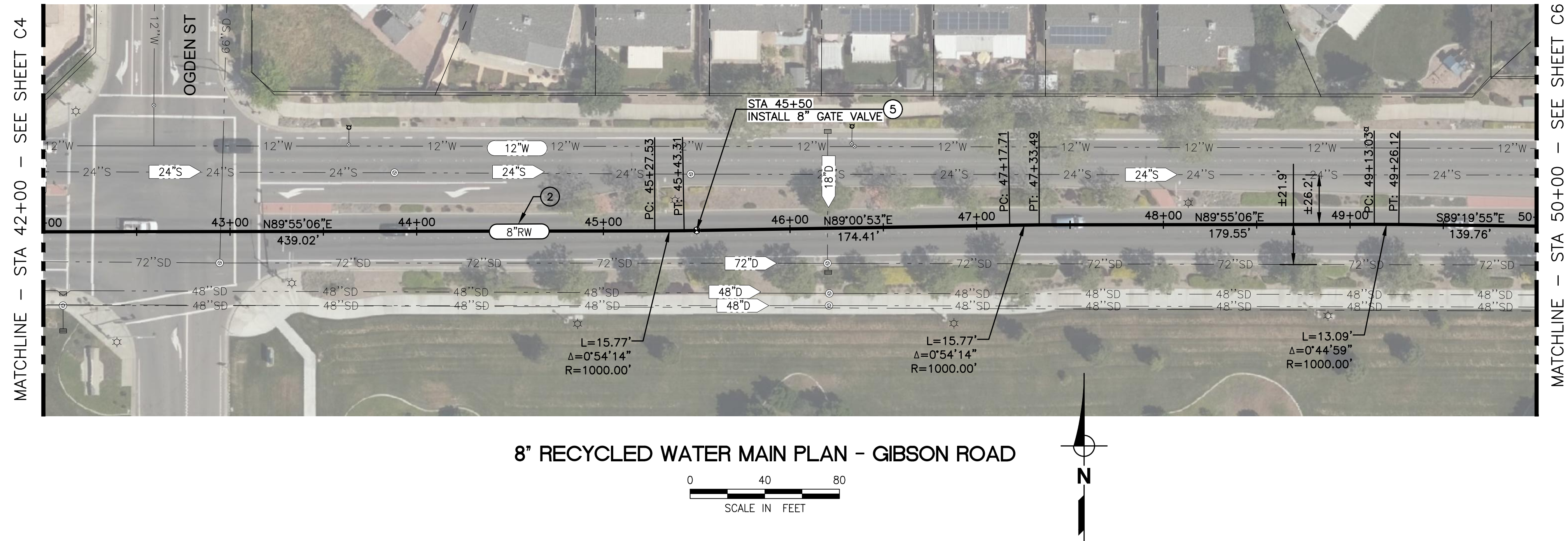
DESIGNED BY	A. BROWN
DRAWN BY	A. BROWN
REVIEWED BY	S. VANDEBERGH
FILE: 20430-1960-GIBSON PP.dwg	

[illegible]

C4

SHEET 7 OF 18

N:\Clients\204 Woodland\30-19-60 Spring Lake RW Ph 1\CAD\Production\20430-1960-GIBSON PP.dwg



KEYNOTES

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PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: P.E. 67679
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

GIBSON ROAD (STA
42+00 TO STA 50+00)

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CITY OF WOODLAND
APPROVED BY:
BRENT MEYER - CITY ENGINEER
DATE:

SCALE:
HORIZ. AS SHOWN VERT. AS SHOWN

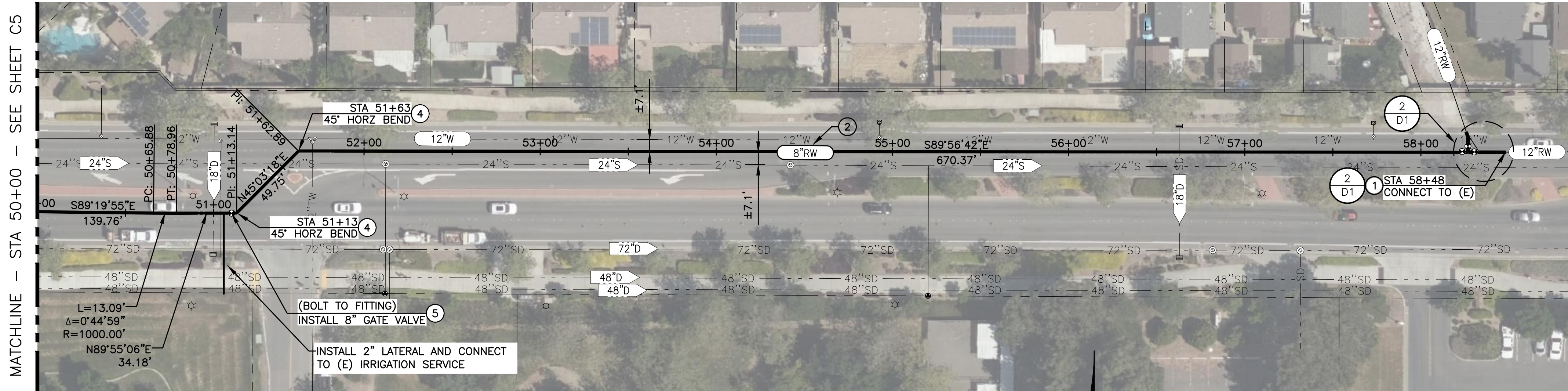
DATE:

DESIGNED BY A. BROWN
DRAWN BY A. BROWN
REVIEWED BY S. VANDEBERGH
FILE: 20430-1960-GIBSON PP.dwg

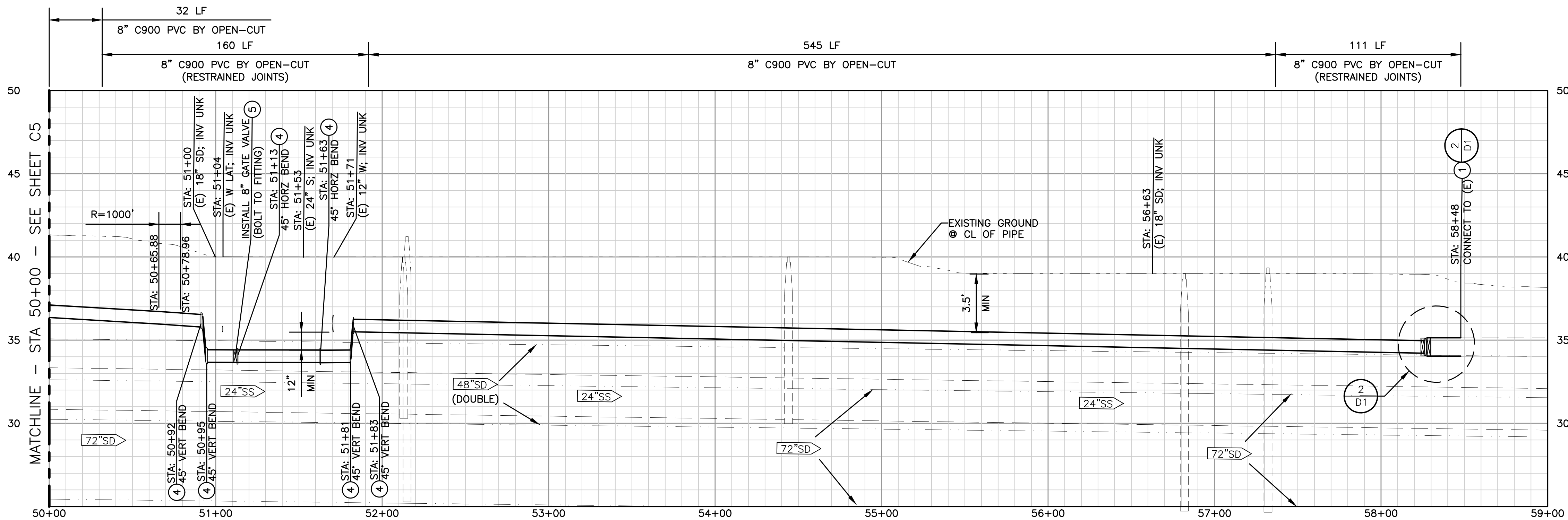
REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

C5
SHEET 8 OF 18

N:\Clients\204 Woodland\30-19-60 Spring Lake RW Ph 1\CAD\Production\20430-1960-GIBSON PP.dwg



8" RECYCLED WATER MAIN PLAN - GIBSON ROAD



8" RECYCLED WATER MAIN PROFILE - GIBSON ROAD

SCALE: H: 1"=40', V: 1"=4'

KEYNOTES

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PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: P.E. 76779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

GIBSON ROAD (STA
50+00 TO END)

BENCH MARK:
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APPROVED BY:

BRENT MEYER - CITY ENGINEER

DATE:

SCALE: HORIZ. AS SHOWN VERT. AS SHOWN

DATE:

DESIGNED BY
A. BROWN

DRAWN BY
A. BROWN

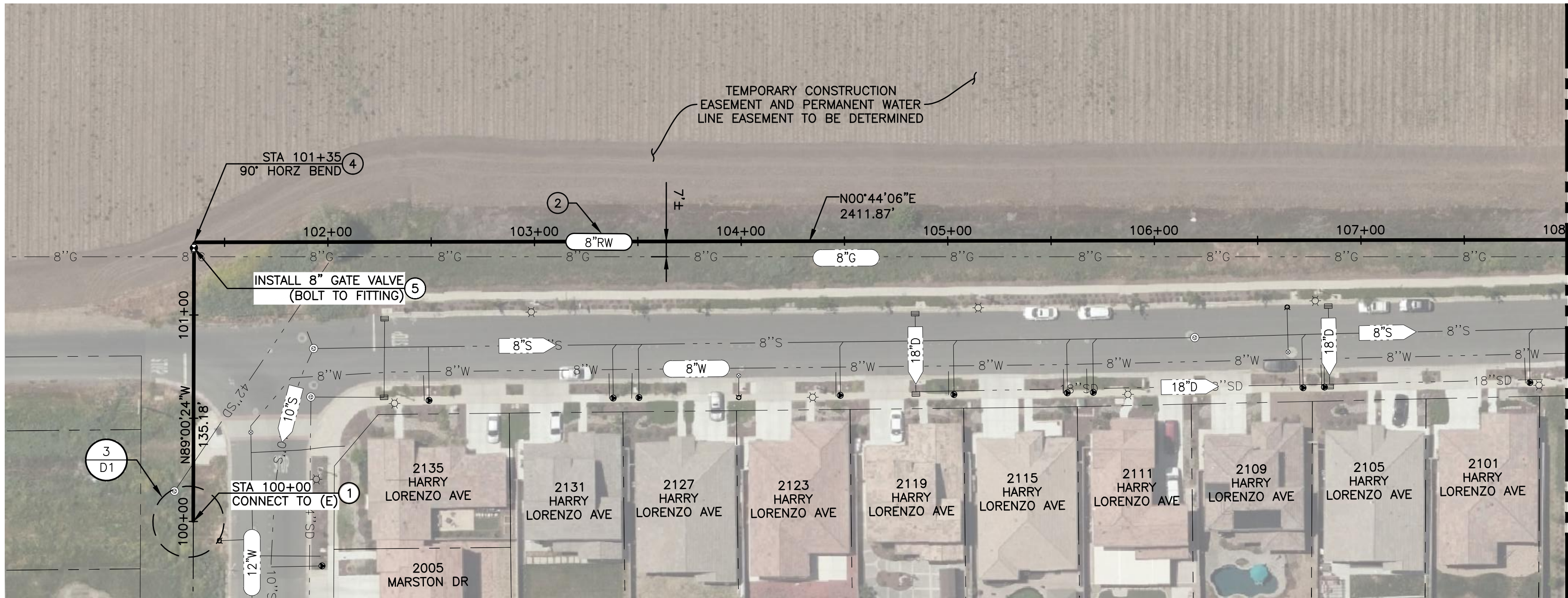
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S. VANDEBERGH

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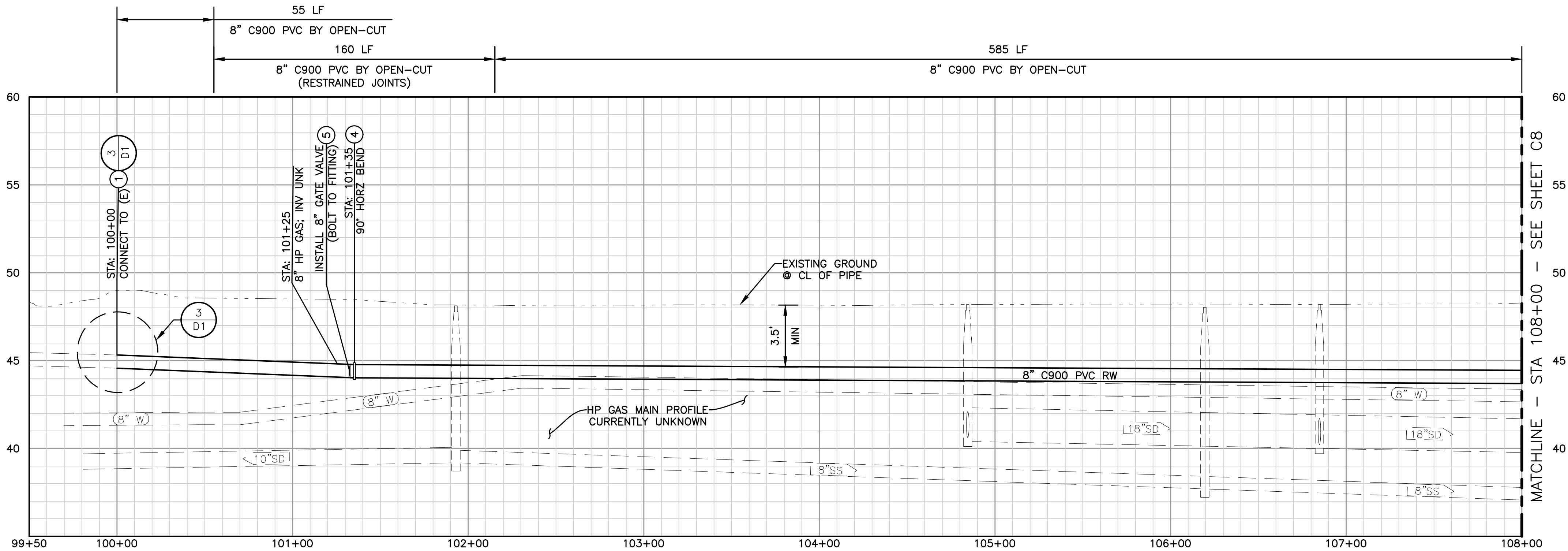
REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

C6
SHEET 9 OF 18

N:\Clients\204 Woodland\30-19-60 Spring Lake RW Ph 1\CAD\Production\20430-1960-HLA PP.dwg



8" RECYCLED WATER MAIN PLAN - HARRY LORENZO AVENUE



8" RECYCLED WATER MAIN PROFILE - HARRY LORENZO AVENUE

SCALE: H: 1"=40', V: 1"=4'

KEYNOTES

- CONNECT 8" RECYCLED WATER LINE TO EXISTING PIPING PER DETAIL SHOWN.
- CONSTRUCT 8" C900 PVC RECYCLED WATER LINE. TRENCH AND BACKFILL PER CITY OF WOODLAND STD DETAILS 0210 AND 0211. CROSS EXISTING UTILITIES PER CITY OF WOODLAND STD DETAIL 0746. SEE ALSO SECTION 12 OF THE CITY OF WOODLAND STD CONSTRUCTION SPECIFICATIONS.
- INSTALL AIR RELEASE VALVE PER CITY OF WOOLAND STD DETAIL 0741.
- INSTALL FITTING PER PLAN WITH RESTRAINED JOINTS AS SHOWN.
- INSTALL GATE VALVE (SIZE PER PLAN) PER CITY OF WOODLAND STD DETAIL 0725 AND RESTRAINED JOINTS AS SHOWN.
- CONSTRUCT WATER SERVICE PER DETAIL 0700 THRU 0706 AND 0710.
- INSTALL BLOW OFF VALVE PER CITY OF WOODLAND STD DETAIL 0740.

NOTES

- WHERE NECESSARY TO INSTALL IMPROVEMENTS, SAWCUT EXISTING CONCRETE SIDEWALK OR PATHWAY AT NEAREST SCORE MARK OR DEEP JOINT AND REPAIR SIDEWALK, CURB, AND GUTTER PER CITY OF WOODLAND STD DETAILS 0300 THRU 0316, AND 1320, AND SECTION 6 OF THE CITY OF WOODLAND STD CONSTRUCTION SPECIFICATIONS.
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WEST YOST ASSOCIATES
2020 Research Park Drive
Suite 100
Davis, California 95618
(530) 756-6905
FAX (530) 756-6991



PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: P.E. 76779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

HARRY LORENZO AVENUE
(STA 100+00 TO STA 108+00)

BENCH MARK:
ELEVATION: 39.345' DATUM: NAVD88
DESCRIPTION: POINT T-22 AS SHOWN ON THE CITY OF WOODLAND GEODETIC CONTROL SURVEY (2002), FILED IN BOOK 2002 OF MAPS, PAGES 88-94, YOLO COUNTY RECORDS. LOCATED ON THE NORTH SIDE OF THE INTX OF CO RD 102 AT GIBSON RD IN THE CENTER OF THE MEDIAN

CITY OF WOODLAND
APPROVED BY:
BRENT MEYER - CITY ENGINEER
DATE:

SCALE:
HORIZ. AS SHOWN VERT. AS SHOWN

DATE:

DESIGNED BY
A. BROWN

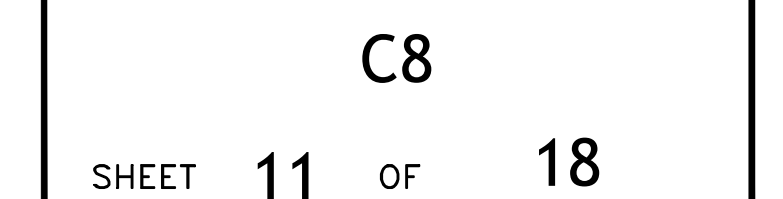
DRAWN BY
A. BROWN

REVIEWED BY
S. VANDEBERGH

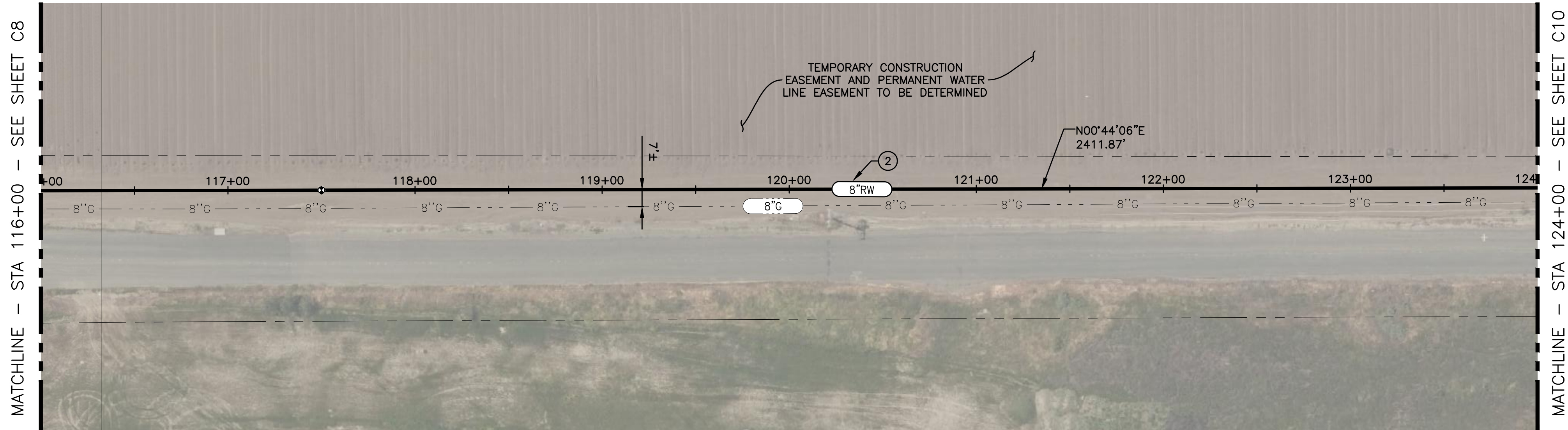
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REVISIONS			
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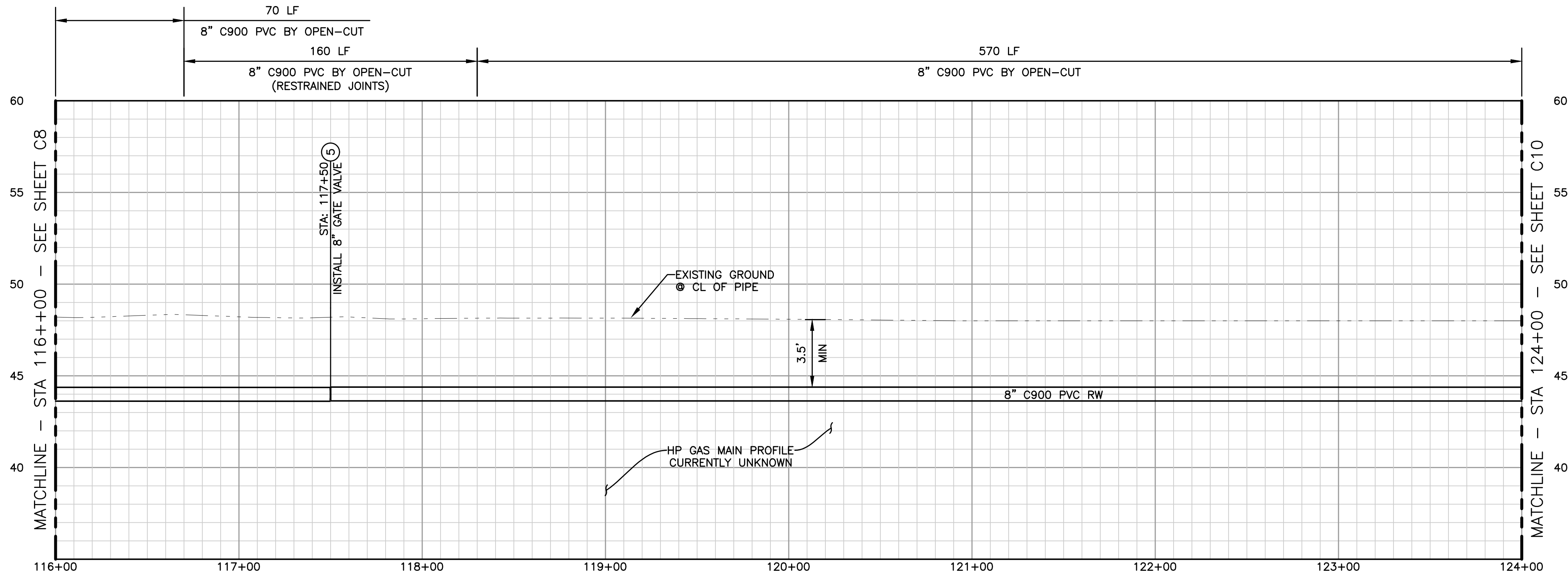
C7
SHEET 10 OF 18



N:\Clients\204 Woodland\30-19-60 Spring Lake RW Ph 1\CAD\Production\20430-1960-HLA PP.dwg



8" RECYCLED WATER MAIN PLAN - HARRY LORENZO AVENUE



8" RECYCLED WATER MAIN PROFILE - HARRY LORENZO AVENUE

SCALE: H: 1"=40', V: 1"=4'

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- INSTALL BLOW OFF VALVE PER CITY OF WOODLAND STD DETAIL 0740.

NOTES

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PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: P.E. 76779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

HARRY LORENZO AVENUE
(STA 116+00 TO STA 124+00)

BENCH MARK:
ELEVATION: 39.345' DATUM: NAVD88
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CITY OF WOODLAND
APPROVED BY:

BRENT MEYER - CITY ENGINEER

DATE:

SCALE: HORIZ. AS SHOWN VERT. AS SHOWN

DATE:

DESIGNED BY
A. BROWN

DRAWN BY
A. BROWN

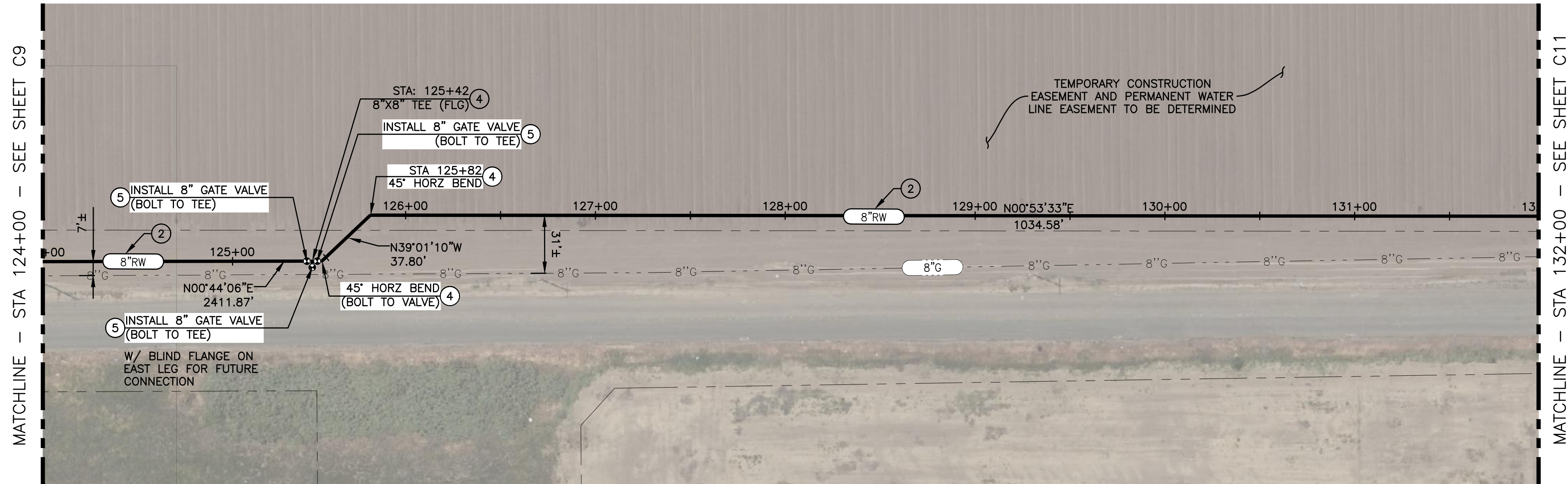
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S. VANDEBERGH

FILE: 20430-1960-HLA PP.dwg

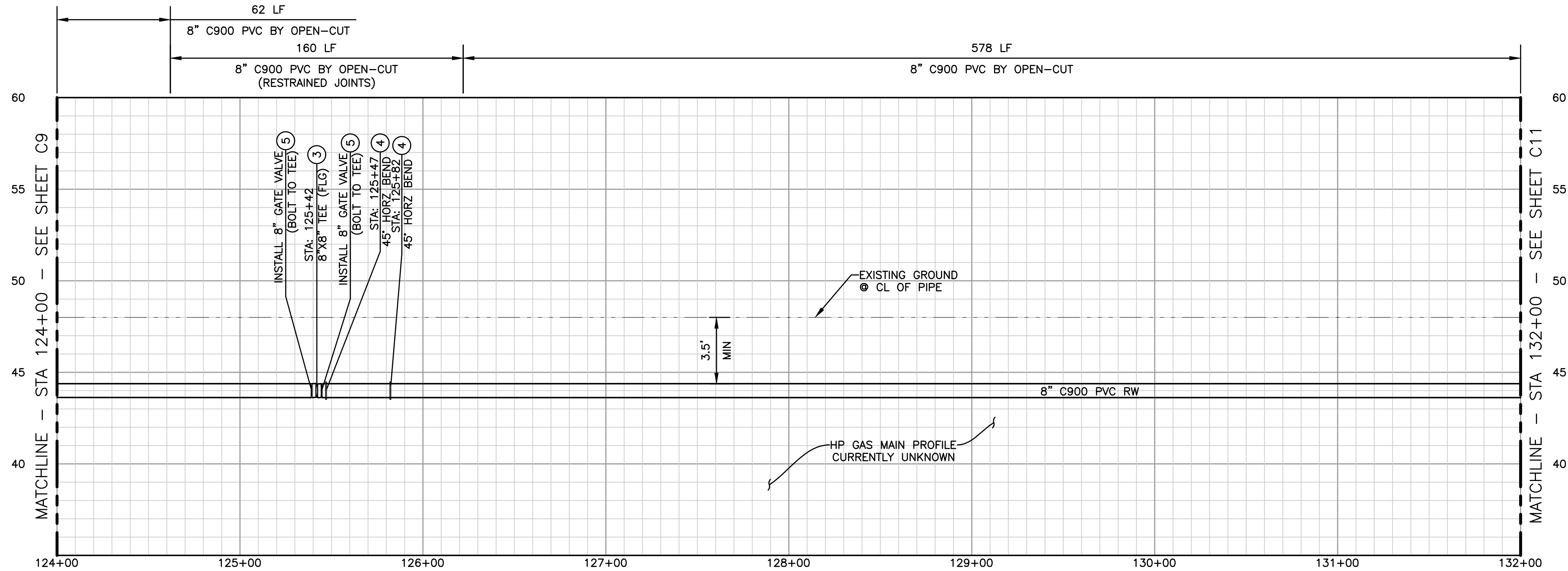
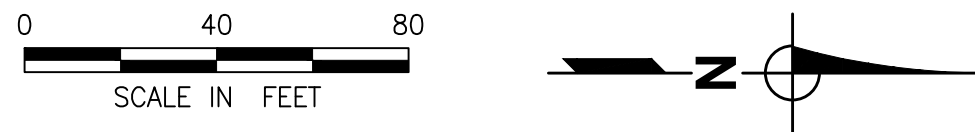
REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

C9
SHEET 12 OF 18

N:\Clients\204 Woodland\30-19-60 Spring Lake RW Ph 1\CAD\Production\20430-1960-HLA PP.dwg



8" RECYCLED WATER MAIN PLAN - HARRY LORENZO AVENUE



8" RECYCLED WATER MAIN PROFILE - HARRY LORENZO AVENUE

SCALE: H: 1"=40', V: 1"=4'

KEYNOTES

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- INSTALL BLOW OFF VALVE PER CITY OF WOODLAND STD DETAIL 0740.

NOTES

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PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: P.E. 76779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

HARRY LORENZO AVENUE
(STA 124+00 TO STA 132+00)

BENCH MARK:
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CITY OF WOODLAND
APPROVED BY:
BRENT MEYER - CITY ENGINEER
DATE:

SCALE:
HORIZ. AS SHOWN VERT. AS SHOWN

DATE:

DESIGNED BY
A. BROWN

DRAWN BY
A. BROWN

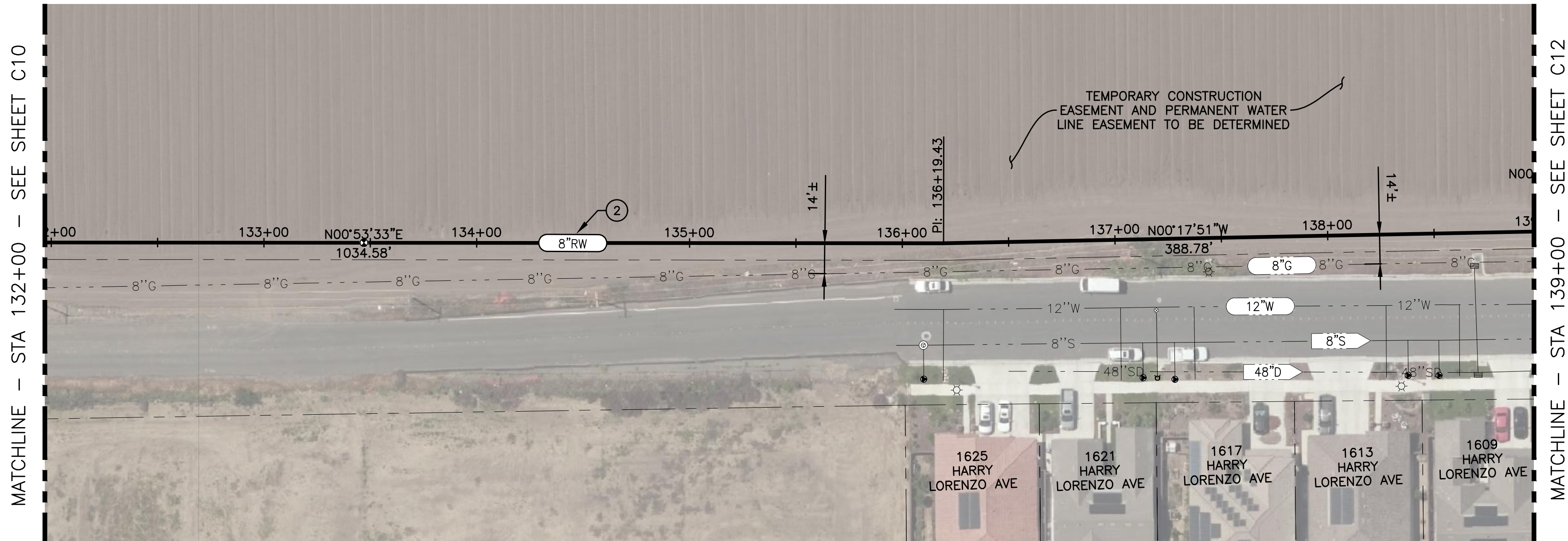
REVIEWED BY
S. VANDEBERGH

FILE: 20430-1960-HLA PP.dwg

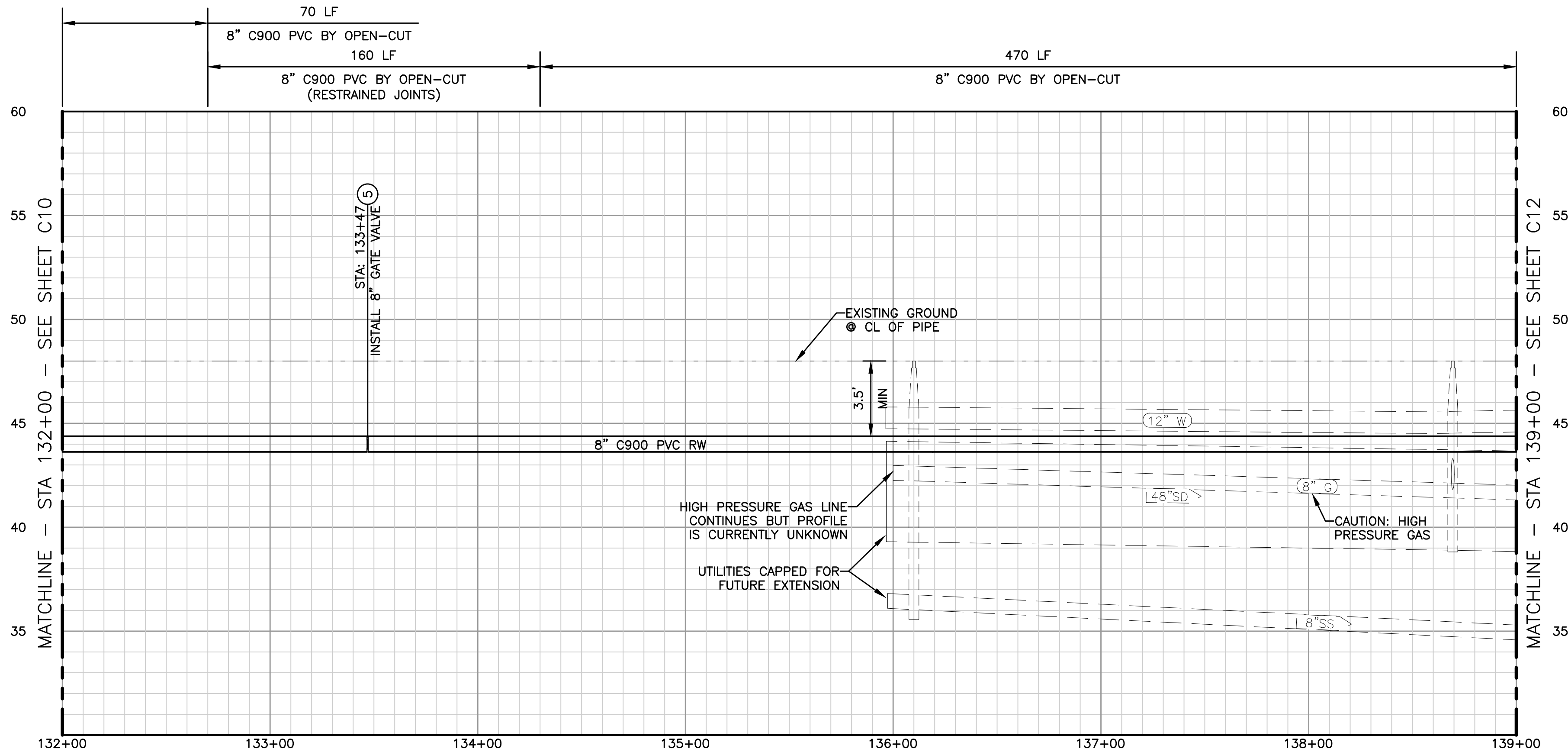
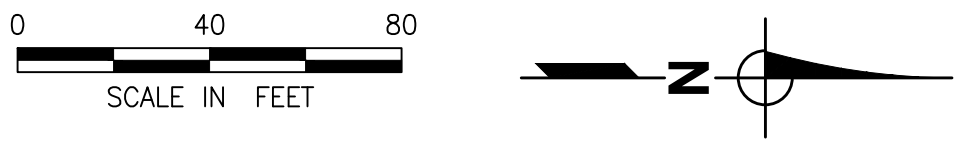
REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

C10
SHEET 13 OF 18

N:\Clients\204 Woodland\30-19-60 Spring Lake RW Ph 1\CAD\Production\20430-1960-HLA PP.dwg



8" RECYCLED WATER MAIN PLAN - HARRY LORENZO AVENUE



8" RECYCLED WATER MAIN PROFILE - HARRY LORENZO AVENUE

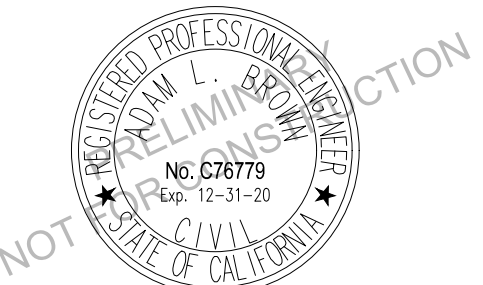
SCALE: H: 1"=40', V: 1"=4'

KEYNOTES

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NOTES

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PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: P.E. 76779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

HARRY LORENZO AVENUE
(STA 132+00 TO STA 139+00)

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CITY OF WOODLAND
APPROVED BY:
BRENT MEYER - CITY ENGINEER
DATE:

SCALE: AS SHOWN HORIZ. AS SHOWN VERT. AS SHOWN

DATE:

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A. BROWN

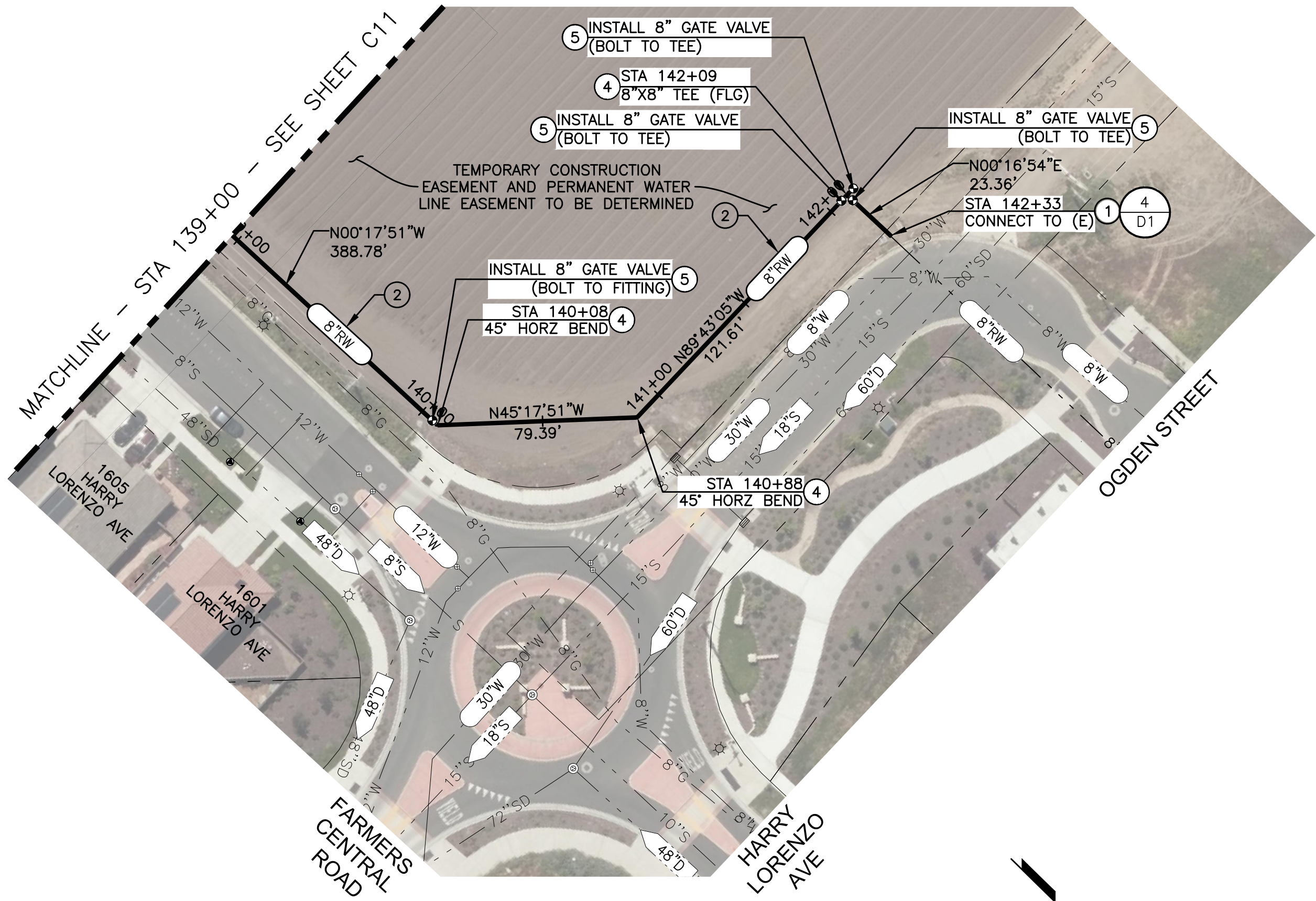
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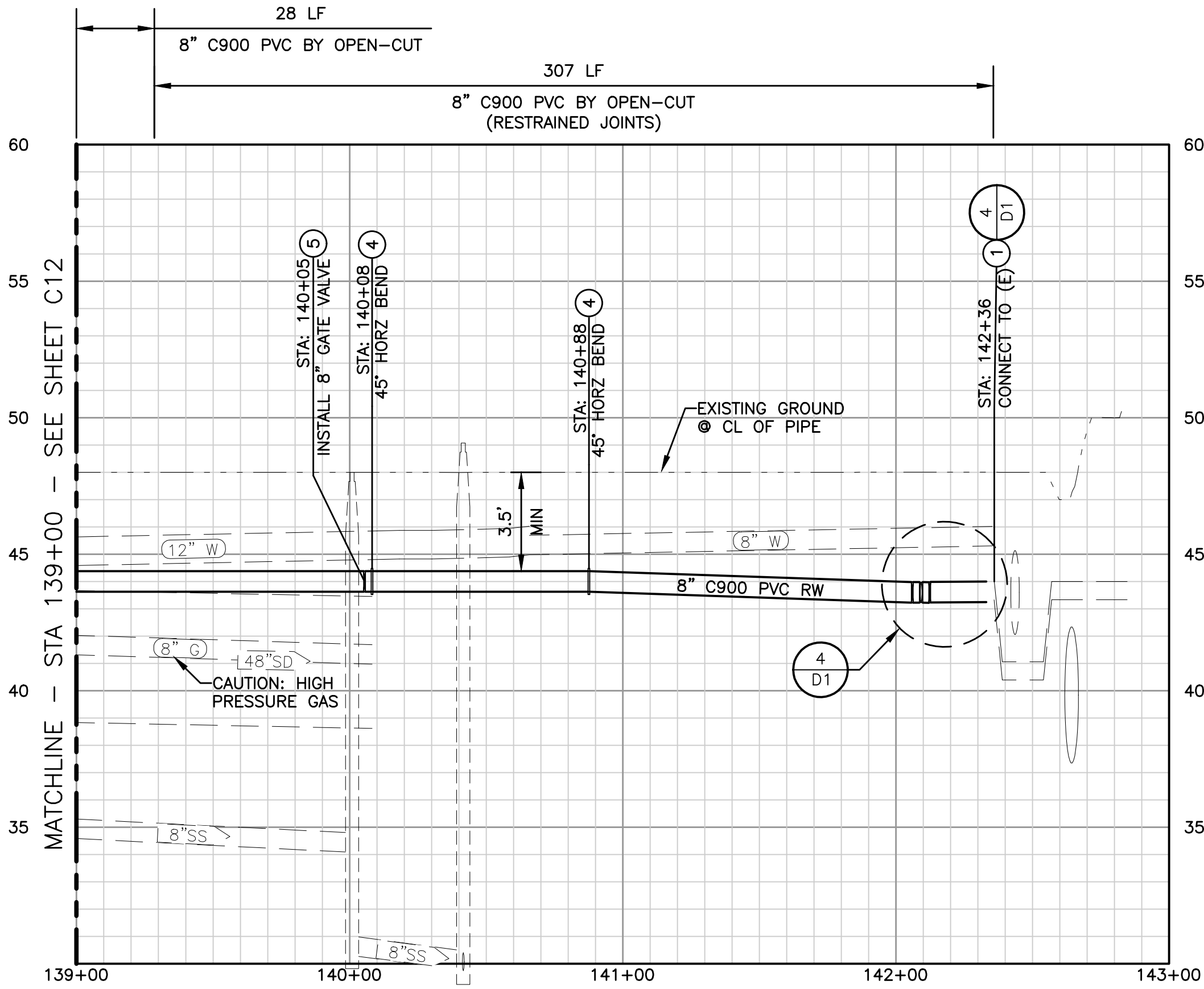
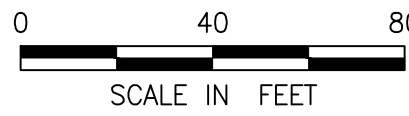
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REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

C11
SHEET 14 OF 18



8" RECYCLED WATER MAIN PLAN - HARRY LORENZO AVENUE



8" RECYCLED WATER MAIN PROFILE - HARRY LORENZO AVENUE

SCALE: H: 1"=40', V: 1"=4'

KEYNOTES

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NOTES

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RECYCLED WATER
MAIN

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(STA 139+00 TO END)

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APPROVED BY:

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DATE:

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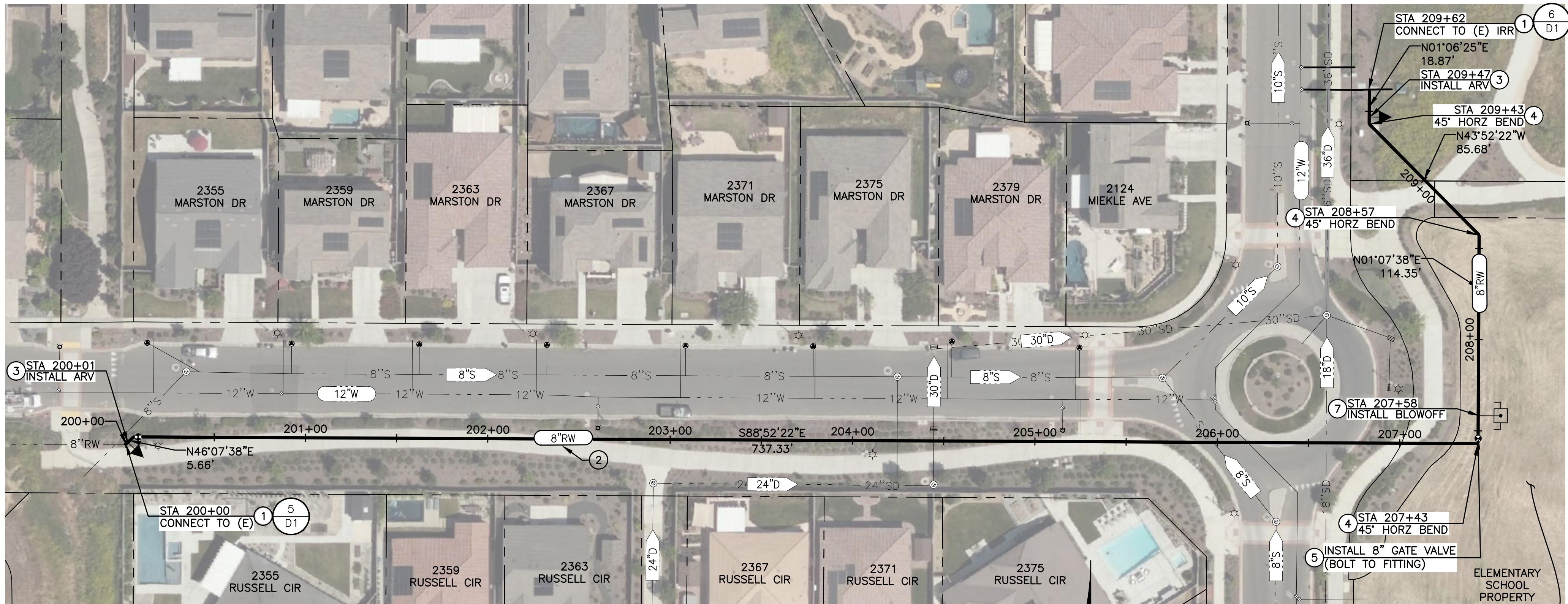
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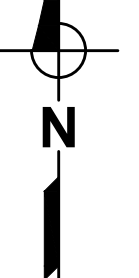
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N:\Clients\204 Woodland\30-19-60 Spring Lake RW PP.dwg



8" RECYCLED WATER MAIN PLAN - MARSTON DRIVE



KEYNOTES

- 1 CONNECT 8" RECYCLED WATER LINE TO EXISTING PIPING PER DETAIL SHOWN.
- 2 CONSTRUCT 8" C900 PVC RECYCLED WATER LINE. TRENCH AND BACKFILL PER CITY OF WOODLAND STD DETAILS 0210 AND 0211. CROSS EXISTING UTILITIES PER CITY OF WOODLAND STD DETAIL 0746. SEE ALSO SECTION 12 OF THE CITY OF WOODLAND STD CONSTRUCTION SPECIFICATIONS.
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BY: ADAM L. BROWN

DATE: P.E. 76779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

MARSTON DRIVE

BENCH MARK:
ELEVATION: 39.345' DATUM: NAVD88
DESCRIPTION: POINT T-22 AS SHOWN ON THE CITY OF WOODLAND GEODETIC CONTROL SURVEY (2002), FILED IN BOOK 2002 OF MAPS, PAGES 88-94, YOLO COUNTY RECORDS. LOCATED ON THE NORTH SIDE OF THE INTX OF CO RD 102 AT GIBSON RD IN THE CENTER OF THE MEDIAN

CITY OF WOODLAND
APPROVED BY:

BRENT MEYER - CITY ENGINEER

DATE:

SCALE: HORIZ. AS SHOWN VERT. AS SHOWN

DATE:

DESIGNED BY A. BROWN

DRAWN BY A. BROWN

REVIEWED BY S. VANDEBERGH

FILE: 20430-1960-MARSTON PP.dwg

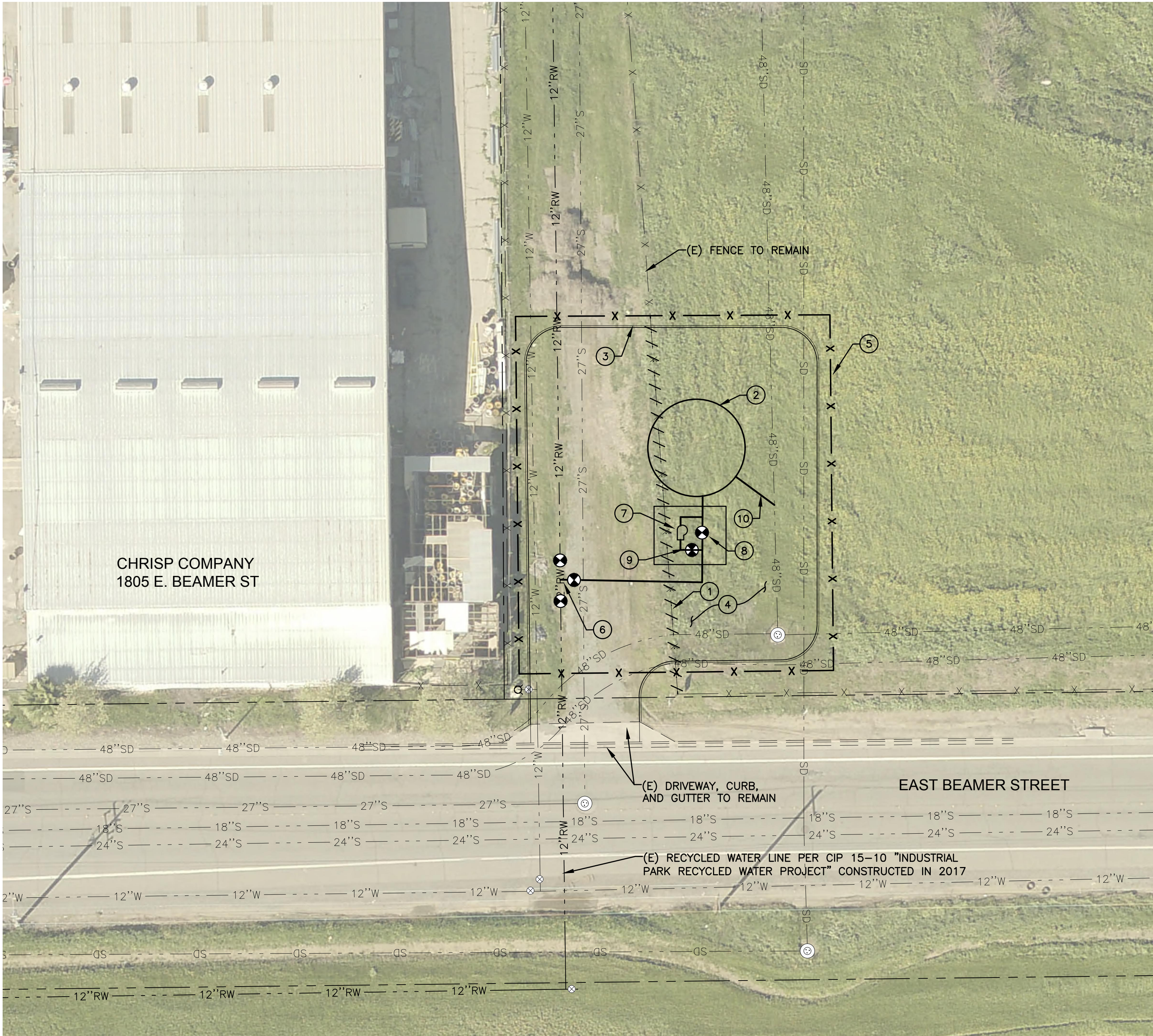
REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

C13

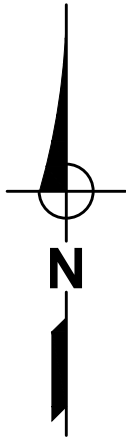
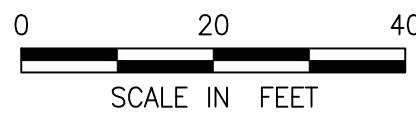
SHEET 16 OF 18

SCALE: H: 1"=40', V: 1"=4'

N:\Clients\204 Woodland\30-19-60 Spring Lake RW Ph 1\CAD\Production\20430-1960-TANK.dwg



STORAGE TANK SITE PLAN



KEYNOTES

1. DEMOLISH AND DISPOSE OF EXISTING BARBED WIRE FENCE.
2. INSTALL 100,000 GALLON STORAGE TANK.
3. CONSTRUCT CONCRETE CURB.
4. CONSTRUCT AC PAVEMENT.
5. INSTALL PERMANENT SECURITY FENCING AND ACCESS GATE.
6. CONNECT TANK PIPING TO (E) 12" RW PIPE WITH TEE AND GATE VALVES.
7. INSTALL PUMP
8. INSTALL ALTITUDE VALVE
9. INSTALL CHECK VALVE
10. INSTALL TANK DRAIN AND OVERFLOW PIPING AND CONNECT TO (E) STORM DRAIN

NOTES

1. CONTRACTOR SHALL POTHOLE AND VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING WORK.



PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: P.E. 76779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07
SPRING LAKE EXT
RECYCLED WATER
MAIN

STORAGE TANK SITE PLAN

BENCH MARK:
ELEVATION: 39.345' DATUM: NAVD88
DESCRIPTION: POINT T-22 AS SHOWN ON THE
CITY OF WOODLAND GEODETIC CONTROL SURVEY
(2002), FILED IN BOOK 2002 OF MAPS, PAGES
88-94, YOLO COUNTY RECORDS. LOCATED ON
THE NORTH SIDE OF THE INTX OF CO RD 102
AT GIBSON RD IN THE CENTER OF THE MEDIAN

CITY OF WOODLAND
APPROVED BY:

BRENT MEYER - CITY ENGINEER

DATE:

SCALE:
HORIZ. AS SHOWN VERT. AS SHOWN

DATE:

DESIGNED BY
A. BROWN

DRAWN BY
A. BROWN

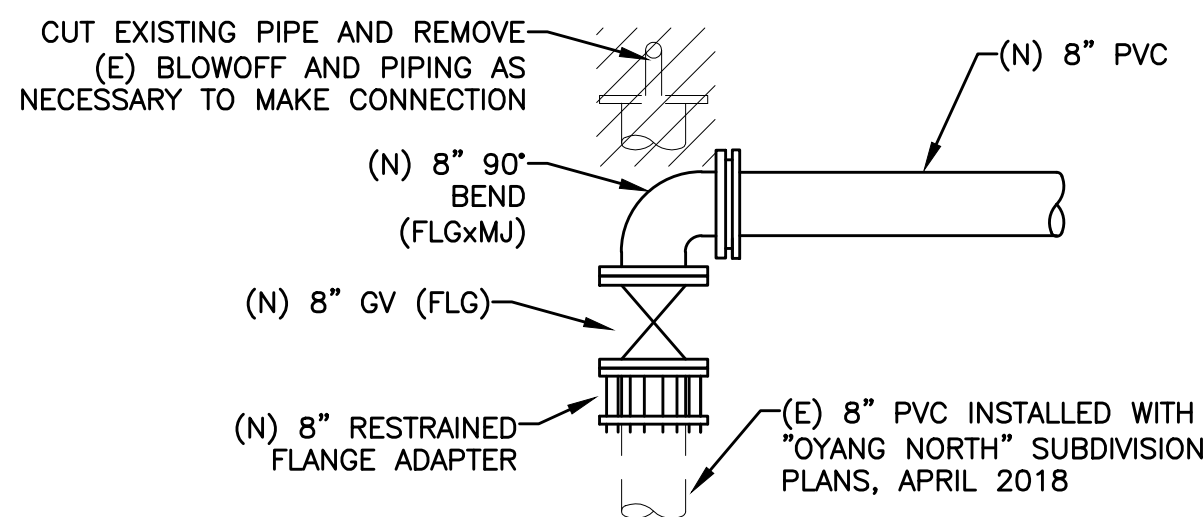
REVIEWED BY
S. VANDEBERGH

FILE: 20430-1960-TANK.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

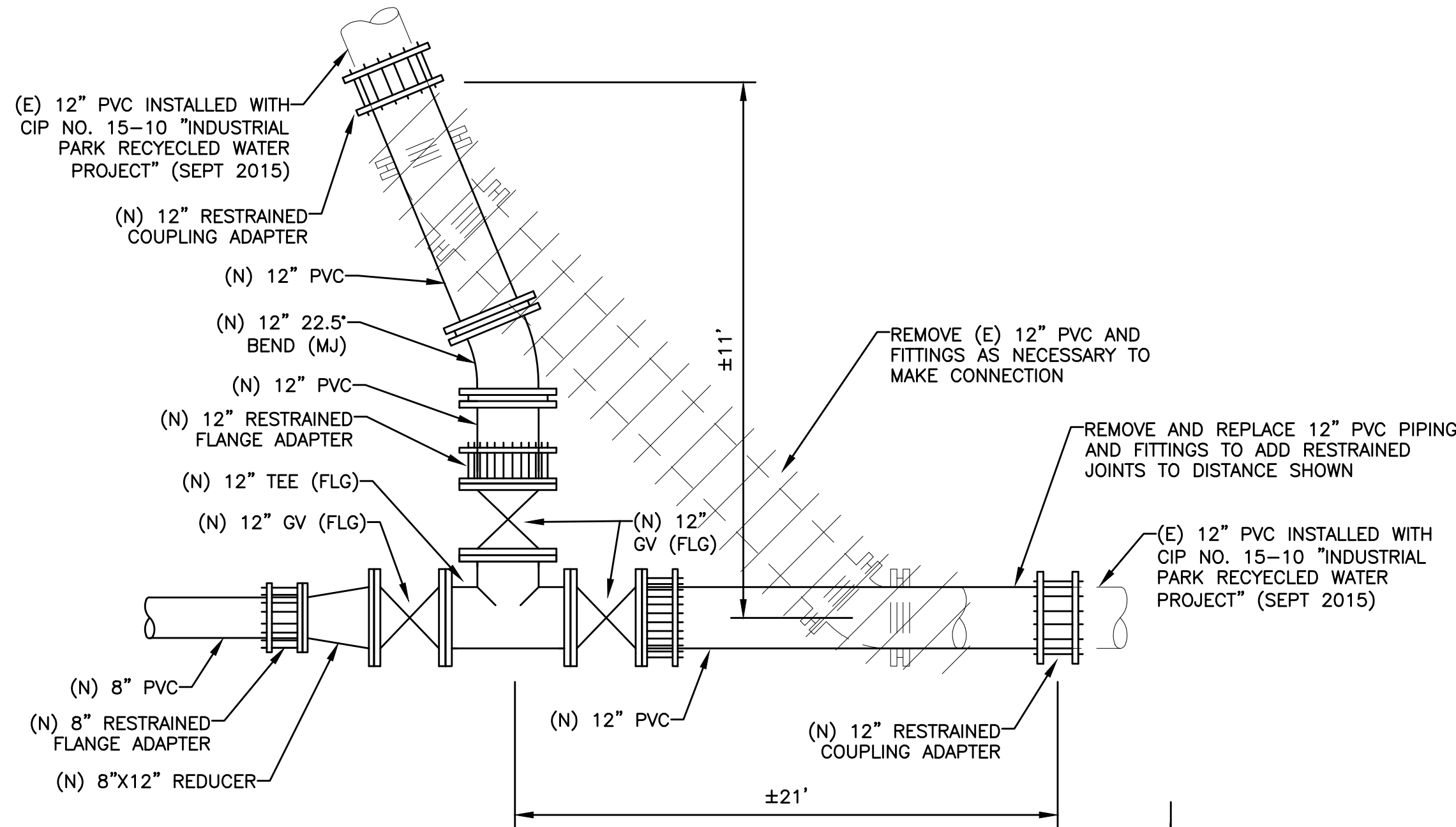
C14
SHEET 17 OF 18

N:\Clients\204 Woodland\30-19-60 Spring Lake RW Ph 1\CAD\Production\20430-1960-DETAILS.dwg



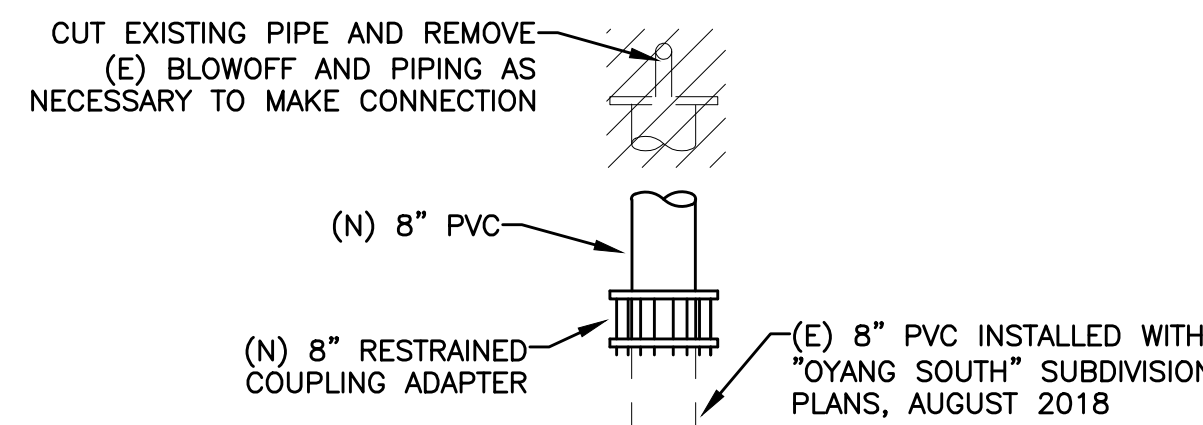
GIBSON RD CONNECTION @ HARRY LORENZO AVE

DETAIL 1
C1
SCALE: NTS



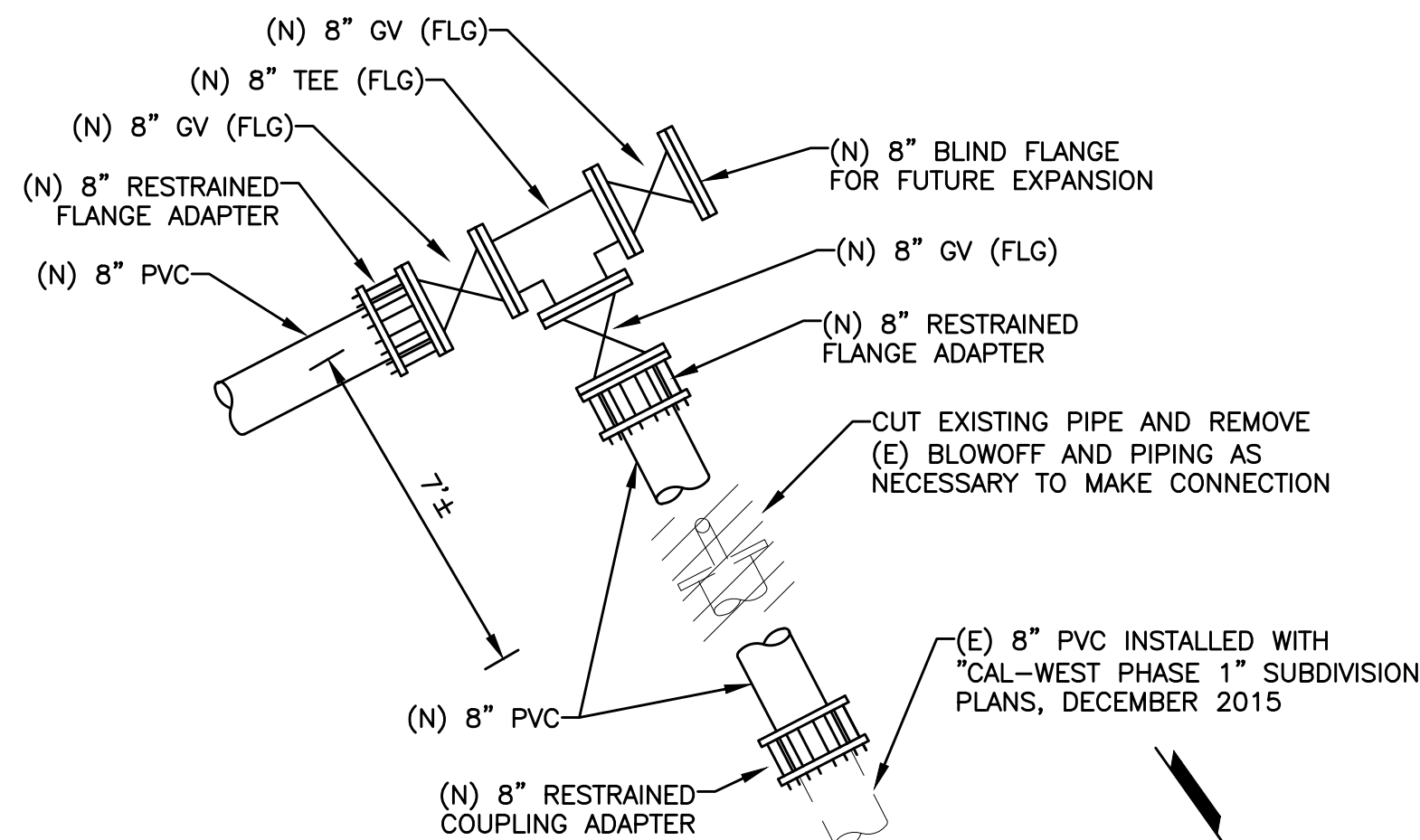
GIBSON RD CONNECTION TO "INDUSTRIAL PARK RECYCLED WATER PROJECT"

DETAIL 2
C6
SCALE: NTS



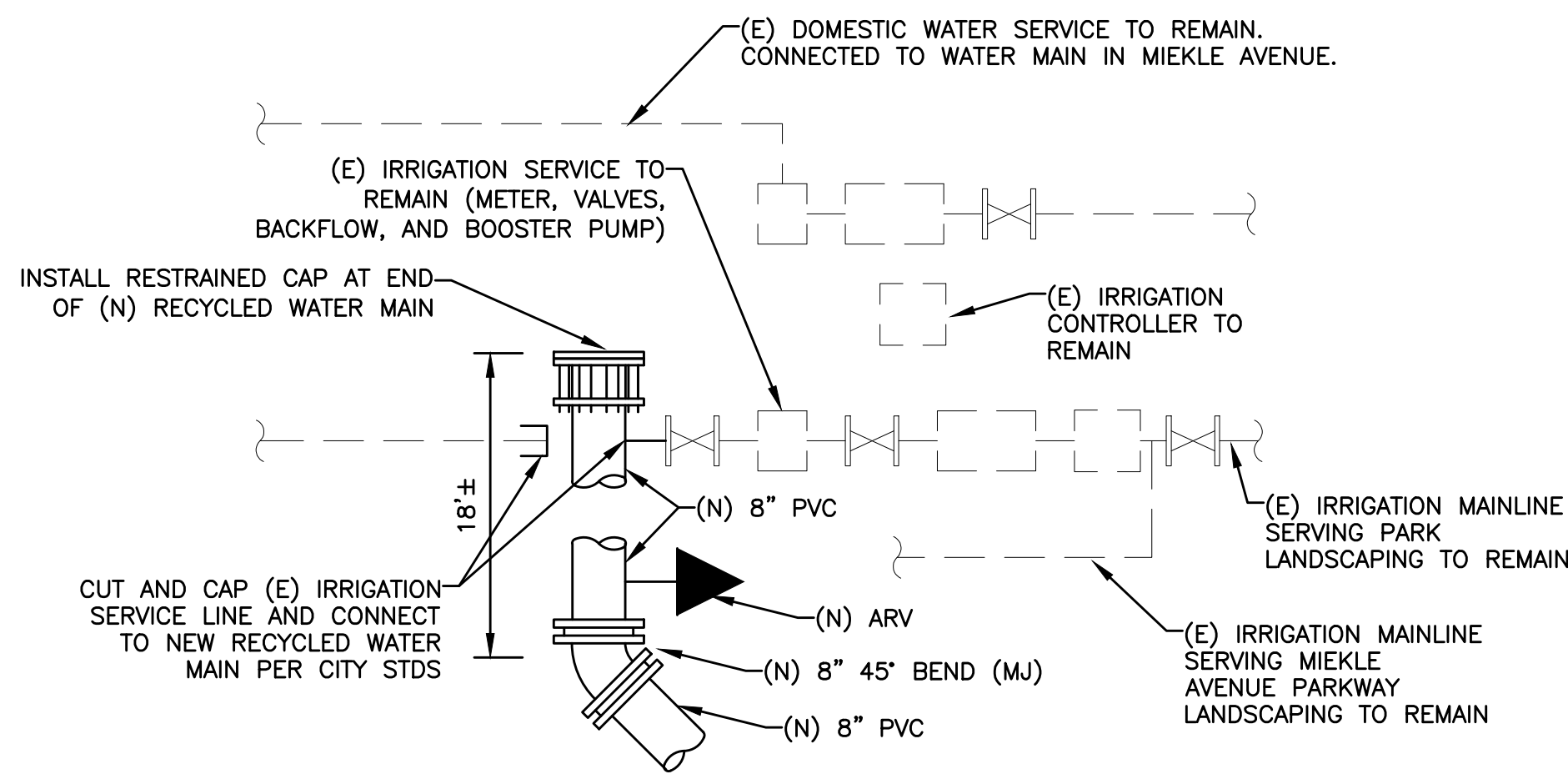
HARRY LORENZO AVE CONNECTION @ MARSTON DR

DETAIL 3
C7
SCALE: NTS



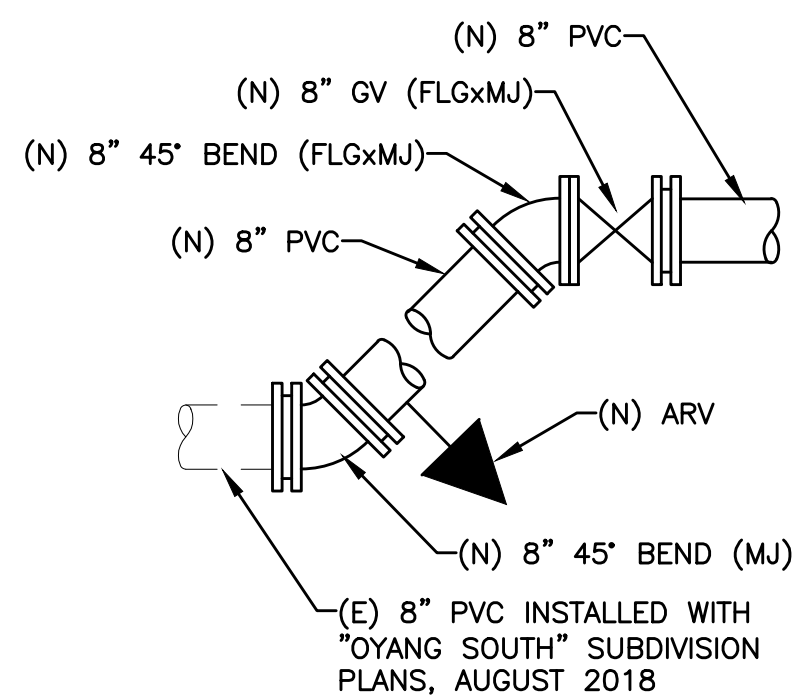
HARRY LORENZO AVE CONNECTION @ OSBORN DR

DETAIL 4
C12
SCALE: NTS



CONNECTION @ EXISTING PARK

DETAIL 5
C13
SCALE: NTS



MARSTON DR CONNECTION

DETAIL 6
C13
SCALE: NTS

TIE-IN NOTES:

- RESTRAINED DIP SLEEVE MAY BE USED IN LEIU OF TRANSITION COUPLINGS FOR CONNECTION TO EXISTING DIP OR PVC MAINS.
- WHERE EXISTING PIPE JOINT IS LOCATED WITHIN 3 FEET OF POINT OF CONNECTION, REMOVE AND REPLACE EXISTING PIPE SEGMENT TO NEAREST JOINT.
- CONTRACTOR SHALL REMOVE ALL EXISTING VALVES, FITTINGS, AND THRUST BLOCKS AS NECESSARY TO PERFORM TIE-IN.
- VALVES SHALL BE FLANGED TO TEES. OTHER PIPE JOINTS SHOWN FOR TIE-INS MAY BE MODIFIED TO FACILITATE TIE-IN.
- CONTRACTOR SHALL NOT OPERATE ACTIVE WATER VALVES. SHUT DOWNS SHALL BE COORDINATED WITH AND PERFORMED BY CITY STAFF.
- ALL TEES, FITTINGS, AND PIPE JOINTS AT TIE-IN LOCATIONS SHALL BE RESTRAINED.

NOTES FOR ALL SERVICES AND STUBS:

- REPLACE LANDSCAPING DAMAGED DURING CONSTRUCTION. ALL CURBS, GUTTERS, & SIDEWALKS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO FOUR (4) FEET EACH SIDE OF TRENCH OR TO NEAREST SCOREMARKS PER CITY STDs.
- WHEELCHAIR RAMPS DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE RECONSTRUCTED TO COMPLY WITH THE MOST CURRENT VERSION OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND THE CALIFORNIA BUILDING CODE, AND/OR AS DIRECTED BY THE CITY.
- COORDINATE WITH CITY AND PROPERTY OWNERS TO SCHEDULE SHUT DOWN TIMES FOR ALL IRRIGATION SERVICE TRANSFERS.
- ALL FIRE HYDRANTS AND WATER SERVICES SHALL BE INSTALLED SUCH THAT THE DEPARTMENT OF PUBLIC HEALTH CLEARANCE REQUIREMENTS ARE MET.



PROJECT ENGINEER'S SIGNATURE
BY: ADAM L. BROWN

DATE: P.E. 76779
REGISTRATION EXP.: 12/31/20

PROJ NO. 204-30-19-60

CIP NO. 17-07 SPRING LAKE EXT RECYCLED WATER MAIN

DETAILS

BENCH MARK:
ELEVATION: 39.345' DATUM: NAVD88
DESCRIPTION: POINT T-22 AS SHOWN ON THE CITY OF WOODLAND GEODETIC CONTROL SURVEY (2002), FILED IN BOOK 2002 OF MAPS, PAGES 88-94, YOLO COUNTY RECORDS. LOCATED ON THE NORTH SIDE OF THE INTX OF CO RD 102 AT GIBSON RD IN THE CENTER OF THE MEDIAN

CITY OF WOODLAND
APPROVED BY:

BRENT MEYER - CITY ENGINEER

DATE:

SCALE: HORIZ. AS SHOWN VERT. AS SHOWN

DATE:

DESIGNED BY
A. BROWN

DRAWN BY
A. BROWN

REVIEWED BY
S. VANDEBERGH

FILE: 20430-1960-DETAILS.dwg

REVISIONS			
NO.	DESCRIPTION	BY APPR.	DATE

D1

SHEET 18 OF 18

Attachment B

Detailed Fee Spreadsheet

West Yost Associates	P/VP \$318 Smith	SE/SS/SG II \$256 Brown	SE/SS/SG I \$244 Ganry	ESG II \$195	TS IV \$240 Colorado	P/VP \$318 Goodwin	Labor		SURV	LOCA	GEO	POTH	HDD	Costs		
							Hours	Fee						Sub. w/ markup 10%	Other Direct	Total Costs
PROJECT:																
Task 2 Topographic Survey																
2.01 Topographic Survey							0		\$ 16,900					\$ 18,590		\$ 18,590
Subtotal, Task 2 (hours)	0	0	0	0	0	0	0									
Subtotal, Task 2 (\$)									\$ 16,900					\$ 18,590		\$ 18,590
Task 3 Preliminary Research																
3.01 Site Visit		6		6			12	\$ 2,706								\$ 2,706
3.02 Review Project Documents			12	6			18	\$ 4,098								\$ 4,098
3.03 Utility Coordination		4	16	40			60	\$ 12,728								\$ 12,728
3.04 Trenchless Method Evaluation		12	4				16	\$ 4,048				\$ 20,000	\$ 22,000			\$ 26,048
Subtotal, Task 3 (hours)	0	22	32	52	0	0	106									
Subtotal, Task 3 (\$)		\$ 5,632	\$ 7,808	\$ 10,140				\$ 23,580				\$ 20,000	\$ 22,000			\$ 45,580
Task 4 Geotechnical Desktop Study																
4.01 Geotechnical Desktop Study							0				\$ 5,500			\$ 6,050		\$ 6,050
Subtotal, Task 4 (hours)	0	0	0	0	0	0	0									
Subtotal, Task 4 (\$)											\$ 5,500			\$ 6,050		\$ 6,050
Task 5 65% Construction Documents																
5.01 Prepare 65% Plans		12	40	80		4	136	\$ 29,704								\$ 29,704
5.02 Cost Estimate		4	8	16		4	32	\$ 7,368								\$ 7,368
5.03 Draft Specification Table of Contents		4	4	16	12	2	38	\$ 8,636								\$ 8,636
Subtotal, Task 5 (hours)	0	20	52	112	12	10	206									
Subtotal, Task 5 (\$)		\$ 5,120	\$ 12,688	\$ 21,840	\$ 2,880	\$ 3,180		\$ 45,708								\$ 45,708
Task 6 Utility Locating																
6.01 Utility Locating							0			\$ 15,350				\$ 16,885		\$ 16,885
Subtotal, Task 6 (hours)	0	0	0	0	0	0	0									
Subtotal, Task 6 (\$)										\$ 15,350				\$ 16,885		\$ 16,885
Task 7 Potholing																
7.01 Potholing		2	4	8			14	\$ 3,048				\$ 50,000		\$ 55,000		\$ 58,048
Subtotal, Task 7 (hours)	0	2	4	8	0	0	14									
Subtotal, Task 7 (\$)		\$ 512	\$ 976	\$ 1,560				\$ 3,048				\$ 50,000		\$ 55,000		\$ 58,048
Task 8 95% Construction Documents																
8.01 Prepare 90% Plans		8	24	40		4	76	\$ 16,976								\$ 16,976
8.02 Cost Estimate		4	8	16		4	32	\$ 7,368								\$ 7,368
8.03 Prepare Specifications		12	40		24	4	80	\$ 19,864								\$ 19,864
Subtotal, Task 8 (hours)	0	24	72	56	24	12	188									
Subtotal, Task 8 (\$)		\$ 6,144	\$ 17,568	\$ 10,920	\$ 5,760	\$ 3,816		\$ 44,208								\$ 44,208
Task 9 Final Construction Documents																
9.01 Prepare Final Plans and Sign		4	8	16			28	\$ 6,096								\$ 6,096
9.02 Cost Estimate		2	4	8			14	\$ 3,048								\$ 3,048
9.03 Prepare Final Specifications		4	12		8		24	\$ 5,872								\$ 5,872
Subtotal, Task 9 (hours)	0	10	24	24	8	0	66									
Subtotal, Task 9 (\$)		\$ 2,560	\$ 5,856	\$ 4,680	\$ 1,920			\$ 15,016								\$ 15,016
Task 10 Bid Phase Services																
10.01 Answer Bid Questions		2	4	4		2	12	\$ 2,904								\$ 2,904
10.02 Attend Pre-Bid Meeting		3		3			6	\$ 1,353								\$ 1,353
10.03 Prepare Bid Addendum		2	4	2			8	\$ 1,878								\$ 1,878
10.04 Prepare Conformed Set		2	8	12			22	\$ 4,804								\$ 4,804
Subtotal, Task 10 (hours)	0	9	16	21	0	2	48									
Subtotal, Task 10 (\$)		\$ 2,304	\$ 3,904	\$ 4,095		\$ 636		\$ 10,939								\$ 10,939
TOTAL (hours)	4	133	203	276	44	24	684									
TOTAL (\$)	\$ 1,272	\$ 34,048	\$ 49,532	\$ 53,820	\$ 10,560	\$ 7,632		\$ 156,864	\$ 16,900	\$ 15,350	\$ 5,500	\$ 50,000	\$ 20,000	\$ 118,525		\$ 275,389

Attachment C

Project Schedule



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: January 18, 2022
ITEM #: F.7
SUBJECT: Loan and Purchase Price Limits for First Time Homebuyers Loan Assistance Program

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to increase the loan limit to \$120,000 for the City's First Time Homebuyers Loan Assistance Program and increase the home purchase price limits to \$423,000 (existing homes) and \$439,000 (new homes) for the program.

Staff Contact:

Dan Sokolow, Senior Planner, (530) 661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact:

There is no impact to the General Fund as HOME, BEGIN, and CalHome program income (repaid housing loans) are used to fund the City's loan assistance program.

Background:

The City has operated a loan assistance program for first time homebuyers since approximately 2006 to assist low-income households purchase homes in Woodland.

Discussion:

As of January 3, 2022, the Metrolist multiple listing service (MLS) for Yolo County lists only one home at a purchase price, \$375,000, that does not exceed the current purchase price limit of \$390,000 (new and existing homes) for the City's loan assistance program. The next available home on Metrolist's MLS for Woodland is priced at \$440,000. While not all existing homes are listed on an MLS, there is a limited supply of existing homes available for purchase and prices remain high. Staff's recommendation to increase the loan limit to \$120,000 (from the current amount of \$90,000) and the purchase price limits to \$423,000 (existing homes) and \$439,000 (new homes) may enable a number of program participants purchase homes who otherwise would not have the opportunity. The proposed purchase price limits of \$423,000 (existing homes) and \$439,000 (new homes) align with the limits for the HOME program. The majority of the funds available for the City's loan assistance program are derived from HOME program income.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, to increase the loan limit to \$120,000 for the City's First Time Homebuyers Loan Assistance Program and increase the home purchase price limits to \$423,000 (existing homes) and \$439,000 (new homes) for the program.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, CSD Director

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. CC Reso Jan 18, 2022

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING CHANGES TO THE LOAN AND PURCHASE PRICE LIMITS FOR THE
CITY'S FIRST TIME HOMEBUYERS LOAN ASSISTANCE PROGRAM**

WHEREAS, the City has offered a loan assistance program for first time homebuyers since approximately 2006 to assist low-income households purchase homes in Woodland;

WHEREAS, under the current purchase price limits of \$390,000 for the City's loan assistance program there is a limited supply of homes available for the program's participants; and

WHEREAS, increasing the loan and purchase price limits for the loan assistance program may assist a number of program participants purchase homes who otherwise would not have the opportunity.

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

Section 1. Approves an increase in the loan limit to \$120,000 (from \$90,000).

Section 2. Approves an increase in the purchase price limits to \$423,000 (existing homes, current amount \$390,000) and \$439,000 (new homes, current amount \$390,000).

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 18th day of January, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL

AGENDA: City Council Regular Meeting

DATE: January 18, 2022

ITEM #: F.8

SUBJECT: Loan Agreement for 310 West Main Street Affordable Housing Project

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, (1) approving an appropriation of \$500,000 from the Affordable Housing In-Lieu Fees Fund (327) and authorizing the Finance Officer to amend the Fiscal Year 2022 budget as necessary, (2) approving a fifteen-year residual receipts loan agreement with the Chelsea Investment Corporation in the amount of \$500,000 with three percent (3%) simple interest for Chelsea's 72-unit multifamily rental project at 310 West Main Street in substantially the same form presented to the City Council, (3) approving an regulatory agreement and declaration of restrictive covenants with Chelsea for the 310 West Main Street project in substantially the same form presented to the City Council, and (4) authorizing the City Manager to execute the loan and regulatory agreements and any other agreements necessary for the City loan.

Staff Contact:

Dan Sokolow, Senior Planner, (530) 661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact:

There is no impact to the General Fund. The \$500,000 loan will be funded through the Affordable Housing In-Lieu Fees Fund (327).

Background:

Chelsea Investment Corporation, a California developer of multifamily affordable housing projects, was awarded more than \$26,000,000 in Federal Low Income Housing Tax Credits last year by the California Tax Credit and Allocation Committee for the construction of a 72-unit multifamily rental project on a portion of the 5.73-acre site at 310 West Main Street (near the northwest corner of West Main Street and Ashley Avenue). Construction will start this spring and includes 20 one-bedroom, 32 two-bedroom, and 20 three-bedroom units to serve households earning between 30 and 60 percent of the median household income, adjusted for household size.

Amenities for the development include a clubhouse with a lounge, computer room, offices, restrooms, kitchen, and laundry area; a multipurpose grass field; and 3,000 square foot tot lot. Other features are barbeque and seating areas, outside adult exercise stations, and a basketball court. A future second phase with approximately 96 residential units will be constructed between the first phase (72 units) and Ashley Avenue. While the site plan shows two clubhouses with one constructed in each phase of the project, only one clubhouse will be constructed to serve both phases. Chelsea will contract for on-site resident services to include homework tutoring, a computer enrichment program, arts and crafts, and a reading program for school age children. Computer lab, computer instruction, English as a second language instruction (ESL), financial literacy workshops, health and wellness education, and a food distribution program will be available for adults.

Discussion:

Project costs for 310 West Main Street have risen since the submittal of Chelsea's tax credit application in June 2021. Factors contributing to this include increases in construction material and labor expenses and insurance (both construction and operational periods). In addition, there has been a drop in equity pricing for the tax credits with investors offering reduced payments for the tax credits. With the tax credit award, the California Tax Credit Allocation Committee requires Chelsea to pull a building permit for the project by this spring or risk losing the tax credit award. As part of its efforts to address increased project costs in order to pull a building

permit this spring, Chelsea has engaged the City on possible loan assistance. Staff recommends that the City Council approve a 15-year term residual receipts loan in the amount of \$500,000 with three percent (3%) simple interest to assist the project. The loan would be funded through the City's Affordable Housing In-Lieu Fees Fund (327) and sufficient revenues are available for the loan.

A number of tax credit developers will re-syndicate their tax credits after the initial tax credits have been in service for a 15-year period. This involves the issuance of new tax credits to typically finance the rehabilitation of a residential project and retire debt. Chelsea plans to re-syndicate their tax credits after 15 years, rehabilitate the 310 West Main Street project, and retire debt including the balance of the City's loan. With a residual receipts provision included in the City loan agreement, Chelsea will be required to share a portion of any profit (residual receipts) it generates each year. The payment will go towards paying down the accrued interest on the loan and is available for the City to use on other affordable housing projects. A regulatory agreement and declaration of restrictive covenants will be recorded for the 310 West Main Street project to ensure the continued affordability of the development. The City will annually monitor the project affordability and charge a \$900 annual fee subject to a three percent adjustment each year to defray staff costs for monitoring.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, (1) approving an appropriation of \$500,000 from the Affordable Housing In-Lieu Fees Fund (327) and authorizing the Finance Officer to amend the Fiscal Year 2022 budget as necessary, (2) approving a fifteen-year residual receipts loan to the Chelsea Investment Corporation ("Chelsea") in the amount of \$500,000 with three percent (3%) simple interest for Chelsea's 72-unit multifamily affordable rental project at 310 West Main Street, (3) authorizing the City to enter into a regulatory agreement and declaration of restrictive covenants with Chelsea for the 310 West Main Street project to ensure the affordability of the project for a term of not less than 55 years, and (4) authorizing the City Manager to execute the loan documents and regulatory agreement in a form as prepared and approved by the City Attorney and take such other actions and execute such documents as necessary to make the City loan and ensure the affordability of the project.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Evis Morales, Finance Officer

Reviewed by: Christine Engel, Community Services Director



Ken Hiatt
City Manager

Attachments:

1. Reso Loan Jan 18 2022-c1
2. Artist Rendering+Project Description
3. Site Plan

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING A \$500,000 LOAN FROM THE AFFORDABLE HOUSING
IN-LIEU FEES FUND TO ASSIST CHELSEA INVESTMENT
CORPORATION WITH THE CONSTRUCTION OF A 72-UNIT
MULTIFAMILY PROJECT AT 310 WEST MAIN STREET**

WHEREAS, the California Tax Credit Allocation Committee (TCAC) in 2021 awarded the Chelsea Investment Corporation more than \$26,000,000 in Federal Low Income Housing Tax Credits for the construction of a 72-unit multifamily affordable housing project on a portion of the 5.73-acre site at 310 West Main Street; and

WHEREAS, Chelsea has requested City loan assistance to help address the increase in project costs that have occurred since Chelsea submitted its tax credit application in 2021 which are attributable to a drop in equity pricing for tax credits and increases in construction material and labor expenses and insurance (both construction and operational periods); and

WHEREAS, Chelsea is under a TCAC-imposed deadline to pull a building permit by this spring for the 310 West Main Street project or risk losing the tax credit award; and

WHEREAS, the 310 West Main Street project will further the goals, policies, and programs of the General Plan (Housing Element) to increase the supply of affordable housing.

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby (1) approves an appropriation of \$500,000 from the Affordable Housing In-Lieu Fees Fund (327) and authorizes the Finance Officer to amend Fiscal Year 2022 budget as necessary, (2) approves a fifteen-year residual receipts loan agreement with to the Chelsea Investment Corporation in the amount of \$500,000 with three percent (3%) simple interest for Chelsea's 72-unit multifamily rental project at 310 West Main Street ~~in substantially the same form presented to the City Council~~, (3) approves authorizes the City to enter into a regulatory agreement and declaration of restrictive covenants with Chelsea for the 310 West Main Street project ~~in substantially the same form presented to the City Council~~ to ensure the affordability of the project for a term of not less than _____ years, and (4) authorizes the City Manager to execute the loan documents and regulatory agreements in a form as prepared and approved by the City Attorney and any other agreements take such other actions and execute such documents as necessary for to make the City loan and ensure the affordability of the project.

PASSED AND ADOPTED this 18th day of January, 2022 by the following vote:

AYES:

NOES:
ABSENT:
ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

Tab 12 – Attachment 12 – Construction & Design Description



Introduction to the Sponsorship

Woodland (“Project”) will be co-developed through a partnership between Chelsea Investment Corporation (“Chelsea”) and Pacific Southwest Community Development Corporation (“PSCDC”). Chelsea is a family owned and operated local affordable housing development company founded in 1984. Headquartered in Carlsbad, California, Chelsea has developed over 8,000 units of affordable housing; included are homeless and special needs housing, inclusionary, and rural developments.

Description of the Proposed Project

The Project is designed as a 72-unit new construction affordable housing development targeted to low-income individuals and their families. Woodland is planned to be a two phased project. Phase I will consist of three, three-story type-V wood-framed residential buildings with surface parking and one 1,951 square foot community building with common area space, a laundry room, computer lab, storage, mailboxes, fitness area and management offices.

The site is located at 310 West Main Street, in the City of Woodland in the western portion of the City. The proposed site provides for excellent connectivity to all essential community amenities including a grocery store, pharmacy, medical clinic, elementary school, libraries, public parks, and a transit bus station.

71 restricted units will be set aside for households earning between 30% and 60% of area median income. The project is located in a small City with a growing population that is in much need of affordable homes. The residential units will consist of a total of twenty (20) one-bedroom units, thirty-one (31) two-bedroom units, twenty (20) three-bedroom units, and one (1) two-bedroom manager unit. Each unit will have a kitchen equipped with refrigerator, stove, dishwasher, and sink.

Amenities

On-site amenities will include a tot-lot playground and a 1,951 square foot community center, which will serve as joint use space to house a community room with a computer lab, laundry area, kitchen, storage, mailboxes, fitness area and management offices. Located on the northern portion of the site will be a full-sized basketball court suitable for children ages 2 – 17. The courtyard adjacent to the 3,000 square foot tot-lot will serve as a multipurpose open field furnished with benches, drought tolerant native landscaping and picnic tables throughout. There will also be an abundance of open space for kids to run with similar landscaping and seating for residents. The units will be equipped with a storage closet, window coverings, sustainable vinyl plank flooring and energy star rated appliances including a refrigerator, ceiling fans, garbage disposal, and dishwasher.

California Tax Credit Allocation Committee
2021 9% CAA Disaster Credit Application for Low-Income Housing Tax Credits
Woodland | Woodland, California

Services

Pacific Southwest Community Development Corporation (PSCDC) will provide on-site services at no cost to Woodland residents. These services will be available to both children and adults and include after-school programs such as homework tutoring, reading programs, arts and crafts, and computer enrichment for children and English as a Second Language (ESL) classes, financial literacy workshops, a health and wellness program, and nutrition classes for adults. For more detailed information about the services offered please reference Exhibit A in the Memorandum of Understanding (MOU); TAB 24

In addition to these incredible services offered at no cost, PSCDC in conjunction with the local Food Bank will also be providing a food distribution once a month. This will allow residents to have access to food commodities and other fresh staples and no additional charge.

PSCDC will be responsible for design and implementation of appropriate services for the resident population, arrange for and provide staffing for all classes, schedule and coordinate dates and times of services, inform all residents of the available resources and service schedule and perform periodic analysis of services for continuous improvements.

Green Building

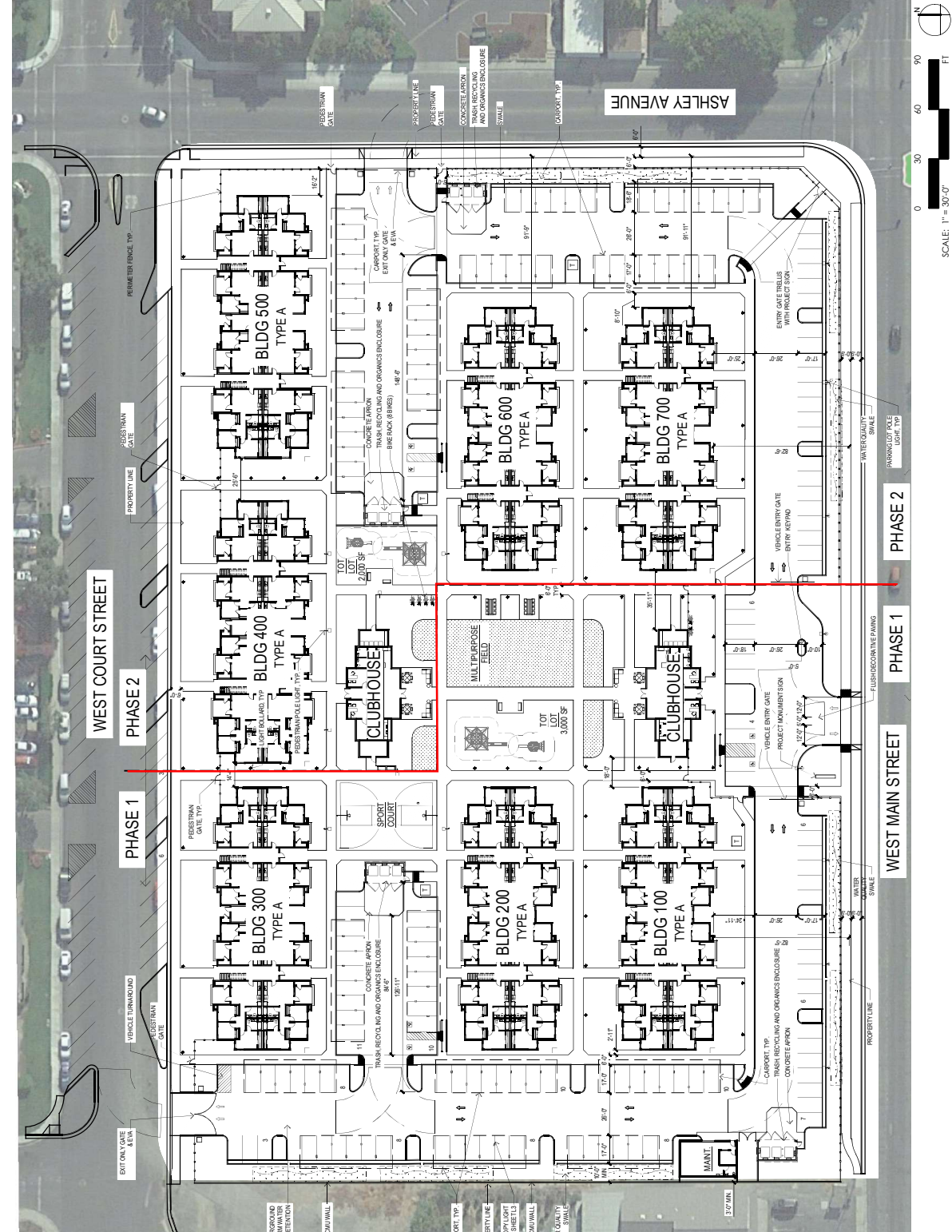
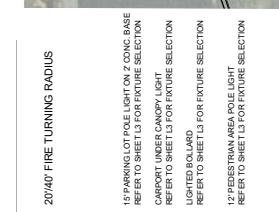
Woodland Apartments will be designed in accordance with the CTCAC minimum design and sustainability guidelines. The project will be designed in accordance with the minimum requirements of the LEED rating system.

Neighborhood Services Available to the Project

The site is centrally located within the city and provides for excellent connectivity to all essential community amenities including a grocery store, pharmacy, medical clinic, elementary school, libraries, public parks, and a transit bus station.

LEGEND

- 20' / 40' FIRE TURNING RADIUS
- 1/4" PARKING LOT POLE LIGHT ON 7' CONG. BASE
REFER TO SHEET L3 FOR FUTURE SELECTION
- CANOPY LIGHT
REFER TO SHEET L3 FOR FUTURE SELECTION
- 12" PEDESTRIAN AREA POLE LIGHT
REFER TO SHEET L3 FOR FUTURE SELECTION





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: January 18, 2022
ITEM #: F.9
SUBJECT: Application for the FY2021/22 CalRecycle Illegal Disposal Site Abatement Grant Program

Recommendation for Action

Staff recommends that the City Council adopt Resolution No. _____, 1) Authorizing the Homeless Services Manager to submit an application for the FY2021/22 CalRecycle Illegal Disposal Site Abatement Grant Program in the amount of \$140,000 over a two-year grant period for use in the removal and disposal of illegal solid waste dumped in the City, and to accept the grant if awarded; and 2) Authorizing the City Manager to appropriate \$140,000 to the State Grants Fund (325) for the use in contracted services for removal and disposal of illegal solid waste dumped in the City.

Staff Contact

Kristen Cline, Homeless Services Manager (530)661-7855, Kristen.Cline@cityofwoodland.org

Council Goal

This recommendation supports three of the four Council goals: (1) Improve Quality of Life; (2) Strengthen Public Safety & Infrastructure; and (3) Enhance Governance and Fiscal Responsibility.

Fiscal Impact

There will be no fiscal impact. The grant funds (\$140,000) over the two-year grant period will be directed towards increasing the frequency of removal and disposal of illegal solid waste dumped in the City from twice monthly to weekly.

Background

The CalRecycle Illegal Disposal Site Abatement Grant Program is offering funds to help the widespread illegal dumping of solid waste that impacts California. The dumping degrades economic value and presents health and safety issues that diminish the pride in our affected communities. These funds will help accelerate the pace of cleanup from twice a month to weekly, and return city streets and properties to their original state. The City spends approximately \$30,000 annually on contracting for the removal of solid waste debris left from abandoned homeless camps and other illegal dumping. The grant will provide an additional \$70,000 a year during the grant's 2-year period. The grant application deadline is February 1, 2022.

Discussion

Woodland's Homeless Outreach Street Team (HOST) which is staffed by three full-time police officers, the City's homeless services manager, and Police Department volunteers expend a significant amount of time managing the documentation and removal of solid waste dumped in the community. A successful grant application will allow City staff to address illegal dumping of solid waste more effectively. The grant funds will enable the City to expand its efforts to cover additional locations in the community experiencing illegal dumping. Our legal system does not provide immediate restorative justice programs, or fines for those who diminish the beauty of our city. The quick cleanup of homeless encampments, abandoned property and illegal dumping will put those on notice that this issue is taken seriously and hopefully reduce dumping throughout the city that is left unmanaged. This two-year grant period will be foundational in developing a more realistic and effective Citywide approach to addressing the issue of blight.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, 1) Authorizing the Homeless Services Manager to submit an application for the FY2021/22 CalRecycle Illegal Disposal Site Abatement Grant Program in the amount of \$140,000 over a two-year grant period for use in the removal and disposal of illegal solid waste dumped in the City, and to accept the grant if awarded; and 2) Authorizing the City Manager to appropriate \$140,000 to the State Grants Fund (325) for the use in contracted services for removal and disposal of illegal solid waste dumped in the City.

Prepared by: Kristen Cline, Homeless Services Manager
Dan Sokolow, Senior Planner – Community Services Department



Ken Hiatt
City Manager

Attachments:

1. Resolution - FY22 CalRecycle Grant

RESOLUTION NO. _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE HOMELESS SERVICES MANAGER TO SUBMIT AN
APPLICATION FOR THE FY2021/22 CALRECYCLE ILLEGAL DISPOSAL SITE
ABATEMENT AND TO ACCEPT THE GRANT IF AWARDED; AND
AUTHORIZING THE CITY MANAGER TO APPROPRIATE \$140,000 TO THE STATE
GRANTS FUND (325) FOR USE IN CONTRACTED SERVICES FOR REMOVAL AND
DISPOSAL OF ILLEGAL SOLID WASTE DUMPED IN THE CITY.

WHEREAS, the Homeless Services Manager plans to submit an application for the FY2021/22 CalRecycle Illegal Disposal Site Abatement Grant Program in the amount of \$140,000 over a two-year grant period for use in the removal and disposal of illegal solid waste dumped in the City; and

WHEREAS, the CalRecycle Illegal Disposal Site Abatement Grant Program is offering funds to help the widespread illegal dumping of solid waste that impacts California; and

WHEREAS, illegal solid waste dumping degrades economic value and presents health and safety issues that diminish the pride in our affected communities; and

WHEREAS, successful grant application will allow City staff to address illegal dumping of solid waste more effectively; and

WHEREAS, the grant funds will enable the City to expand its efforts to cover additional locations in the community experiencing illegal dumping; and

WHEREAS, grant will provide an additional \$70,000/year during the grant's two-year period.

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

SECTION 1. That the City Council hereby authorizes the Homeless Services Manager (1) to submit an application for the FY2021/22 CalRecycle Illegal Disposal Site Abatement Grant Program in the amount of \$140,000 over a two-year grant period for use in the removal and disposal of illegal solid waste dumped in the City and (2) to accept the grant, if awarded and

SECTION 2. That the City Council hereby authorizes the City Manager to appropriate \$140,000 to the State Grants Fund (325) for the use in contracted services for removal and disposal of illegal solid waste dumped in the City.

PASSED AND ADOPTED by the City Council this 18th day of January, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzales, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: January 18, 2022
ITEM #: G.10
SUBJECT: Formation of Community Facilities District No. 2022-1 (Prudler Services) and Annexation into Spring Lake Maintenance Community Facilities District.

Recommendation for Action: Staff recommends that the City Council (1) hold a public hearing, and (2) approve the following four (4) resolutions:

Resolution No. ____ Establishing Community Facilities District No. 2022-1 (Prudler Services) and Calling an Election;

Resolution No. ____ Declaring the Results of the election in Community Facilities District No. 2022-1 (Prudler Services);

Resolution No. ____ Calling an Election Within the Area Proposed to be Annexed to the Spring Lake Maintenance Community Facilities District;

Resolution No. ____ Declaring the Results of the Election in Spring Lake Maintenance Community Facilities District;

Staff further recommends that the City Council conduct a first reading of the following two ordinances:

Ordinance No. ____ Levying and Apportioning the Special Tax in Community Facilities District No. 2022-1 (Prudler Services);

Ordinance No. ____ Levying and Apportioning the Special Tax in Territory Annexed to the City of Woodland Spring Lake Maintenance Community Facilities District..

Staff Contact:

Kim McKinney, Director of Administrative Services, (530) 661-5849, kim.mckinney@cityofwoodland.org

Fiscal Impact:

The Prudler Subdivision plans to develop 183 single family units. The calculated maximum assessment for the Community Facilities District 2022-1 (Prudler Services) is \$761.66 per single family unit, which would generate \$139,384 in special tax revenues to cover the anticipated cost of providing maintenance for the public facilities installed in the subdivision. The maximum allowable assessment will be adjusted each year by the Engineering News Record Common Labor Cost Index Rate (CCI).

The Prudler Subdivision is also being annexed into the existing Spring Lake Maintenance Community Facilities District (Sports Park CFD). The Sports Park CFD was established in 2005, and the annual maximum assessment was also established at that time. The annual assessment is adjusted each year according to CCI, and the current assessment for a single family home is \$214.62 per unit for residential property. The added units would generate an additional \$39,275 in revenue; in fiscal year 2021/22 special taxes for the Sports Park CFD were \$604,787.

Background:

The Prudler Subdivision consists of approximately 38 acres and plans to develop 183 single family homes. The tentative map and related Development Agreement were approved by Council on September 6, 2016. The Development Agreement included Condition of Approval 121 requiring the developer, Lennar Homes, to form a new services Community Facilities District (CFD) and to annex into the existing Sports Park CFD prior to approval of the final map.

The Mello-Roos Community Facilities Act of 1982, as amended (Government Code Sections 53311 et seq.)

(the “Act”), was enacted by the California Legislature to provide an alternate method of financing certain essential public capital facilities and services, especially in the developing areas of the State of California. Once duly established by a city, county, or other local agency, a CFD is a legally formed governmental entity with defined boundaries, with the governing board or legislative body of the local agency acting on its behalf. Subject to approval by a two-thirds vote of qualified electors in compliance with the provisions of the Act, a legislative body of a local agency may levy and collect a special tax within a CFD.

On December 7, 2021, the City Council adopted a Resolution of Intention to establish the Prudler Services CFD and adopted a Resolution of Intention to annex territory into the existing Sports Park CFD.

Discussion:

To implement the Development Agreement, the City will complete the proceedings to establish a community facilities district comprising the Prudler subdivision pursuant to the Act and to levy a tax within the Prudler Services CFD pursuant to the terms of the Act to fund the cost of providing ongoing services and maintenance related to new development. The proposed boundaries of the Prudler Services CFD are described in a map entitled “Proposed Boundaries of Community Facilities District No. 2022 1 (Prudler Services)” included as an attachment to this report.

The City Council also intends to annex the Prudler subdivision into the existing Sports Park CFD and levy the existing tax in the annexed territory. The territory to be annexed is the same property that is described and shown in the map attached for the Prudler Services CFD.

The formation of the new Prudler Services CFD and the annexation of territory into the existing Sports Park CFD are subject to a formal, prescribed public process that began on December 7, 2021. The City Council adopted resolutions of intention that proposed the parameters of the new Prudler Services CFD and proposed to apply the parameters of the existing Sports Park CFD to the new territory, and called for public hearings on each proposal.

The next steps in the process are to hold public hearings on the formation and annexation, call and hold elections on the proposals, declare the results of the elections, and take the preliminary step to levy the special taxes. In anticipation of the actions to be taken at this meeting, a ballot for each of the two elections was delivered to the qualified elector, the property owner, both of which have been returned to the City Clerk and canvassed.

After the public hearings are held, the City Council may proceed to consider the resolutions and ordinances, which are described briefly below.

Prudler Services CFD

The items for consideration to establish the Prudler Services CFD include two Resolutions and one Ordinance.

The first resolution to be considered is the Resolution to establish the Prudler Services CFD. This resolution does the following:

- Makes the Services Report (which is the report that outlines the maximum assessment, allocation formula, boundary map and description of services) a part of the record of the hearing;
- Makes a finding that the proposed special tax to be levied has not been precluded by majority protest;
- Establishes the Prudler Services CFD, sets the boundaries, describes the services to be provided, and approves the methodology for allocating costs; and
- Calls for an election to approve the proposed special tax.

The second resolution before the City Council is the Resolution Declaring the Results of the Election (Prudler

Services CFD) by the qualified elector. The ballots sent to the property owners have been received and the official count and results are disclosed in the Resolution.

The first ordinance for the Prudler Services CFD authorizes levying and apportioning the special tax in the Prudler Services CFD. The ordinance will have its first reading at this meeting and will be scheduled for its second reading and adoption on February 1, 2022.

These proceedings will establish the maximum allowable special tax for the CFD. Each year, staff will prepare a budget with the costs of providing services with the District, and related administrative costs. This budget will inform the actual assessment levied each year.

Sports Park CFD Annexation

To continue the process of annexing the Prudler subdivision into the Sports Park CFD, there are also two resolutions and one ordinance for Council approval. The Sports Park CFD is an existing District, formed in 2005, and the description of services and methodology of allocating the special tax for that District were defined during that formation process. The current process will not change any of those items, but will only allow the Prudler Subdivision to be included within the boundaries of that District so that the property can contribute in the same manner and amount as the existing properties within the District.

The first resolution for this process is the resolution annexing the Prudler subdivision into the already existing Sports Park CFD and calling an election to approve levying the existing Sports Park CFD special tax by the qualified elector.

The second resolution for the Sports Park CFD annexation process is the Resolution Declaring the Results of the Election for annexing the Prudler subdivision into the already existing Sport Park CFD. The election ballots have been provided to the property owners of the annexing land, and the official results of the election are disclosed in this Resolution.

The last ordinance before the City Council authorizes levying and apportioning the special tax in the territory annexed into the Sports Park CFD. The ordinance will have its first reading at this meeting and will be scheduled for its second reading and adoption on February 1, 2022.

Following approval of the resolutions and the first readings of the ordinances, the following steps are required to complete the formation and annexation processes:

- January 20, 2022 - Record Notice of Special Tax Lien
- February 1, 2022 - Second Reading and Adoption of Ordinances
- February 2, 2022 - Publish Special Tax Levy Ordinances

Certain members of the team are present to answer any questions:

- Bond Counsel: Kronick Moskovitz Tiedemann & Girard
- Municipal Advisor: Del Rio Advisors, LLC
- Special Tax Consultant: Koppel & Gruber Public Finance

Conclusion:

Staff recommends that the City Council Staff recommends that the City Council (1) hold a public hearing, and (2) approve the following four (4) resolutions:

- Resolution No. ____ Establishing Community Facilities District No. 2022-1 (Prudler Services) and Calling an Election;
- Resolution No. ____ Declaring the Results of the election in Community Facilities District No. 2022-1(Prudler Services);
- Resolution No. ____ Calling an Election Within the Area Proposed to be Annexed to the Spring Lake Maintenance Community Facilities District;

Resolution No. ____ Declaring the Results of the Election in Spring Lake Maintenance Community Facilities District;

Staff further recommends that the City Council conduct a first reading of the following two ordinances:

Ordinance No. ____ Levying and Apportioning the Special Tax in Community Facilities District No. 2022-1 (Prudler Services);

Ordinance No. ____ Levying and Apportioning the Special Tax in Territory Annexed to the City of Woodland Spring Lake Maintenance Community Facilities District.

Prepared by: Kim McKinney, Director of Administrative Services

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

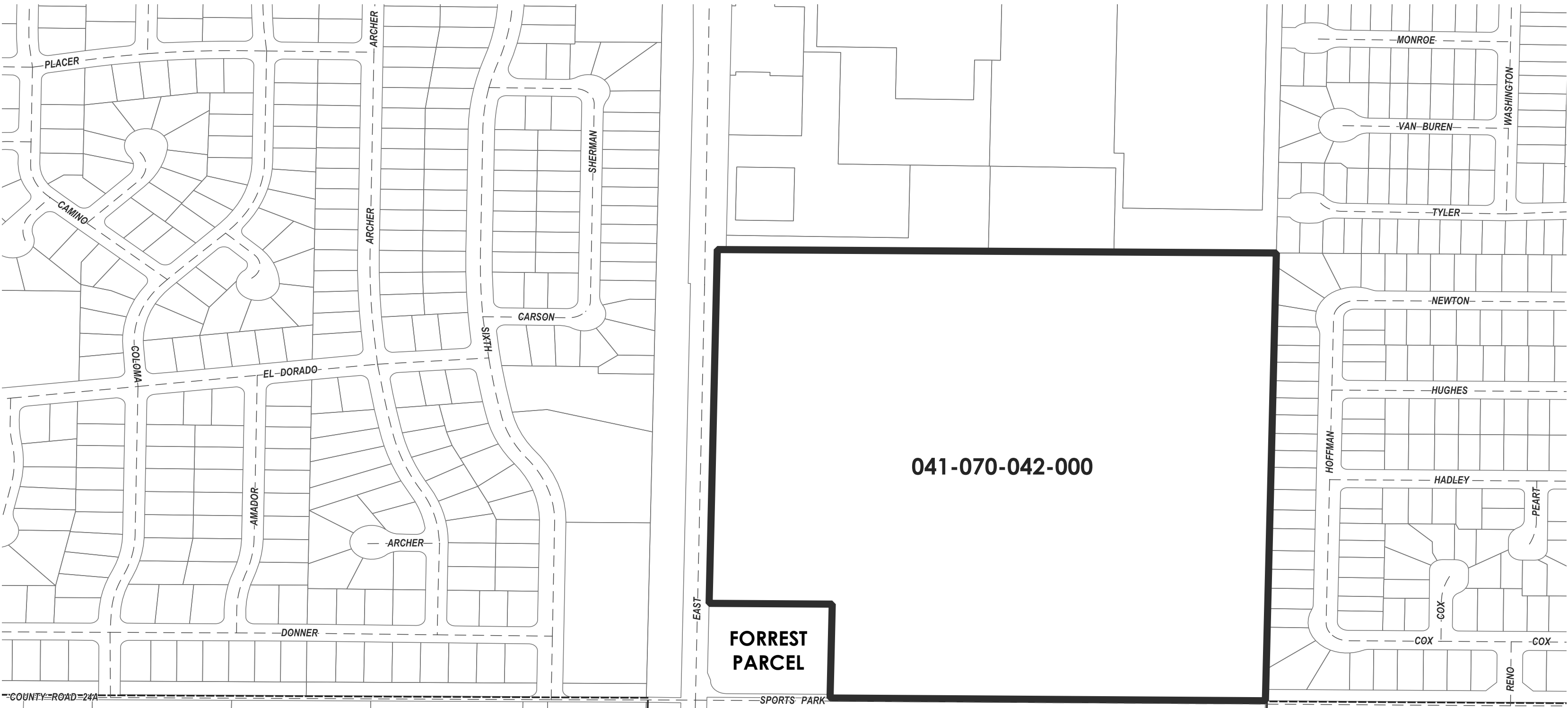
Attachments:

1. Woodland_2022_1_Boundary_Map_Prudler_Services
2. Resolution Establishing CFD2022-1 Prudler Services
3. Resolution Declaring Results of Election CFD2022-1 Prudler
4. Woodland CFD 2022-1 CFD Report
5. Resolution Calling Election - Annexation to Spring Lake Maint CFD
6. Resolution Declaring Results of Election - Annexation to Spring Lake Maint CFD
7. Ordinance Apportioning Special Tax - CFD2022-1 Prudler
8. Ordinance Apportioning Special Tax Spring Lake Maint CFD Annex Prudler

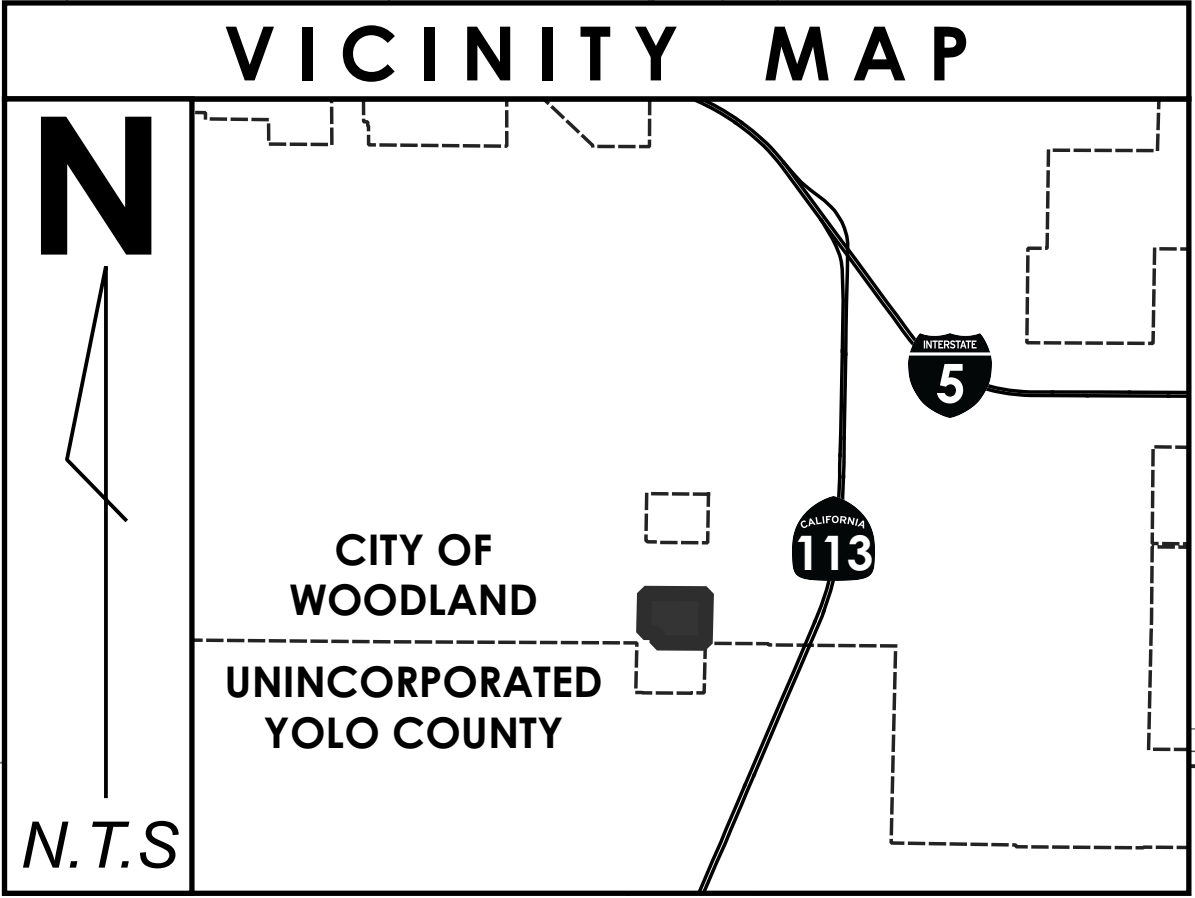
MAP OF PROPOSED BOUNDARIES
COMMUNITY FACILITIES DISTRICT NO. 2022-1
(PRUDLER SERVICES)
CITY OF WOODLAND

COUNTY OF YOLO
STATE OF CALIFORNIA

SHEET 1 of 1



UNINCORPORATED YOLO COUNTY



VICINITY MAP

N

N.T.S

CITY OF
WOODLAND

UNINCORPORATED
YOLO COUNTY

INTERSTATE
5

CALIFORNIA
113

COUNTY ROAD 246

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF
_____ 2021.

CITY CLERK
CITY OF WOODLAND

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-1 (PRUDLER
SERVICES), CITY OF WOODLAND, STATE OF CALIFORNIA, WAS APPROVED BY
THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING
THEREOF, HELD ON THE _____ DAY OF _____, 2021, BY ITS
RESOLUTION NO. _____

CITY CLERK
CITY OF WOODLAND

FILED THIS _____ DAY OF _____, 2021, AT THE HOUR OF
_____ O'CLOCK _____ M. IN THE BOOK _____ OF MAPS OF
ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE _____
IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF YOLO, STATE
OF CALIFORNIA.

COUNTY RECORDER
COUNTY OF YOLO
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS
DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE
YOLO COUNTY ASSESSOR'S MAPS.

THE YOLO COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL THE DETAILS
CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OF PARCELS.

LEGEND

--- STREET CENTERLINES

PROPOSED BOUNDARY

CITY BOUNDARIES

KOPPEL & GRUBER
PUBLIC FINANCE

334 Via Vera Cruz
Suite 256
San Marcos, California 92078
Phone (760) 510-0290 Fax (760) 510-0288

DATE PREPARED: NOVEMBER 2021

CITY OF WOODLAND

RESOLUTION NO. _____

**A RESOLUTION ESTABLISHING COMMUNITY FACILITIES DISTRICT
NO. 2022-1 (PRUDLER SERVICES) AND CALLING AN ELECTION FOR THE
PURPOSE OF SUBMITTING THE LEVY OF THE SPECIAL TAX AND THE
ESTABLISHMENT OF AN APPROPRIATIONS LIMIT TO THE QUALIFIED
ELECTORS OF THE DISTRICT**

WHEREAS, the City Council (the “City Council”) of the City of Woodland (the “City”), on December 7, 2021, adopted its Resolution No. 7820 (the “Resolution of Intention”) (i) declaring its intention to establish Community Facilities District No. 2022-1 (Prudler Services) (the “District”) pursuant to the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5, Part 1, Division 2, Title 5 (commencing with Section 53311) of the California Government Code) (the “Act”), (ii) proposing to levy a special tax therein (as such tax is more particularly described in Exhibit A hereto) for the purpose of funding maintenance of public facilities, including a neighborhood park, landscaping, lighting, sound walls, and a traffic signal, within the District (the “Services”) described in Exhibit B hereto, and (iii) calling a public hearing on the establishment of the District;

WHEREAS, before the time for the hearing, as directed in the Resolution of Intention, the Administrative Services Director filed with the City Council the report required by California Government Code section 53321.5 (the “Services Report”);

WHEREAS, a notice of the hearing was duly published as required by the Act, as evidenced by the affidavit of publication on file with the City Clerk;

WHEREAS, pursuant to the Act and the Resolution of Intention, the City Council convened a public hearing on Tuesday, January 18, 2022, at its regularly scheduled meeting, relative to the establishment of the District;

WHEREAS, at the hearing, the testimony of all interested persons, including all taxpayers, property owners, and registered voters within the District, desiring to be heard on the establishment of the District, the extent thereof, the furnishing of specified types of services, the proposed special tax, or any other matters set forth in the Resolution of Intention was heard and considered, and a full and fair hearing was held thereon;

WHEREAS, written protests against the establishment of the District, the furnishing of specified type or types of services in the District as listed in the Services Report, or the levying of the special tax have not been filed by six registered voters residing within the territory proposed to be included in the District or by the owners of one-half or more of the area of land in the territory proposed to be included in the District and not exempt from this special tax;

WHEREAS, the Yolo County Registrar of Voters has certified that fewer than twelve persons were registered to vote within the territory of the District as of December 6, 2021, which date is within the 90-day period preceding the close of the hearing;

WHEREAS, on the basis of all of the foregoing, the City Council has determined at this time to establish the District and to submit to the qualified elector of the District the levy of the special tax therein (as such tax is more particularly described in Exhibit A hereto) and the establishment of an appropriations limit for the District;

WHEREAS, the City Council has received a written instrument from the sole landowner in the District consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election;

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

Section 1. Recitals. All of the above recitals are true and correct, and the City Council so finds and determines.

Section 2. Services Report. The City Council hereby makes the Services Report a part of the record of the hearing.

Section 3. No Majority Protest. The proposed special tax to be levied in the District has not been precluded by majority protest pursuant to Section 53324 of the Act.

Section 4. Establishment of District. As proposed in the Resolution of Intention, a community facilities district is hereby established pursuant to the Act, designated “Community Facilities District No. 2022-1 (Prudler Services).”

Section 5. Finding of Procedural Regularity. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the formation of the District are valid and in conformity with requirements of the Act.

Section 6. Boundaries of District. The boundaries of the District shall be as set forth in the map entitled “Map of Proposed Boundaries, Community Facilities District No. 2022-1 (Prudler Services)” that was filed with the Yolo County Recorder on December 14, 2021, in Book 2021 of Maps of Assessment and Community Facilities Districts, at Page 99.

Section 7. Description of Services. The Services to be financed by the District are set forth in Exhibit B hereto. The City Council hereby determines that the Services are necessary to meet increased demands placed upon the City as a result of development occurring within the boundaries of the District and are in addition to those provided in the territory of the District and do not supplant Services already available within that territory.

Section 8. Special Tax. As stated in the Resolution of Intention, except where funds are otherwise available, subject to the approval of the qualified electors of the District, a special tax sufficient to pay the costs of the Services (including incidental expenses as described in the Resolution of Intention) secured by recordation of a continuing lien against all nonexempt real property in the District, will be levied annually in the District. The rate, method of apportionment, and manner of collection of the special tax are specified in Exhibit A.

Section 9. Apportionment of Tax. The special tax as apportioned to each parcel is based on the cost of making the Services available to each parcel, or other reasonable basis, and is not based on or upon the ownership of real property.

Section 10. Tax Roll Preparation. The office of the Administrative Services Director, 300 First Street, Woodland, California 95695, telephone (530) 661-5830, is hereby designated as the office that will be responsible for annually preparing a current roll of special tax levy obligations by assessor's parcel number and that will be responsible for estimating future special tax levies pursuant to Government Code section 53340.2. The Administrative Services Director may cause these functions to be performed by his or her deputies, assistants, or other designated agents.

Section 11. Appropriations Limit. The City Council proposes that the appropriations limit, as defined by Article XIII B, Section 8(h), of the Constitution of the State of California, for the District be established in the amount of special taxes collected.

Section 12. Accountability Measures. Pursuant to Section 50075.1 of the California Government Code, the City shall create a separate account into which tax proceeds will be deposited; and the Administrative Services Director annually shall file a report with the City Council that will state (a) the amount of funds collected and expended and (b) the status of the Services financed in the District.

Section 13. Special Election; Voting Procedures. The City Council hereby submits the questions of levying the special tax and the establishment of the annual appropriations limit for the District to the qualified elector within the District, in accordance with and subject to the Act. The special election shall be held on January 18, 2022, and shall be conducted as follows:

(a) Qualified Elector. Because fewer than twelve registered voters resided within the District on December 6, 2021 (a date within the 90 days preceding the close of the public hearing on establishing the District), the qualified elector is the landowner who was the owner of record at the close of the hearing. The elector shall have one vote for each acre or portion of an acre of land that such landowner owns within the District.

(b) Consolidation of Elections; Combination of Propositions on Ballot. The elections on the questions of levying the special tax and establishing an appropriations limit for the District shall be consolidated, and the two propositions shall be combined into a single ballot proposition for submission to the voters, as authorized by Government Code Section 53353.5.

(c) Mail Ballot Election. Pursuant to Government Code section 53327.5, the election shall be conducted as a mail ballot election. The City Council hereby approves the form of the ballot, which is attached hereto as Exhibit C. In anticipation of the special election, the City Clerk has delivered a ballot in that form to the landowner in the District, and the City Council hereby ratifies such action taken by the City Clerk.

(d) Return of Ballots. The City Clerk shall accept the ballot of the landowner up to five minutes following the adoption of this resolution. The City Clerk shall have

available a ballot that may be marked at the City Clerk's office on the election day by the voter. Once the qualified elector has voted, the City Clerk may close the election.

(e) Canvass of Election. The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed (on January 18, 2022, or when the qualified elector has voted) at the City Clerk's office. At the conclusion of the canvass, the City Clerk shall declare the results of the election.

(f) Declaration of Results. The City Council shall declare the results of the special election following the completion of the canvass of the returns and shall cause to be inserted into its minutes a statement of the results of the special election as ascertained by the canvass of the returns.

Section 14. General Authorization with Respect to the Election. The members of the City Council, the City Clerk, and the other officers of the City are hereby authorized and directed, individually and collectively, to do any and all things and to execute, deliver, and perform any and all agreements and documents that they deem necessary or advisable in order to effectuate the purposes of this Resolution. All actions heretofore taken by the officers and agents of the City that are in conformity with the purposes and intent of this Resolution are hereby ratified, confirmed, and approved in all respects.

Section 15. Lien to Secure Special Tax. Upon a determination by the City Council that two-thirds of the votes cast upon the question of levying the special tax were in favor thereof, the City Clerk shall record the notice of special tax lien provided for in Section 3114.5 of the California Streets and Highways Code. Upon recordation of the notice of special tax lien, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property in the District, and this lien shall continue in force and effect until collection of the tax by the City Council ceases.

Section 16. CEQA Exemption. The City Council hereby determines that the formation of the District is not a project pursuant to the California Environmental Quality Guidelines section 15378(b)(4), and authorizes the City Clerk to file a notice of exemption with the County Clerk.

Section 17. Effective Date. This resolution takes effect immediately upon its passage.

PASSED AND ADOPTED by the City Council of the City of Woodland on January 18, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Mayra Vega, Mayor

Ana B. Gonzalez, City Clerk

EXHIBIT A

RATE, METHOD OF APPORTIONMENT, AND MANNER OF COLLECTION

CITY OF WOODLAND COMMUNITY FACILITIES DISTRICT NO. 2022-1 (PRUDLER SERVICES)

A Special Tax of the City of Woodland Community Facilities District No. 2022-1 (Prudler Services) ("CFD") shall be levied on all Assessor's Parcels of Taxable Property in the CFD and collected each Fiscal Year commencing in Fiscal Year 2021-22 in an amount determined through the application of the rate and method of apportionment of the Special Tax set forth below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other map recorded in the Office of the County Recorder.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or estimated costs incurred by the City, acting for and on behalf of the CFD as the administrator thereof, to determine, levy and collect the Special Taxes, including salaries and benefits of City employees to the extent that such employees provide administrative services to the CFD and a proportionate amount of the City's general administrative overhead related thereto; the fees of consultants and legal counsel providing services related to the administration of the CFD; the costs of collecting installments of the Special Taxes; and any other costs required to administer the CFD as determined by the City.

"Approved Property" means all Assessor's Parcels of Taxable Property: (i) that are included in a Final Map, excluding lettered lots thereon, that were recorded on or prior to the June 30th preceding the Fiscal Year in which the Special Tax is being levied, and (ii) that have not been issued a building permit prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by assessor's parcel number.

"Building Permit" means a permit that allows for construction of a SFD Unit.

"CFD" means the City of Woodland Community Facilities District No. 2022-1 (Prudler Services).

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"City" means the City of Woodland.

"Council" means the city council of the City of Woodland, acting as the legislative body of the CFD.

"County" means the County of Yolo, California.

"Development Class" means, individually, Developed Property, Approved Property, Undeveloped Property or Taxable Owners Association Property.

"Developed Property" means all Taxable Property for which a Building Permit was issued prior to January 1 of the preceding Fiscal Year.

"Dwelling Unit" means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

"Final Map" means a final map, or portion thereof, approved by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates Residential Lots.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Land Use Category" means any of the categories of land use identified in Table 1 in Section C below.

"Maintenance" means the labor, material, administration, personnel, equipment and utilities necessary to maintain park, landscaping, lighting, and traffic signals, including repair and replacement of recreational facilities, trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatements, signs, monuments, and associated appurtenant facilities.

"Maintenance Requirement" means, for any Fiscal Year in which Special Taxes are levied, the amount equal to the budgeted costs for Maintenance applicable to the CFD for such Fiscal Year.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C below, that may be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Other Property" means any Parcel of Developed Property in the CFD that does not fit within the definition of Single Family Property.

"Owners Association" means a homeowners association or property owners association that provides services to, and collects assessments, fees, dues, or charges from, property within the CFD.

"Owners Association Property" means any property within the boundaries of the CFD that is owned in fee or through easement by the Owners Association, not including any such property that is located directly under a residential structure.

"Proportionately" means in a manner such that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Taxable Property within each Land Use Class.

"Public Property" means any property within the CFD boundaries that is, at the time of the CFD formation, expected to be used for any public purpose and is owned by or dedicated to the federal government, the State, the County, the City or any other public agency.

"Reserve Fund" means a fund that shall be maintained for the CFD for each Fiscal Year to provide necessary cash flow for the first six months of each Fiscal Year, reserve capital to cover monitoring, maintenance and repair cost overruns and delinquencies in the payment of Special Taxes and a reasonable buffer to prevent large variations in annual Special Tax levies.

"Reserve Fund Requirement" means an amount equal to up to 100% of the Maintenance Requirement for any Fiscal Year.

"SFD Lot" means an individual residential lot, identified and numbered on a recorded Final Map, on which a Building Permit has been or is permitted to be issued for construction of an SFD Unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved Tentative Map.

"SFD Unit" means a residential dwelling unit that does not share a common wall with another residential dwelling unit. A second unit (granny flat) that shares a Parcel with an SFD Unit shall not be considered a SFD Unit for purposes of levying the Special Tax.

"Single Family Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was or is expected to be issued for construction of an SFD Unit.

"Special Tax" means a special tax levied in any Fiscal Year to pay the Special Tax Requirement.

"Special Tax Requirement" means that amount required in any Fiscal Year for the CFD to: (a) (i) pay the Maintenance Requirement; (ii) pay reasonable Administrative Expenses; (iii) pay any amounts required to establish or replenish the Reserve Fund; (iv) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special

Taxes levied in the previous Fiscal Year; less (b) provide a credit for funds available to reduce the annual Special Tax levy, including the excess, if any, in the Reserve Fund above the Reserve Fund Requirement.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of the CFD that are not exempt from the Special Tax pursuant to law or as defined below.

"Tax-Exempt Property" means an Assessor's Parcel not subject to the Special Tax. Tax-Exempt Property includes: (i) Public Property, or (ii) Owner Association Property, or (iii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement.

"Taxable Owner Association Property" means all Owners Association Property which is not exempt from the Special Tax pursuant to Section E below.

"Undeveloped Property" means, for each Fiscal Year, all Parcels of Taxable Property that are not Developed Property, Approved Property or Taxable Owners Association Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, the Administrator shall: (i) assign each Parcel of Taxable Property to the appropriate Development Class; (ii) for Developed Property, categorize each Parcel as Single Family Property or Other Property; (iii) for Single Family Property, determine the number of SFD Units; (iv) for Other Property, determine the Acreage of each Parcel; and (v) determine the Special Tax Requirement for the Fiscal Year.

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

TABLE 1
Maximum Special Tax for Developed Property
Community Facilities District No. 2022-1 (Prudler Services)

Land Use Category	Description	Maximum Special Tax
1	Single Family Property	\$761.66 per SFD Unit
2	Other Property	\$5,631.00 per Acre

Multiple Land Use Classes

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax that may be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax levies that may be

levied on all Land Use Category located on that Assessor's Parcel. The CFD Administrator's shall determine the allocation to each Land Use Category.

2. Approved Property

The Maximum Special Tax for Approved Property shall be \$761.66 per SFD Lot.

3. Undeveloped Property and Taxable Property Owner Association Property

The Maximum Special Tax for Undeveloped Property and Taxable Property Owner Association Property shall be \$5,631.00 per Acre.

4. Annual Escalation of Maximum Special Tax

The Maximum Special Tax as shown above that may be levied on each Assessor's Parcel in The CFD shall be increased each Fiscal Year beginning in Fiscal Year 2022-23 and thereafter by a factor equal to the annual percentage increase in the Engineering News Record Common Labor Cost Index rate.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2021-22, and for each following Fiscal Year, the Council shall levy the CFD Special Tax at the rates established pursuant to steps 1 through 5 below so that the amount of the Special Tax levied equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

First: The Special Tax shall be levied proportionately on each Assessor's Parcel of Developed Property up to 100% of the applicable Maximum Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Other Property at up to 100% of the Maximum Special Tax for Other Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the Maximum Special Tax for Approved Property;

Fourth: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, the Special Tax shall be levied proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax for Undeveloped Property;

Fifth: If additional moneys are needed to satisfy the Special Tax Requirement after the first four steps have been completed, the Special Tax shall be levied proportionately on each Assessor's Parcel of Taxable Property Owner Association Property at up to 100% of the Maximum Special Tax for Taxable Property Owner Association Property.

Notwithstanding the above, under no circumstances will the Special Tax levied against any Assessor's Parcel of Developed Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent annually up to the Maximum Special Tax as a consequence of delinquency or default by the owner of any other Assessor's Parcel within the CFD.

E. EXEMPTIONS

The CFD Administrator shall classify as exempt property (i) Assessor's Parcels defined as Public Property, and (ii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement.

The CFD Administrator shall classify as exempt property those Assessor's Parcels defined as Owner's Association Property provided that no such classification would reduce the sum of all taxable Property to less than 24.75 Acres. Assessor's Parcels defined as Owner Association Property that cannot be classified as exempt property will be classified as Taxable Owner Association Property and shall be taxed as part of the fifth step in Section D.

The CFD Administrator will assign Tax-Exempt status in the chronological order in which property becomes exempt.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying and vagueness or ambiguity in this Rate and Method of Apportionment.

E. MANNER OF COLLECTION

Special Taxes levied pursuant to Section D above shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the CFD Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the CFD Administrator.

F. TERM OF SPECIAL TAX

Taxable Property in the CFD shall remain subject to the Special Tax in perpetuity or as long as the City provides Maintenance.

EXHIBIT B

City of Woodland Community Facilities No. 2022-1 (Prudler Services) List of Authorized Services

The authorized services to be funded from the levy and collection of annual special taxes include those set forth below in addition to the costs associated with collecting and administering the special taxes and annually administering the District. The authorized services include providing maintenance, operation, repair or replacement of the following public facilities:

1. Neighborhood park site of approximately 1.5 acres.
2. Public lighting on East Street (east side and median) from 24A/Sports Park Drive to northerly boundary of the District and both sides of Sports Park Drive from the eastern edge of the District to East Street (excluding the north side of Sports Park Drive along the frontage of the Forrest parcel*).
3. Landscaping and sound/masonry wall on East Street (east side and median) from 24A/Sports Park Drive to northerly boundary of the District and both sides of Sports Park Drive from the eastern edge of the District to East Street (excluding the north side of Sports Park Drive along the frontage of the Forrest parcel).
4. Street lights along the interior subdivision streets.
5. Trees within the parkway strips as shown on the subdivision landscape improvement plans.
6. Traffic signal at the intersection of 24A/Sports Park Drive and East Street.
7. Landscaping and lighting and masonry walls for the pedestrian connections and overland drainage release and sidewalks within the pedestrian connections.
8. Sidewalks along neighborhood park frontage, on East Street from 24A/Sports Park Drive to northerly boundary of the District, and on both sides of Sports Park Drive from the eastern edge of the District to East Street (excluding the north side of Sports Park Drive along the frontage of the Forrest parcel).
9. Radar feedback sign on Sports Park Drive.

* The location of the Forrest parcel is indicated on the CFD boundary map.

EXHIBIT C

FORM OF BALLOT

**OFFICIAL BALLOT
SPECIAL TAX ELECTION
CITY OF WOODLAND
COMMUNITY FACILITIES DISTRICT NO. 2022-1 (PRUDLER SERVICES)**

TUESDAY, JANUARY 18, 2022

Number of votes entitled to cast: ____

INSTRUCTIONS TO VOTERS: To vote on the measure, mark an (X) in the voting square after the word “YES” or after the word “NO.” All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk, City of Woodland, 300 First Street, Woodland, California 95695, to obtain another.

MEASURE SUBMITTED TO VOTERS

Shall the City of Woodland be authorized to levy a special tax for the purposes and at the rates and apportioned as described in Exhibits A and B to the Resolution of Intention to establish Community Facilities District No. 2022-1 (Prudler Services) (the “District”) adopted by the City Council on December 7, 2021, which resolution is incorporated herein by reference, within the territory identified on a map entitled “Map of Proposed Boundaries, Community Facilities District No. 2022-1 (Prudler Services), City of Woodland, Yolo County, California”; and shall an appropriations limit be established for the District in the amount of the special taxes collected?	YES ☐
	NO ☐

NOTE: This is a special landowner election. We request that you return this ballot to the City Clerk, City of Woodland, to her office at 300 First Street, Woodland, California 95695, by 4:00 p.m. on January 18, 2022, and no later than five minutes following the City Council's adoption of the Resolution of Formation on January 18, 2022.

CITY OF WOODLAND
RESOLUTION NO. _____

**A RESOLUTION DECLARING THE RESULTS OF THE SPECIAL ELECTION
HELD ON TUESDAY, JANUARY 18, 2022,
IN COMMUNITY FACILITIES DISTRICT NO. 2022-1 (PRUDLER SERVICES)**

WHEREAS, the City Council (the “City Council”) of the City of Woodland (the “City”), on January 18, 2022, duly adopted Resolution No. _____, which ordered a consolidated election in Community Facilities District No. 2022 1 (Prudler Services) (the “District”) on the levy of the special tax and the establishment of an appropriations limit for the District;

WHEREAS, pursuant to the terms of the resolution, the special election was held on Tuesday, January 18, 2022, and the City Clerk has duly canvassed the returns of the election and has filed with the City Council a statement of all votes cast at the election showing the whole number of votes cast within such territory and the whole number of votes cast for and against the measure in such territory and also filed, attached to the statement, her certificate as to the correctness of the statement (the “Statement of Election Results”), a copy of which is attached hereto as Exhibit A.

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

Section 1. Approval of Canvass. The canvass by the City Clerk, as shown by the Statement of Election Results is hereby ratified, confirmed, approved, and entered upon the minutes of this meeting.

Section 2. Statement of the Measure. At the election, the following measure was submitted to the qualified electors of the District:

Shall the City of Woodland be authorized to levy a special tax for the purposes and at the rates and apportioned as described in Exhibits A and B to the Resolution of Intention to establish Community Facilities District No. 2022-1 (Prudler Services) (the “District”) adopted by the City Council on December 7, 2021, which resolution is incorporated herein by reference, within the territory identified on a map entitled “Map of Proposed Boundaries, Community Facilities District No. 2022-1 (Prudler Services), City of Woodland, Yolo County, California”; and shall an appropriations limit be established for the District in the amount of the special taxes collected?

Section 3. Votes Cast. The total number of votes cast in the territory proposed to be annexed to the CFD at the election was 38.

Section 4. Measure Passed. More than two-thirds of all the votes cast at the election on the measure were in favor of the measure and the measure passed.

Section 5. Validity of Procedures. The City Council hereby finds and determines that all prior proceedings and actions taken by the City Council pursuant to the Act were and are valid and in conformity with the Act.

Section 6. Notice of Special Tax Lien. The City Clerk is hereby directed to record a Notice of Special Tax Lien with the Yolo County Recorder, in accordance with the provisions of Sections 3114.5 and 3117.5 of the California Streets and Highways Code within fifteen (15) days of the adoption of this resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland on January 18, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

EXHIBIT A

STATEMENT OF ELECTION RESULTS

I, Ana B. Gonzalez, City Clerk of the City of Woodland (the “City”), hereby certify that:

1. On January 18, 2022, at 300 First Street, Woodland, California, I canvassed the returns of the election called for January 18, 2022, in Community Facilities District No. 2022-1 (Prudler Services) on the following measure:

Shall the City of Woodland be authorized to levy a special tax for the purposes and at the rates and apportioned as described in Exhibits A and B to the Resolution of Intention to establish Community Facilities District No. 2022-1 (Prudler Services) (the “District”) adopted by the City Council on December 7, 2021, which resolution is incorporated herein by reference, within the territory identified on a map entitled “Map of Proposed Boundaries, Community Facilities District No. 2022-1 (Prudler Services), City of Woodland, Yolo County, California”; and shall an appropriations limit be established for the District in the amount of the special taxes collected?

2. The total number of qualified landowner votes eligible to be cast, the total number of votes actually cast at the election, and the total number of votes cast for and against the measure are set forth below. The totals as shown for and against the measure are full, true, and correct. More than two-thirds of all the votes cast at the election on the measure were in favor of the measure and the measure passed.

Qualified Landowner Votes	Votes Cast	YES	NO
38	38	38	0

Dated: January 18, 2022

City Clerk



COMMUNITY FACILITIES DISTRICT NO. 2022 -1
(PRUDLER SERVICES)
OF THE
CITY OF WOODLAND

SERVICES REPORT

DECEMBER 23, 2021

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

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Introduction

The City Council of the City of Woodland (the “Council”) did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”), on December 7, 2021 adopt a resolution entitled “A Resolution of Intention to Establish a Community Facilities District, to Levy a Special Tax to Pay for Certain Services, and to Establish an Appropriations Limit for the Community Facilities District” (the “Resolution of Intention”). In the Resolution of Intention the Board expressly ordered the preparation of a written Community Facilities District Services Report (the “Report”), for the proposed City of Woodland Community Facilities District No. 2022-1 (Prudler Services) (the “CFD No. 2022-1” or the “District”).

The Resolution of Intention ordering the Report did direct that the Report generally contain the following:

1. a brief description of the services by type which are required to adequately meet the needs of CFD No. 2022-1; and
2. an estimate of the fair and reasonable cost of providing such services and the incidental expenses to be incurred in connection therewith.

For particulars, reference is made to the Resolution of Intention (Resolution Number 7820) for CFD No 2022-1, as previously approved and adopted by Council.

Now, Therefore Koppel & Gruber Public Finance, the appointed responsible firm directed to prepare the Report, does hereby submit the following:

A. Description of CFD No. 2022-1

CFD No. 2022-1, is comprised of approximately 24.75 net taxable acres (approximately 38.01 gross acres) of residentially zoned land. At the time of formation, the CFD is expected to include 183 single family residential (“SFD”) units included within two phases. Subdivision Map No. 4856 represents phase 1 and Subdivision Map No. 5121 represents phase 2. A map showing the boundaries of CFD No. 2022-1 is included in Exhibit “A” of this Report. Table 1 below shows the two phases, the number of projected units, the taxable acreage, and the proposed rate per SFD within CFD No. 2022-1.

TABLE 1
Proposed Special Tax for Single Family Developed Property

PHASE/SUBDIVISION MAP NO.	NO. OF PROJECTED TAXABLE UNITS	MINIMUM TAXABLE ACREAGE	RATE PER SFD UNIT
Phase 1– 4856	82	12.07	\$761.66
Phase 2– 5121	101	12.68	\$761.66
Totals	183	24.75	\$761.66

B. Description of Services

The purpose of CFD No. 2022-1 is to provide for the maintenance of public facilities including a neighborhood park, landscaping, lighting, sound walls, and a traffic signal, within the boundaries of CFD No. 2022-1 (the “Services”), and the incidental expenses, related to administering the special taxes and annually administering CFD No. 2022-1.

Descriptions of the Services, which are defined in Attachment B of the Resolution of Intention, include providing maintenance, operation, repair or replacement of the following public facilities:

1. Neighborhood park site of approximately 1.5 acres.
2. Public lighting on East Street (east side and median) from 24A/Sports Park Drive to northerly boundary of the District and both sides of Sports Park Drive from the eastern edge of the District to East Street (excluding the north side of Sports Park Drive along the frontage of the Forrest parcel*).
3. Landscaping and sound/masonry wall on East Street (east side and median) from 24A/Sports Park Drive to northerly boundary of the District and both sides of Sports Park Drive from the eastern edge of the District to East Street (excluding the north side of Sports Park Drive along the frontage of the Forrest parcel).
4. Street lights along the interior subdivision streets.
5. Trees within the parkway strips as shown on the subdivision landscape improvement plans.
6. Traffic signal at the intersection of 24A/Sports Park Drive and East Street.
7. Landscaping and lighting and masonry walls for the pedestrian connections and overland drainage release and sidewalks within the pedestrian connections.

8. Sidewalks along neighborhood park frontage, on East Street from 24A/Sports Park Drive to northerly boundary of the District, and on both sides of Sports Park Drive from the eastern edge of the District to East Street (excluding the north side of Sports Park Drive along the frontage of the Forrest parcel).
9. Radar feedback sign on Sports Park Drive.

* The location of the Forrest parcel is indicated on the CFD boundary map.

Incidental Expenses – CFD No. 2022-1 may also finance incidental expenses as described in the Resolution of Intention as the costs associated with collecting and administering the special taxes and annually administering the District.

C. Boundaries of the Community Facilities District

A reduced map of the boundaries of CFD No. 2022-1 titled “Map of Proposed Boundaries Community Facilities District No. 2022-1 (Prudler Services) City of Woodland” is included in Exhibit “A” and is incorporated herein. The boundaries include all the properties located within APN 041-070-042-000.

A full-scale map is on file with the Clerk of the Board and was recorded with the County Recorder in the County of Yolo in Book 2021 of Maps of Assessment and Community Facilities Districts, Page 99, Document Number 2021-0075.

D. Cost Estimate

As discussed above, CFD No. 2022-1 includes the costs of Services and incidental expenses. The budget for Services is summarized in Table 1 for fiscal year 2021/2022.

Table 2
FY2021/2022 Budget
ESTIMATED BUDGET
\$139,384

The estimated costs of the Services are shown in 2021 dollars. For particulars on the estimated cost of Facilities, reference is made to Exhibit “B” of this Report.

E. Rate and Method of Apportionment

The Rate and Method of Apportionment (the “RMA”) provides sufficient information to allow a property owner within CFD No. 2022-1 to estimate the Maximum Special Tax for his or her property.

For particulars on the rate and method of apportionment, reference is made to Exhibit “C” of this report.

F. General Terms and Conditions

The general terms and conditions of CFD No. 2022-1 are as follows:

- **Substitution of Services**– The description of the Services and incidental expenses is general in nature. The final nature and location of public improvements that will be maintained will be determined upon the preparation of final plans and specifications. The final plans and specifications may show substitutes in lieu of, or modifications to, proposed work. Any such substitution shall not be a change or modification in the proceedings as long as the Facilities provide a service substantially similar to that as set forth in the Report.

EXHIBIT A

BOUNDARY MAP FOR COMMUNITY FACILITIES DISTRICT NO. 2022-1

A reduced copy of the Boundary Map follows. The original of such map is on file in the Office of the Clerk of the City of Woodland and in the records of the County Recorder, County of Yolo, State of California.

MAP OF PROPOSED BOUNDARIES
COMMUNITY FACILITIES DISTRICT NO. 2022-1
(PRUDLER SERVICES)
CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK THIS 01st DAY OF DECEMBER, 2021.

CITY CLERK
CITY OF WOODLAND

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-1 (PRUDLER SERVICES), CITY OF WOODLAND, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING THEREOF, HELD ON THE 15th DAY OF DECEMBER, 2021, BY ITS RESOLUTION NO. 189740.

FILED THIS 14th DAY OF January, 2021, AT THE HOUR OF 2:30 O'CLOCK P.M. IN THE BOOK 23E OF PAGES 99 AGASSIS OFFICE AND COMMUNITY FACILITIES DISTRICTS, PAGE 30 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF YOLO, STATE OF CALIFORNIA.

County Recorder
COUNTY OF YOLO
STATE OF CALIFORNIA

THE UNLINED DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS MAP HAVE BEEN MEASURED AND FOUND TO BE IN ACCORDANCE WITH THE YOLO COUNTY AGGREGATE MAPS.

THE YOLO COUNTY AGGREGATE MAPS SHALL GOVERN FOR ALL THE DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OF PARCELS.



LEGEND
--- STREET CENTERLINES
[Thick black line] PROPOSED BOUNDARY
[Thin black line] CITY BOUNDARIES

KOPPEL & CRUBER
CITY OF WOODLAND, CALIFORNIA
304 W. Main Street
Suite 200
Woodland, CA 95694
Phone (707) 944-0000 Fax (707) 944-0001
DATE PREPARED: NOVEMBER 2021

EXHIBIT B

COST ESTIMATES

The Estimated Costs of Services is as follows. The total costs for CFD No. 2022-1 are estimates only in 2021 dollars. CFD No. 2022-1 has the ability to reallocate amounts between the line items.

Services

Item	Description	Qty	Units	Unit Maintenance Cost	Total
I	<u>PLANTING</u>				
1.	Landscape Area	77,745	SF	\$ 0.18	\$ 13,994.10
2.	Trees	495	EA	\$ 65.00	\$ 32,175.00
II	<u>NEIGHBORHOOD PARK</u>				
3.	Park Area (Including Adjacent Parkway Strips)	67,271	SF	\$ 0.34	\$ 23,141.22
III	<u>WATER UTILITIES</u>				
4	Landscape Area	77,745	SF	\$ 0.11	\$ 8,240.97
5	Park Area (Irrigated area only)	56,727	SF	\$ 0.48	\$ 27,228.96
IV	<u>LIGHTING</u>				
6.	Type A Street Light (25' SINGLE - Including wire, poles, pedestals)	54	EA	\$ 153.00	\$ 8,262.00
7.	Cobra Street Light (31' SINGLE - Including wire, poles, pedestals)	2	EA	\$ 153.00	\$ 306.00
8.	Cobra Street Light (31' DOUBLE - Including wire, poles, pedestals)	4	EA	\$ 306.00	\$ 1,224.00
9.	Single Luminaire Spring Lake Street Light (15' - Including wire, poles, pedestals)	5	EA	\$ 153.00	\$ 765.00
10.	Double Luminaire Spring Lake Street Light (15' - Including wire, poles, pedestals)	4	EA	\$ 306.00	\$ 1,224.00
V	<u>SOUND WALLS</u>				
11.	6' CMU WALL	2,377	LF	\$ 1.10	\$ 2,614.70
VI	<u>TRAFFIC SIGNAL</u>				
12.	East Street/Sports Park Drive Traffic Signal	1	EA	\$ 11,498.00	\$ 11,498.00
VII	<u>RADAR FEEDBACK SIGN</u>				
13.	Sports Park Drive Radar Speed Signs (Including wire, poles, cabinets)	2	EA	\$ 767.12	\$ 1,534.24
VIII	<u>SIDEWALK MAINTENANCE</u>				
14.	Public sidewalk maintenance - Neighborhood Park Frontage (4' width)	3,744	SF	\$ 0.11	\$ 411.84
	Public sidewalk maintenance - East Street (10' width)	13,281	SF	\$ 0.11	\$ 1,460.91
	Public sidewalk maintenance - Sports Park Drive North & South sides (10' width)	16,397	SF	\$ 0.11	\$ 1,803.67
IX	<u>ADMINISTRATION</u>	1	LS	\$ 3,500.00	\$ 3,500.00
TOTAL					\$ 139,384.61

Notes: 1. Maintenance cost unit rates provided by the City of Woodland

PREPARED BY: CUNNINGHAM ENGINEERING, CC

EXHIBIT C

CITY OF WOODLAND COMMUNITY FACILITIES DISTRICT NO. 2021-1 (PRUDLER SERVICES) RATE AND METHOD OF APPORTIONMENT

A Special Tax of the City of Woodland Community Facilities District No. 2022-1 (Prudler Services) ("CFD") shall be levied on all Assessor's Parcels in the CFD and collected each Fiscal Year commencing in Fiscal Year 2021-22 in an amount determined through the application of the rate and method of apportionment of the Special Tax set forth below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final or other map recorded in the Office of the County Recorder.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or estimated costs incurred by the City, acting for and on behalf of the CFD as the administrator thereof, to determine, levy and collect the Special Taxes, including salaries and benefits of City employees to the extent that such employees provide administrative services to the CFD and a proportionate amount of the City's general administrative overhead related thereto; the fees of consultants and legal counsel providing services related to the administration of the CFD; the costs of collecting installments of the Special Taxes; and any other costs required to administer the CFD as determined by the City.

"Approved Property" means all Assessor's Parcels of Taxable Property: (i) that are included in a Final Map, excluding lettered lots thereon, that were recorded on or prior to the June 30th preceding the Fiscal Year in which the Special Tax is being levied, and (ii) that have not been issued a building permit prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by assessor's parcel number.

"Building Permit" means a permit that allows for construction of a SFD Unit.

"CFD" means the City of Woodland Community Facilities District No. 2022-1 (Prudler Services).

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"City" means the City of Woodland.

"Council" means the city council of the City of Woodland, acting as the legislative body of the CFD.

"County" means the County of Yolo, California.

"Development Class" means, individually, Developed Property, Approved Property, Undeveloped Property or Taxable Owners Association Property.

"Developed Property" means all Taxable Property for which a Building Permit was issued prior to January 1 of the preceding Fiscal Year.

"Dwelling Unit" means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

"Final Map" means a final map, or portion thereof, approved by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates Residential Lots.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Land Use Category" means any of the categories of land use identified in Table 1 in Section C below.

"Maintenance" means the labor, material, administration, personnel, equipment and utilities necessary to maintain park, landscaping, lighting, and trail improvements, including repair and replacement of recreational facilities, trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatements, public restrooms, signs, monuments, and associated appurtenant facilities.

"Maintenance Requirement" means, for any Fiscal Year in which Special Taxes are levied, the amount equal to the budgeted costs for Maintenance applicable to the CFD for such Fiscal Year.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C below, that may be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Other Property" means any Parcel of Developed Property in the CFD that does not fit within the definition of Single Family Property.

"Owners Association" means a homeowners association or property owners association that provides services to, and collects assessments, fees, dues, or charges from, property within the CFD.

"Owners Association Property" means any property within the boundaries of the CFD that is owned in fee or through easement by the Owners Association, not including any such property that is located directly under a residential structure.

"Proportionately" means in a manner such that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Taxable Property within each Land Use Class.

"Public Property" means any property within the CFD boundaries that is, at the time of the CFD formation, expected to be used for any public purpose and is owned by or dedicated to the federal government, the State, the County, the City or any other public agency.

"Reserve Fund" means a fund that shall be maintained for the CFD for each Fiscal Year to provide necessary cash flow for the first six months of each Fiscal Year, reserve capital to cover monitoring, maintenance and repair cost overruns and delinquencies in the payment of Special Taxes and a reasonable buffer to prevent large variations in annual Special Tax levies.

"Reserve Fund Requirement" means an amount equal to up to 100% of the Maintenance Requirement for any Fiscal Year.

"SFD Lot" means an individual residential lot, identified and numbered on a recorded Final Map, on which a Building Permit has been or is permitted to be issued for construction of an SFD Unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved Tentative Map.

"SFD Unit" means a residential dwelling unit that does not share a common wall with another residential dwelling unit. A second unit (granny flat) that shares a Parcel with an SFD Unit shall not be considered a SFD Unit for purposes of levying the Special Tax.

"Single Family Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was or is expected to be issued for construction of an SFD Unit.

"Special Tax" means a special tax levied in any Fiscal Year to pay the Special Tax Requirement.

"Special Tax Requirement" means that amount required in any Fiscal Year for the CFD to: (a) (i) pay the Maintenance Requirement; (ii) pay reasonable Administrative Expenses; (iii) pay any amounts required to establish or replenish the Reserve Fund; (iv) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (b) a credit for funds available to reduce the annual Special Tax levy, including the excess, if any, in the Reserve Fund above the Reserve Fund Requirement.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of the CFD that are not exempt from the Special Tax pursuant to law or as defined below.

"Tax-Exempt Property" means an Assessor's Parcel not subject to the Special Tax. Tax-Exempt Property includes: (i) Public Property, or (ii) Owner Association Property, or (iii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement.

"Taxable Owner Association Property" means all Owners Association Property which is not exempt from the Special Tax pursuant to Section E below.

"Undeveloped Property" means, for each Fiscal Year, all Parcels of Taxable Property that are not Developed Property, Approved Property or Taxable Owners Association Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, the Administrator shall: (i) assign each Parcel of Taxable Property to the appropriate Development Class; (ii) for Developed Property, categorize each Parcel as Single Family Property or Other Property; (iii) for Single Family Property, determine the number of SFD Units; (iv) for Other Property, determine the Acreage of each Parcel; and (v) determine the Special Tax Requirement for the Fiscal Year.

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

TABLE 1
Maximum Special Tax for Developed Property
Community Facilities District No. 2022-1 (Prudler Services)

Land Use Category	Description	Maximum Special Tax
1	Single Family Property	\$761.66 per SFD Unit
2	Other Property	\$5,631.00 per Acre

Multiple Land Use Classes

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax that may be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax levies that may be levied on all Land Use Category located on that Assessor's Parcel. The CFD Administrator's shall determine the allocation to each Land Use Category.

2. Approved Property

The Maximum Special Tax for Approved Property shall be \$761.66 per SFD Lot.

3. Undeveloped Property and Taxable Property Owner Association Property

The Maximum Special Tax for Undeveloped Property and Taxable Property Owner Association Property shall be \$5,631.00 per Acre.

4. Annual Escalation of Maximum Special Tax

The Maximum Special Tax as shown above that may be levied on each Assessor's Parcel in The CFD shall be increased each Fiscal Year beginning in Fiscal Year 2022-23 and thereafter by a factor equal to the annual percentage increase in the Engineering News Record Common Labor Cost Index rate.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2021-22, and for each following Fiscal Year, the Council shall levy the CFD Special Tax at the rates established pursuant to steps 1

through 5 below so that the amount of the Special Tax levied equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

First: The Special Tax shall be levied proportionately on each Assessor's Parcel of Developed Property up to 100% of the applicable Maximum Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Other Property at up to 100% of the Maximum Special Tax for Other Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the Maximum Special Tax for Approved Property;

Fourth: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, the Special Tax shall be levied proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax for Undeveloped Property;

Fifth: If additional moneys are needed to satisfy the Special Tax Requirement after the first four steps have been completed, the Special Tax shall be levied proportionately on each Assessor's Parcel of Taxable Property Owner Association Property at up to 100% of the Maximum Special Tax for Taxable Property Owner Association Property.

Notwithstanding the above, under no circumstances will the Special Tax levied against any Assessor's Parcel of Developed Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent annually up to the Maximum Special Tax as a consequence of delinquency or default by the owner of any other Assessor's Parcel within the CFD.

E. EXEMPTIONS

The CFD Administrator shall classify as exempt property (i) Assessor's Parcels defined as Public Property, and (ii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement.

The CFD Administrator shall classify as exempt property those Assessor's Parcels defined as Owner's Association Property provided that no such classification would reduce the sum of all taxable Property to less than 24.75 Acres. Assessor's Parcels defined as Owner Association Property that cannot be classified as

exempt property will be classified as Taxable Owner Association Property and shall be taxed as part of the fifth step in Section D.

The CFD Administrator will assign Tax-Exempt status in the chronological order in which property becomes exempt.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying and vagueness or ambiguity in this Rate and Method of Apportionment.

E. MANNER OF COLLECTION

Special Taxes levied pursuant to Section D above shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the CFD Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the CFD Administrator.

F. TERM OF SPECIAL TAX

Taxable Property in the CFD shall remain subject to the Special Tax in Perpetuity.

CITY OF WOODLAND

RESOLUTION NO. _____

**A RESOLUTION CALLING AN ELECTION TO SUBMIT TO THE QUALIFIED
ELECTORS THE QUESTION OF LEVYING A SPECIAL TAX
WITHIN THE AREA PROPOSED TO BE ANNEXED TO
SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT**

Annexation No. 4

WHEREAS, on March 22, 2005, the City Council (the “City Council”) of the City of Woodland (the “City”), approved Resolution No. 4622 establishing the Spring Lake Maintenance Community Facilities District (the “CFD”) pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, for the purpose of providing for the financing of certain public services (the “Services”) described in Exhibit A hereto;

WHEREAS, at a special election held on March 22, 2005, more than two-thirds of the votes cast were in favor of the levy of a special tax and the establishment of an appropriations limit of the CFD, all as determined by the City Council in Resolution No. 4524, duly adopted on March 22, 2005;

WHEREAS, the City Council on December 7, 2021, duly adopted Resolution No. 7821 (the “Resolution of Intention”) declaring its intention to annex certain territory to the CFD and to levy a special tax within that territory to pay for the Services and setting a public hearing on the proposed annexation for January 18, 2022;

WHEREAS, the territory proposed to be annexed is identified in a map entitled “Proposed Annexation Map No. 4 of Spring Lake Maintenance Community Facilities District, City of Woodland, Yolo County, California,” a copy of which was recorded on December 14, 2021, in Book 2021 of Maps of Assessment and Community Facilities Districts at Page 98 in the office of the Yolo County Recorder;

WHEREAS, a notice of the hearing was duly published as required by the Act, as evidenced by the affidavit of publication on file with the City Clerk;

WHEREAS, pursuant to the Act and the Resolution of Intention, the City Council convened a public hearing on Tuesday, January 18, 2022, at the regular meeting place of the City Council, 300 First Street, Woodland, California, at which hearing all persons interested, including all taxpayers, property owners and registered voters within the CFD and the territory proposed to be annexed, were given an opportunity to appear and be heard on the proposed annexation of territory to the CFD and the levy of special taxes within the territory proposed to be annexed;

WHEREAS, written protests have not been filed by fifty percent or more of the registered voters residing within the CFD, or by six registered voters residing within the territory to be annexed, or by the owners of one-half or more of the area within the CFD, or by the owners of one-half or more of the territory proposed to be annexed;

WHEREAS, the Yolo County Registrar of Voters has certified that fewer than twelve persons were registered to vote within the territory proposed to be annexed to the CFD as of December 6, 2021, which date is within the 90-day period preceding the close of the hearing;

WHEREAS, on the basis of all of the foregoing, the City Council has determined to call an election to authorize the annexation of territory to the CFD and the levying of a special tax as described in Exhibit B hereto; and

WHEREAS, the City Council has received a written instrument from the sole landowner in the territory proposed to be annexed to the CFD consenting to the shortening of election time requirements, waiving analysis and arguments, and waiving all notice requirements relating to the conduct of the election;

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

Section 1. Recitals. All of the above recitals are true and correct, and the City Council so finds and determines.

Section 2. Confirmation of Findings in Resolution of Intention. The City Council reconfirms all of its findings and determinations as set forth in the Resolution of Intention.

Section 3. Finding Regarding Protests. The City Council finds and determines that written protests to the proposed annexation of territory to the CFD and the levy of the special tax within such territory are insufficient in number and in amount under the Act, and the City Council hereby further orders and determines that all such protests are hereby overruled.

Section 4. Finding Regarding Prior Proceedings. The City Council finds and determines that all prior proceedings had and taken by the City Council with respect to the annexation of territory to the CFD are valid and in conformity with the requirements of the Act.

Section 5. Finding Regarding Election Procedures. The City Council finds and determines that the landowners of the territory proposed to be annexed to the CFD have unanimously waived the provision of Government Code Section 53326(a) requiring a minimum of 90 days to elapse between the adoption of this Resolution and the election; the requirements of Government Code Section 53327(a) and the provisions of the Elections Code cited therein relating to the preparation and delivery of an impartial analysis and the affording of opportunity for argument and rebuttal; and all other time limits and procedural requirements in the Elections Code or elsewhere pertaining to the conduct of the election.

Section 6. Call and Order of Election. The City Council hereby calls and orders a special election to be held on Tuesday, January 18, 2022 (“election day”), at which election the question of levying the special tax within the territory proposed to be annexed shall be submitted

to the qualified electors of the territory proposed to be annexed. The ballot measure is set forth in Exhibit C hereto and is incorporated herein by reference.

Section 7. Vote Required. If the proposition on the question of levying the special tax within the territory proposed to be annexed receives the approval of more than two-thirds (2/3) of the votes cast on the proposition, then the territory proposed to be annexed will be added to and become part of the CFD with full legal effect and the City Council will be authorized to levy the special tax within the annexed territory.

Section 8. Submission of Ballot Proposition. The City Council hereby submits to the landowner within the territory proposed to be annexed to the CFD at the special election the ballot measure set forth in Exhibit C hereto. The City Council hereby authorizes the City Clerk to conduct the election.

Section 9. Conduct of Election. The special election shall be held and conducted, the returns canvassed, and the results ascertained and determined, as herein provided:

(a) **Qualified Elector.** The City Council hereby determines that the Services are necessary to meet increased demands placed upon the City as a result of development occurring within the territory proposed to be annexed to the CFD. Because fewer than twelve registered voters resided within that territory on December 6, 2021 (a date within the 90 days preceding the close of the public hearing on the annexation), the qualified elector shall be the landowner of the territory, and the landowner who was the owner of record at the close of the hearing shall have one vote for each acre or portion of an acre of land that such landowner owns within the territory proposed to be annexed.

(b) **Mail Ballot Election.** Pursuant to Government Code section 53327.5, the special election shall be conducted as a mailed ballot election. The City Council hereby approves the form of the ballot, which is attached hereto as Exhibit C. In anticipation of the special election, the City Clerk has delivered a ballot in that form to the landowner in the territory proposed to be annexed to the CFD, and the City Council hereby ratifies such action taken by the City Clerk.

(c) **Return of Ballots.** The City Clerk shall accept the ballot of the landowner up to five minutes following the adoption of this resolution. The City Clerk shall have available a ballot that may be marked at the City Clerk's office on the election day by voter. Once all qualified elector has voted, the City Clerk may close the election.

(d) **Canvass of Election.** The City Clerk shall commence the canvass of the returns of the special election as soon as the election is closed (on January 18, 2022, or when the qualified elector has voted) at the City Clerk's office. At the conclusion of the canvass, the City Clerk shall declare the results of the election.

(e) **Declaration of Results.** The City Council shall declare the results of the special election following the completion of the canvass of the returns and shall cause to be inserted into its minutes a statement of the results of the special election as ascertained by the canvass of the returns.

Section 10. General Authorization with Respect to the Election. The members of the City Council, the City Clerk, and the other officers of the City are hereby authorized and directed, individually and collectively, to do any and all things and to execute, deliver, and perform any and all agreements and documents that they deem necessary or advisable in order to effectuate the purposes of this Resolution. All actions heretofore taken by the officers and agents of the City that are in conformity with the purposes and intent of this Resolution are hereby ratified, confirmed, and approved in all respects.

Section 11. Tax Lien. Upon a determination by the City Council that two-thirds of the votes cast upon the question of levying the special tax were in favor thereof, the City Clerk shall record the amended notice of special tax lien provided for in Sections 3114.5 and 3117.5 of the California Streets and Highways Code. Upon recordation of the amended notice of special tax lien, a continuing lien to secure each levy of the special tax shall attach to all non-exempt real property in the territory be annexed and this lien shall continue in force and effect until the collection of the tax is terminated by the City Council.

Section 12. Accountability Measures. Pursuant to Section 50075.1 of the California Government Code, the City has created a separate account into which the special tax proceeds shall be deposited; and the City shall prepare a report, as required, pursuant to the requirements of Section 53343.1.

Section 13. CEQA Exemption. The City Council hereby determines that the annexation of territory to the CFD is not a project as defined under the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15378 of the CEQA guidelines and directs the City staff to file a notice of exemption with Yolo County.

Section 14. Effective Date. This resolution takes effect immediately upon its passage.

PASSED AND ADOPTED by the City Council of the City of Woodland on January 18, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Mayra Vega, Mayor

Ana B. Gonzalez, City Clerk

EXHIBIT A

CITY OF WOODLAND SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT

Description of Services

The services (the “Services”) described below are proposed to be financed by the City of Woodland Spring Lake Maintenance Community Facilities District (the “District”) of the City of Woodland (the “City”). The cost of the Services shall include incidental expenses, including costs associated with forming the District, determination of the amount of the Special Tax, collection of the Special Tax, payment of the Special Tax, and costs incurred in order to carry out the authorized purposes of the District.

Services

The Services to be financed are the maintenance of the Facilities. Maintenance services include, but are not limited to, sports park maintenance, including but not limited to athletic fields, snack bars, restrooms, multi-use paths, parking lot and park roadway. The costs of Services shall include the costs of labor, material, administration, personnel, equipment, and utilities.

EXHIBIT "B"

CITY OF WOODLAND SPRINGLAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax of the City of Woodland Spring Lake Maintenance Community Facilities District ("CFD") shall be levied on all Assessor's Parcels in the CFD and collected each Fiscal Year commencing in Fiscal Year 2005-06 in an amount determined through the application of the rate and method of apportionment of the Special Tax set forth below. All of the real property in the CFD, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final or other map recorded in the Office of the County Recorder.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or estimated costs incurred by the City, acting for and on behalf of the CFD as the administrator thereof, to determine, levy and collect the Special Taxes, including salaries and benefits of City employees to the extent that such employees provide administrative services to the CFD and a proportionate amount of the City's general administrative overhead related thereto; the fees of consultants and legal counsel providing services related to the administration of the CFD; the costs of collecting installments of the Special Taxes; and any other costs required to administer the CFD as determined by the City.

"Approved Property" means all Assessor's Parcels of Taxable Property: (i) that are included in a Final Map, excluding lettered lots thereon, that were recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied, and (ii) that have not been issued a building permit prior to the March 1st preceding the Fiscal Year in which the Special Tax is being levied.

B-1

"Assessor's Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned assessor's parcel number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by assessor's parcel number.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"CFD" means the City of Woodland Spring Lake Maintenance Community Facilities District.

"City" means the City of Woodland.

"Council" means the city council of the City of Woodland, acting as the legislative body of the CFD.

"County" means the County of Yolo, California.

"Developed Property" means all Taxable Property for which a building permit was issued prior to January 1 of the preceding Fiscal Year.

"District General Manager" means the General Manager for the City of Woodland or his or her designee.

"Dwelling Unit" means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

"Final Map" means a final map, or portion thereof, approved by the County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) that creates Residential Lots.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Gross Acres" means, for an Assessor's Parcel of Taxable Property which is not located on a Final Map, equal to the Acres for such Assessor's Parcel. The Gross Acres for each Lot or Dwelling Unit, of Residential Property that is located on a Final Map, and for which a building permit may be or has been issued for purposes of constructing one or more Dwelling Units, shall be computed by dividing the Final Map Acres by the number of such Lots or Dwelling Units. The Gross Acres for each Assessor's Parcel of Non-Residential Property that is located within a Final Map shall be determined by allocating the applicable Final Map Acres pro rata on the basis of the Acres for each such Assessor's Parcel.

"Land Use Class" means any of the classes listed in Table 1.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C below, that may be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Mixed Use Property" means all Assessor's Parcels that have been classified by the County to allow both Residential Property and Non-Residential Property uses on each such Assessor's Parcel. For an Assessor's Parcel of Mixed Use Property, each Land Use Class thereon is subject to taxation pursuant to the provisions of Section C regardless of the geographic orientation of such Land Use Classes on such Assessor's Parcel.

"Multi-Family Property" means all Assessor's Parcels of Developed Property for which a building permit has been issued for a residential structure consisting of two or more residential units that share common walls, including, but not limited to, duplexes, triplexes, townhomes, condominiums, and apartment units.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued for a structure or structures for non-residential use.

"Operating Fund" means a fund that shall be maintained for the CFD for each Fiscal Year to pay for Park Maintenance and Administrative Expenses.

"Operating Fund Requirement" means, for any Fiscal Year, the sum of the applicable Park Maintenance Requirement.

"Park Maintenance" means the labor, material, administration, personnel, equipment and utilities necessary to maintain the Sports Park improvements, including recreational facilities, trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatements, public restrooms, signs, monuments, playground equipment and associated appurtenant facilities located within the Sports Park.

"Park Maintenance Requirement" means, for any Fiscal Year in which Special Taxes are levied, the amount equal to the budgeted costs for Park Maintenance applicable to the CFD for such Fiscal Year.

"Property Owner Association Property" means any property within the CFD boundaries that is owned by, or irrevocably dedicated as indicated in an instrument recorded with the County Recorder to, a property owner association, including any master or sub-association.

"Proportionately" means in a manner such that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Taxable Property within each Land Use Class.

"Public Property" means any property within the CFD boundaries that is, at the time of the CFD formation, expected to be used for any public purpose and is owned by or dedicated to the federal government, the State, the County, the City or any other public agency.

"Reserve Fund" means a fund that shall be maintained for the CFD for each Fiscal Year to provide necessary cash flow for the first six months of each Fiscal Year, reserve capital to cover monitoring, maintenance and repair cost overruns and delinquencies in the payment of Special Taxes and a reasonable buffer to prevent large variations in annual Special Tax levies.

"Reserve Fund Requirement" means an amount equal to up to 100% of the Operating Fund Requirement for any Fiscal Year.

"Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued for purposes of constructing one residential dwelling unit.

"Special Tax" means the Special Tax levied pursuant to the provisions of sections C and D below in each Fiscal Year on each Assessor's Parcel of Developed Property and Undeveloped Property in the CFD to fund the Special Tax Requirement.

"Special Tax Requirement" means that amount required in any Fiscal Year for the CFD to: (a) (i) pay the Park Maintenance Requirement; (ii) pay reasonable Administrative Expenses; (iii) pay any amounts required to establish or replenish the Reserve Fund to the Reserve Fund Requirement; (iv) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year; less (b) a credit for funds available to reduce the annual Special Tax levy, including the excess, if any, in the Reserve Fund above the Reserve Fund Requirement.

"Sports Park" means 28.39 Acres of the 34 Acre park located south of Farmers Central Road, east of Highway 113 and west of Road 101 or other location as determined by the City.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels of Residential Property, Multi-Family Property, Non-Residential Property, Approved Property, Undeveloped Property, and Taxable Property Owner

Association Property within the boundaries of the CFD that are not exempt from the Special Tax pursuant to law or as defined below.

"Tax-Exempt Property" means an Assessor's Parcel not subject to the Special Tax. Tax-Exempt Property includes: (i) Public Property, or (ii) Property Owner Association Property, or (iii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement.

"Taxable Property Owner Association Property" means all Association Property which is not exempt from the Special Tax pursuant to Section E below.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Approved Property or Taxable Property Owners Association Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year using the definitions above, all Taxable Property within the CFD shall be classified as Developed Property, Approved Property, Undeveloped Property or Taxable Property Owners Association Property, and shall be subject to Special Taxes pursuant to Sections C and D below. Developed Property shall be further assigned to a Land Use Class as specified in Table 1. Once the Land Use Class of an Assessor's Parcel of Residential Property, Multi-Family or Mixed Use Property is determined it cannot be changed.

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

TABLE 1
Maximum Special Tax for Developed Property
Community Facilities District No. 2004-1

Land Use Class	Description	Maximum Special Tax
1	Residential Property	\$135.00 per Dwelling Unit
2	Multi-Family Property	\$112.00 per Dwelling Unit
3	Non-Residential Property	\$411.00 per Acre

Multiple Land Use Classes

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax that may be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax levies that may be levied on all Land Use Classes located on that Assessor's Parcel. The CFD Administrator's shall determine the allocation to each Land Use Class.

2. **Approved Property, Undeveloped Property and Taxable Property Owner Association Property**

The Maximum Special Tax for Approved Property, Undeveloped Property and Taxable Property Owner Association Property shall be \$823.00 per Acre.

3. **Annual Escalation of Maximum Special Tax**

The Maximum Special Tax as shown in the tables above that may be levied on each Assessor's Parcel in The CFD shall be increased each Fiscal Year beginning in Fiscal Year 2006-07 and thereafter by a factor equal to the annual percentage increase in the Engineering News Record Common Labor Cost Index rate.

D. **METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

Commencing with Fiscal Year 2005-06, and for each following Fiscal Year, the Council shall levy the CFD Special Tax at the rates established pursuant to steps 1 through 4 below so that the amount of the Special Tax levied equals the Special Tax Requirement. The Special Tax shall be levied each Fiscal Year as follows:

First: The Special Tax shall be levied proportionately on each Assessor's Parcel of Developed Property up to 100% of the applicable Maximum Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the Maximum Special Tax for Approved Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Special Tax for Undeveloped Property;

Fourth: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, the Special Tax shall be levied proportionately on each Assessor's Parcel of Taxable Property Owner Association Property at up to 100% of the Maximum Special Tax for Taxable Property Owner Association Property.

Notwithstanding the above, under no circumstances will the Special Tax levied against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued be increased by more than ten percent annually up to the Maximum Special Tax as a consequence of delinquency or default by the owner of any other Assessor's Parcel within the CFD.

E. EXEMPTIONS

The CFD Administrator shall classify as exempt property (i) Assessor's Parcels defined as Public Property, and (ii) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement.

The CFD Administrator shall classify as exempt property those Assessor's Parcels defined as Property Owner's Association Property provided that no such classification would reduce the sum of all taxable Property to less than 605 Acres. Assessor's Parcels defined as Property Owner Association Property that cannot be classified as exempt property will be classified as Taxable Property Owner Association Property and shall be taxed as part of the fourth step in Section D.

The CFD Administrator will assign Tax-Exempt status in the chronological order in which property becomes exempt.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying and vagueness or ambiguity in this Rate and Method of Apportionment.

G. MANNER OF COLLECTION

Special Taxes levied pursuant to Section D above shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the CFD Administrator may directly bill the Special Tax, may collect Special Taxes at a different time or in a different

manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the CFD Administrator.

H: TERM OF SPECIAL TAX

Taxable Property in the CFD shall remain subject to the Special Tax in Perpetuity.

EXHIBIT C

OFFICIAL BALLOT

**SPECIAL TAX ELECTION
CITY OF WOODLAND
ANNEXATION OF TERRITORY TO
SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT
(January 18, 2022)**

Number of votes entitled to cast: ____

INSTRUCTIONS TO VOTERS: To vote on the measure, mark an (X) or a check mark in the voting square after the word “YES” or after the word “NO.” All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void.

If you wrongly mark, tear or deface this ballot, return it to the City Clerk, 300 First Street, Woodland, California 95695, to obtain another.

MEASURE SUBMITTED TO VOTERS

Ballot Measure:	Shall the City of Woodland be authorized to levy a special tax for the purposes and at the rates and apportioned as described in Exhibits A and B to the Resolution of Intention to annex territory to the Spring Lake Maintenance Community Facilities District adopted by the City Council Woodland on December 7, 2021, which resolution is incorporated herein by reference, within the territory identified on a map entitled “Proposed Annexation Map No. 4 of Spring Lake Maintenance Community Facilities District, City of Woodland, Yolo County, California”?	YES: ☐
		NO: ☐

NOTE: This is a special landowner election. We request that you return this ballot to the City Clerk, City of Woodland, to her office at 300 First Street, Woodland, California 95695, by 4:00 p.m. on January 18, 2022, and no later than five minutes following the City Council's adoption of the Resolution Calling an Election on January 18, 2022.

CITY OF WOODLAND
RESOLUTION NO. _____

**A RESOLUTION DECLARING THE RESULTS OF THE SPECIAL ELECTION
HELD ON TUESDAY, JANUARY 18, 2022, AND ORDERING THE
ANNEXATION OF TERRITORY TO
SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT**

Annexation No. 4

WHEREAS, in proceedings heretofore conducted by the City Council (the “City Council”) of the City of Woodland (the “City”), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”), the City Council on January 18, 2022, adopted Resolution No. _____, which resolution called a special election within the territory proposed to be annexed to the City’s Spring Lake Maintenance Community Facilities District (the “CFD”);

WHEREAS, pursuant to the terms of the resolution, the special election was held on January 18, 2022, and the City Clerk has duly canvassed the returns of the election and has filed with the City Council a statement of all votes cast at the election showing the whole number of votes cast within such territory and the whole number of votes cast for and against the measure in such territory and also filed, attached to the statement, her certificate as to the correctness of the statement (the “Statement of Election Results”), a copy of which is attached hereto as Exhibit A.

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

Section 1. Approval of Canvass. The canvass by the City Clerk, as shown by the Statement of Election Results is hereby ratified, confirmed, approved, and entered upon the minutes of this meeting.

Section 2. Statement of the Measure. At the election, the following measure was submitted to the qualified electors of the territory proposed to be annexed to the CFD:

Ballot Measure:	Shall the City of Woodland be authorized to levy a special tax for the purposes and at the rates and apportioned as described in Exhibits A and B to the Resolution of Intention to annex territory to the Spring Lake Maintenance Community Facilities District adopted by the City Council Woodland on December 7, 2021, which resolution is incorporated herein by reference, within the territory identified on a map entitled “Proposed Annexation Map No. 4 of Spring Lake Maintenance Community Facilities District, City of Woodland, Yolo County, California”?	YES: ☐
		NO: ☐

Section 3. Votes Cast. The total number of votes cast in the territory proposed to be annexed to the CFD at the election was 38.

Section 4. Measure Passed. More than two-thirds of all the votes cast at the election on the measure were in favor of the measure and the measure passed.

Section 5. Validity of Procedures. The City Council hereby finds and determines that all prior proceedings and actions taken by the City Council pursuant to the Act were and are valid and in conformity with the Act.

Section 6. Order of Annexation. The City Council hereby determines and orders that the territory proposed to be annexed to the CFD is added to and part of the CFD with full legal effect.

Section 7. Amendment to Notice of Special Tax Lien. The City Clerk is hereby directed to record an amendment to the Notice of Special Tax Lien with the Yolo County Recorder, in accordance with the provisions of Sections 3114.5 and 3117.5 of the California Streets and Highways Code within fifteen (15) days of the adoption of this resolution.

PASSED AND ADOPTED by the City Council of the City of Woodland on January 18, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

EXHIBIT A

STATEMENT OF ELECTION RESULTS

I, Ana B. Gonzalez, City Clerk of the City of Woodland (the “City”), hereby certify that:

1. On January 18, 2022, at 300 First Street, Woodland, California, I canvassed the returns of the election called for January 18, 2022, in the territory proposed to be annexed to the Spring Lake Maintenance Community Facilities District on the following measure:

Shall the City of Woodland be authorized to levy a special tax for the purposes and at the rates and apportioned as described in Exhibits A and B to the Resolution of Intention to annex territory to the Spring Lake Maintenance Community Facilities District adopted by the City Council Woodland on December 7, 2021, which resolution is incorporated herein by reference, within the territory identified on a map entitled “Proposed Annexation Map No. 4 of Spring Lake Maintenance Community Facilities District, City of Woodland, Yolo County, California”?

2. The total number of qualified landowner votes eligible to be cast, the total number of votes actually cast at the election, and the total number of votes cast for and against the measure are set forth below. The totals as shown for and against the measure are full, true, and correct. More than two-thirds of all the votes cast at the election on the measure were in favor of the measure and the measure passed.

Qualified Landowner Votes	Votes Cast	YES	NO
38	38	38	0

Dated: January 18, 2022

City Clerk

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
LEVYING AND APPORTIONING THE SPECIAL TAX IN
COMMUNITY FACILITIES DISTRICT NO. 2022-1 (PRUDLER SERVICES)**

WHEREAS, City Council (the “City Council”) of the City of Woodland (the “City”) has established Community Facilities District No. 2022-1 (Prudler Services) (the “CFD”) pursuant to Resolution No. ____ (the “Resolution of Formation”), duly adopted on January 18, 2022, for the purpose of funding maintenance of public facilities, including a neighborhood park, landscaping, lighting, sound walls, and a traffic signal, in the area of the CFD;

WHEREAS, at an election held in the CFD on January 18, 2022, the qualified electors of the CFD authorized the levy of the special tax described in the Resolution of Formation;

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

Section 1. Recitals. The foregoing recitals are true and correct.

Section 2. Levy of Special Tax. Pursuant to Section 53340 of the California Government Code, the special tax is hereby levied at the maximum rates and apportioned in the manner specified in the Resolution of Formation.

Section 3. Collection of Special Tax. Pursuant to Section 53340 of the California Government Code and the Resolution of Formation, the special tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* taxes; provided, however, that the City may directly bill the special tax, may collect special taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the City.

Section 4. Claims for Refund. Claims for refund of the tax shall comply with the following and any additional procedures as established by the City Council:

(a) All claims shall be filed, in writing, with the Finance Director during the Fiscal Year in which the error is believed to have occurred. The claimant shall file the claim within this time period and the claim shall be finally acted upon by the City Council as a prerequisite to bringing suit thereon.

(b) Pursuant to Government Code section 935(b), the claim shall be subject to the provisions of Government Code sections 945.6 and 946.

(c) The City Council shall act on a timely claim within the time period required by Government Code section 912.4.

(d) The procedure described in this Ordinance, and any additional procedures established by the City Council, shall be the exclusive claims procedure for claimants seeking a refund of the tax. The decision of the City Council shall be final.

Section 5. No Mandatory Duty of Care. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 6. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance that can be given effect without the invalid provision or application and, to this end, the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 7. Effective Date and Publication. This Ordinance shall take effect thirty (30) days after its adoption. The City Council hereby directs the City Clerk to publish the full text of the ordinance within 15 days after its passage, with the names of the City Council members voting for and against the ordinance, within fifteen days after adoption by the City Council, pursuant to Government Code section 36933(a).

PASSED AND ADOPTED by the City Council of the City of Woodland on February 1, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
LEVYING AND APPORTIONING THE SPECIAL TAX IN
TERRITORY ANNEXED TO THE
CITY OF WOODLAND
SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT

Annexation No. 4

WHEREAS, City Council (the “City Council”) of the City of Woodland (the “City”) has established the Spring Lake Maintenance Community Facilities District (the “CFD”) pursuant to Resolution No. 4622, duly adopted on March 22, 2005, for the purpose of funding maintenance services for the sports park that serves the area of the CFD;

WHEREAS, the City Council duly adopted Resolution No. ____ (the “Resolution”) on January 18, 2022, wherein the City Council submitted the question of levying a special tax in territory proposed to be annexed to the CFD at the rate and according to the method of apportionment described therein;

WHEREAS, at an election held in the territory proposed to be annexed to the CFD on January 18, 2022, the qualified electors of such territory authorized the levy of the special tax described in the Resolution;

WHEREAS, the City Council duly adopted Resolution No. ____ on January 18, 2022, wherein the City Council determined that the territory proposed to be annexed was added to the CFD;

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

Section 1. Recitals. The foregoing recitals are true and correct.

Section 2. Levy of Special Tax. Pursuant to Section 53340 of the California Government Code, the special tax is hereby levied at the maximum rates and apportioned in the manner specified in the Resolution.

Section 3. Collection of Special Tax. Pursuant to Section 53340 of the California Government Code and the Resolution, the special tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* taxes; provided, however, that the City may directly bill the special tax, may collect special taxes at a different time or in a different manner if necessary to meet the financial obligations of the CFD or as otherwise determined appropriate by the City.

Section 4. Claims for Refund. Claims for refund of the tax shall comply with the following and any additional procedures as established by the City Council:

(a) All claims shall be filed, in writing, with the Finance Director during the Fiscal Year in which the error is believed to have occurred. The claimant shall file the

claim within this time period and the claim shall be finally acted upon by the City Council as a prerequisite to bringing suit thereon.

(b) Pursuant to Government Code section 935(b), the claim shall be subject to the provisions of Government Code sections 945.6 and 946.

(c) The City Council shall act on a timely claim within the time period required by Government Code section 912.4.

(d) The procedure described in this Ordinance, and any additional procedures established by the City Council, shall be the exclusive claims procedure for claimants seeking a refund of the tax. The decision of the City Council shall be final.

Section 5. No Mandatory Duty of Care. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 6. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance that can be given effect without the invalid provision or application and, to this end, the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 7. Effective Date and Publication. This Ordinance shall take effect thirty (30) days after its adoption. The City Council hereby directs the City Clerk to publish the full text of the ordinance within 15 days after its passage, with the names of the City Council members voting for and against the ordinance, within fifteen days after adoption by the City Council, pursuant to Government Code section 36933(a).

PASSED AND ADOPTED by the City Council of the City of Woodland on February 1, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: January 18, 2022
ITEM #: H.11
SUBJECT: Approve Updated Rick Gonzales Sr. Park Master Plan

Recommendation for Action: Staff recommends the City Council adopt Resolution No. _____, to approve the attached updated Master Plan for Rick Gonzales Sr. Park.

Staff Contact:

Clara Olmedo, Associate Engineer, clara.olmedo@cityofwoodland.org, (530) 661-5824

Fiscal Impact:

The total estimated cost to complete the three neighborhood parks in Spring Lake, including project management, design, construction and inspection, is estimated to be \$6.0 million.

The approved Capital Budget includes funding for three Spring Lake Parks: Jack Slaven, Rick Gonzales Sr. and Spring Lake Park. The current approved budget totals \$776,417 for the project consisting of \$300,000 SLIF Parks & Recreation funding (Fund 640) in FY2019/20 and \$476,417 in Spring Lake Capital funding (Fund 594) in FY2020/21.

The \$776,417 existing in the project budget is anticipated to be sufficient to fund the cost of design for the three parks. With continued home construction in Spring Lake and homebuilder's payment of Spring Lake Park Impact Fees, the City estimates that there will be sufficient funding to complete the construction of all three parks in the 2023 fiscal year. An appropriation of the available funding will be requested at the time of construction contract award and informed by the actual bid prices received.

Background:

The Spring Lake Specific Plan includes three neighborhood parks and a central park. The first neighborhood park, Jack Slaven Park, was built in 2010 and is located on Mickle Avenue and Ortiz Avenue. The construction of this park developed 6.7 acres of park improvements and left 1.3 acres undeveloped.

The second park, Rick Gonzales Sr. Park, was built in 2018 and is located on Mickle Avenue and Centennial Drive next to Spring Lake Elementary School. This park is 10-acres, of which 7 acres were developed with the first construction phase and 3 acres remain undeveloped.

The third park, Spring Lake Park, is located on Shellhammer Dr. and Osborn Dr. Two acres of this 8-acre park were developed in 2018. At the time this project was under construction, the subdivision surrounding the park was still under construction and no residents were living in the area.

The, currently unnamed, central park is located on Parkland Avenue and Harry Lorenzo Avenue surrounded by the Spring Lake Central subdivisions. It is planned to be up to 5-acres based upon funding available at the time of construction. The master plan for this park has not yet been developed.

Prior to the first construction phase of the parks, the City had master plans drafted to show preferred amenities for Rick Gonzales Sr. and Spring Lake Park. At the time, the City presented the draft master plan for the parks at several public meetings to receive input and feedback. With this current phase, City staff performed a public outreach process to reassess the overall Spring Lake Specific Plan amenities and to determine if the original

master plans met the current needs of the community. The City followed a public outreach and community engagement process as follows:

- June 5 - July 7, 2021: Online Parks Amenities Survey
- August 26, 2021: Public Open House summarizing survey results and feedback on draft master plan updates
- September 21, 2021: Presentation to the Parks Subcommittee
- September 27, 2021: Parks Commission Report on updated master plans
- October 19, 2021: Presentation to the City Council for Approval of master plans
- December 9, 2021: Spring Lake Community Discussion

The online survey ran during the month of June 2021 and results demonstrated the need to modify the original masterplans.

At the October 19th City Council Meeting, staff presented an updated master plan for Rick Gonzales, Sr. Park for approval prior to proceeding with preparation of construction drawings. The Master Plan changed from the original plan as a result of input received during the public outreach process, most notably the elimination of the parking lot. The parking lot did not rank high among the amenities presented in the recent survey. In addition, construction of onsite parking is relatively costly and would divert funding from other higher-ranked amenities. The parks in Spring Lake are designed primarily as neighborhood parks that nearby residents can access easily by bicycle or on foot, reducing the need for parking lots.

Additionally, in response to growing school enrollment needs in the neighborhood, the Woodland Joint Unified School District reached out to the City during the public outreach phase to explore the potential to expand the Spring Lake Elementary School site. The updated Master Plan for the park reserved approximately 2-acres to be part of a potential expansion of the school. At the conclusion of the item on October 19th, the City Council deferred action on the amended Master Plan for Rick Gonzales, Sr. Park and directed staff to seek further public input and return to City Council for reconsideration.

Discussion:

The City Council held a Special Meeting on December 9th to provide additional discussion and opportunity for neighborhood input on the merits of dedicating a portion of the park in support of the school site expansion. The majority of comments received expressed concern for the potential transfer of land from the park to the school site and expressed support to proceed with the full 10-acres of park improvements. Given the feedback received, staff is recommending the City Council proceed with the completion of the 10-acre park and adopt the final Master Plan for the Park as shown in Attachment B of this report.

If approved as proposed, staff will work with the consultant to prepare construction drawings for the remaining ~3.0 acres of improvements to be constructed this year, which will include:

- Tennis court (with Pickle ball markings)
- Full basketball court
- Expansion of multi-use turf field
- Completion of native landscape areas and paths

These improvements will complement the amenities constructed in the initial phase that included:

- 7-acre improvement area
- Multi-use turf area to accommodate youth soccer field and T-Ball size baseball field
- Playground area and equipment for 2-5 aged and 5-12 aged children
- Benches, pathway lighting, drinking fountains
- Paved and decomposed granite paths with connections to adjoining greenbelt network and fitness stations
- Group and small picnic shelters

- Restroom and maintenance building
- Low water use landscaping

Staff anticipates having the construction plans ready for City Council approval and bid award in March, concurrently with the plans for Spring Lake and Jack Slaven Parks. This timeline will allow construction to begin in Summer 2022, with expanded park areas opening by Spring 2023.

Staff recommends the City remain willing to partner with the School District to explore options to increase enrollment capacity at Spring Lake Elementary and accommodate the existing and future school facility needs of the Spring Lake neighborhood. This may include the option of considering a shared use agreement for school access to the multi-use turf and/or court areas of the park for their outdoor programming needs.

Conclusion:

Staff recommends the City Council adopt Resolution No. _____, to approve the updated Master Plan for Rick Gonzales Sr. Park.

Prepared by: Clara Olmedo, Associate Engineer

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



Ken Hiatt
City Manager

Attachments:

1. Attachment A – Resolution
2. Resolution Exhibit A: Rick Gonzales Master Plan

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE MASTER PLAN FOR RICK GONZALES SR. PARK**

WHEREAS, the City conducted a community survey in June and July 2021 to gather feedback on the desired amenities for Rick Gonzales Sr. Park; and

WHEREAS, the City held a public meeting on August 26, 2021 to solicit feedback from the Spring Lake neighborhood on park amenity and design options for Rick Gonzales Sr. Park Master Plan; and

WHEREAS, a Master Plan was prepared for the Rick Gonzales Sr. Park as part of the 2022 Spring Lake Parks Project, CIP 20-03; and

WHEREAS, the City presented the Rick Gonzales Sr. Park Master Plan to the Parks and Recreation Subcommittee on September 27, 2021 for review and comment; and

WHEREAS, the project is included as the 2022 Spring Lake Parks, CIP 20-03 in the FY 20/21 Capital Budget and is funded through Fund 640 SLIF Park and Recreation fees; and

WHEREAS, the City presented the Rick Gonzales Sr. Park Master Plan to the City Council on October 19, 2021 for approval; and

WHEREAS, the City Council deferred action on the amended Master Plan for Rick Gonzales, Sr. Park and directed staff to seek further public input and return to City Council for reconsideration; and

WHEREAS, the City held a community discussion on December 9, 2021 to solicit additional feedback from the Spring Lake neighborhood for Rick Gonzales Sr. Park Master Plan and school expansion option; and

WHEREAS, the City wishes to approve the updated Master Plan for Rick Gonzales Sr. Park as attached to 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 updated Rick Gonzales Sr. Park Master Plan attached hereto as Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 18th day of January 2022, by the following vote:

AYES:

NOES:

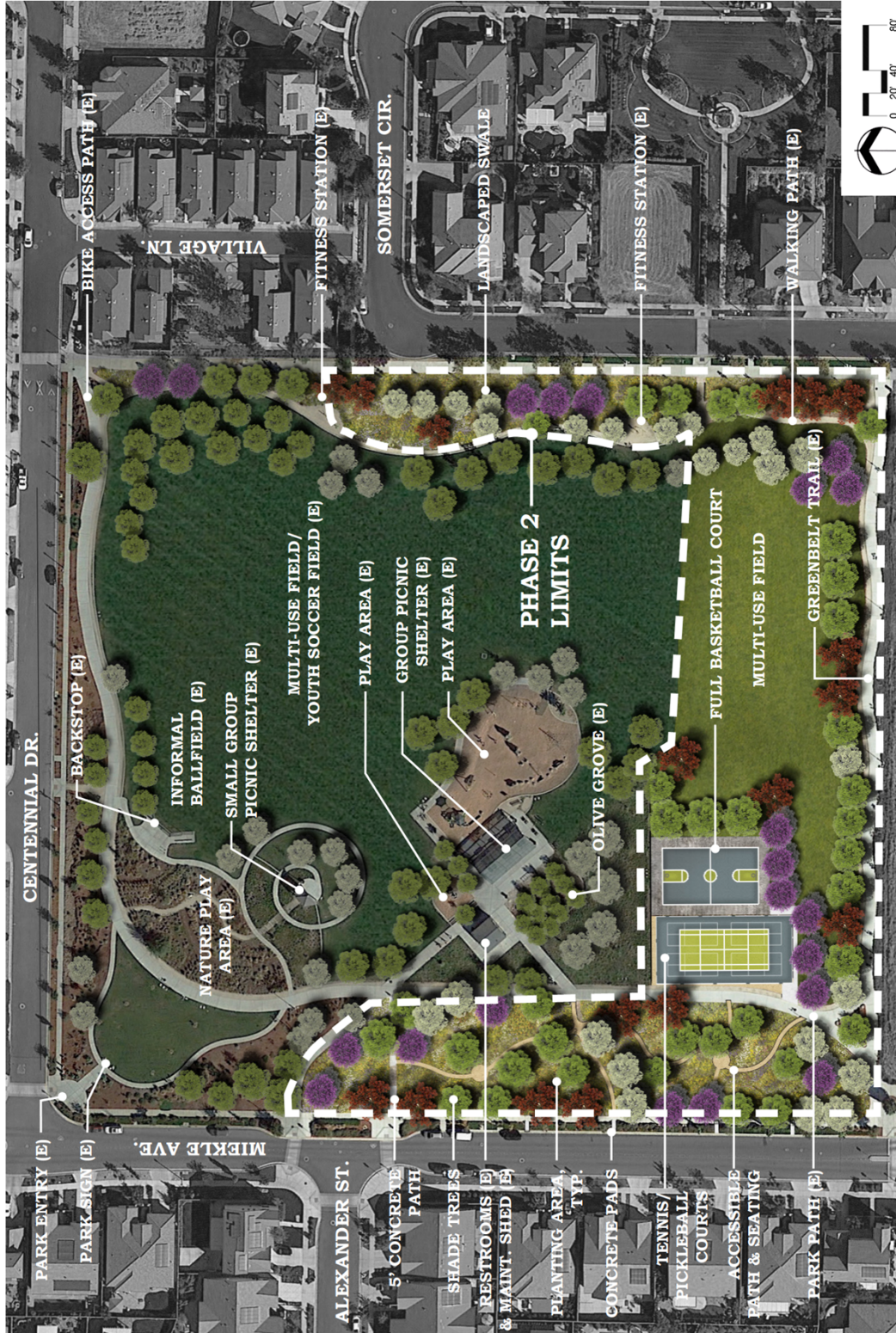
ABSENT:

ABSTAIN:

Mayra Vega, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



RICK GONZALES SR. PARK
REVISED MASTER PLAN



RICK GONZALES SR. PARK
REVISED MASTER PLAN





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: January 18, 2022
ITEM #: H.12
SUBJECT: Woodland Regional Park Preserve – Project Update and Lease Agreement for Environmental Education Center

Recommendation for Action: Staff recommends that the City Council receive an update on the Woodland Regional Park Preserve project and approve Resolution No. __ authorizing the City Manager to terminate the existing lease agreement with Explorit Science Center and to execute a lease agreement with Tuleyome for a portion of the site for the improvement and operation of an Environmental Education Center.

Staff Contact

Stephanie Burgos, Business Engagement and Marketing - (530) 661-5800,
stephanie.burgos@cityofwoodland.org

Council Goals

Enhancement of the Woodland Regional Park Preserve into a 160-acre open space is identified as a priority Quality of Life initiative in the 2021-22 Council Goals and will provide a unique recreational amenity to the community.

Fiscal Impact

To date, the City has allocated \$100,000 to support master planning for the site and provide grant match funding. A total of over \$1,500,000 in grant funding has been raised to construct initial improvements and provide outdoor educational programs. An additional funding allocation will be needed to cover expenses associated with preparation of the site for public access this spring. The amount of funding needed is still being determined and will be integrated as part of the Mid-Year budget update in February.

There is no significant fiscal impact associated with terminating the existing and approving the new lease agreement. The rent proceeds will be nominal at \$1/year. The cost for design and construction of the first phase of the environmental education center is estimated at \$3,000,000 for which Tuleyome is preparing a grant submittal to the Prop 68 State Parks grant program. The lease does not obligate the City to contribute to the environmental education center construction, however, once constructed the City will be responsible to maintain various improvements serving the leased area including sewer, water, and road access.

Value of the conservation easement will be determined by the pending appraisal being conducted as part of the easement negotiations with the Conservancy. Once recorded, proceeds from the conservation easement could be used to offset the City's costs associated with the improvement and management of the property.

Background

The Woodland Regional Park Preserve (WRPP) was originally identified as a future publicly accessible open space in the 1996 General Plan and remains referenced for this same purpose in the 2035 General Plan, as seen below:

“This site (Woodland Regional Park Preserve) has significant habitat value and the majority will be protected through a habitat conservation easement. Improvements will be made to provide public access via a trail network on the site, including parking and structures to support public use of the property consistent with the conservation easement. The former borrow pit will be converted to a stormwater runoff/detention pond and improved to enhance the habitat value of the property.”

Advancement of the WRPP has been a City Council priority for many years and on July 6, 2017, the City Council received a presentation on the Woodland Regional Park Preserve and took the following actions:

1. Directed staff to complete negotiations with the Yolo Habitat Conservancy for establishment of a conservation easement on the Site and return to Council with final easement documents and appraisal value; and
2. Directed staff to prepare and execute a lease agreement with Explorit for a portion of the Site for the development of the Center for Nature, Science and Culture; and
3. Directed staff to pursue grant funding opportunities in partnership with Explorit and Tuleyome to fund improvements at the Site consistent with the proposed conservation easement and draft Concept Plan for the Park Preserve.

Subsequently, on July 3, 2018, the City Council received an update on the Woodland Regional Park Preserve grant funding applications and approved a lease agreement with Explorit for a portion of the Site for the development of an Environmental Education Center. The City, in collaboration with Explorit, Tuleyome, and other project partners, have since secured multiple grants totaling over \$1.5 million. The grants that have been secured include:

- \$500,000 from the State Parks Department Outdoor Environmental Education Facilities Program for construction of a 1,600 ft. accessible trail, two ADA parking spaces, an informational kiosk at the start of the trail, interpretive signage adjacent to the future enhanced wetland area, and post and cable fencing separating the entryway road and sensitive vernal pool habitat area. The project tasks associated with this grant are nearly complete, and are projected to be finalized by the end of 2022.
- \$511,000 from the California Wildlife Conservation Board (via California Waterfowl Association) for the enhancement of the approximately 22 acre former borrow pit into a seasonal and permanent wetland. The tasks associated with this grant have been completed.
- \$116,500 from the State Parks Department Habitat Conservation Fund for Outdoor Education and Programming. The tasks associated with this grant, including the Docent Program, continue to be underway. Due to COVID-19, several delays were experienced. The GOEScience (Get Outside to Experience Science) and Citizen Science education programs are under development and will soon be offered to the regional community.
- Conaway Preservation Group provided over \$200,000 to develop the initial science center concept, and conduct conceptual engineering, architectural and feasibility studies. Funding also supported Tuleyome-led educational adventures on the Conaway Ranch, demonstrating a need for programs that will be conducted at the WRPP.
- \$17,854 from the Yolo Solano Air Quality Management District for a graded bike parking area at the entrance of the paved trail, to accommodate 20 bikes. The Project will support the City's Climate Action Plans efforts to do this by providing infrastructure that facilitates the use of bicycles by visitors to the Park. The tasks associated with this grant are nearly complete, and are projected to be finalized by mid-2022.
- The 2018 Buck Education Grant Program of the Yolo Community Foundation awarded \$10,000 to Tuleyome to fund a coalition of county arts, conservation and science nonprofits to hold programs at the WRPP. This variety of programs will popularize access to the park for K-12 students and families.
- In addition, local grants have been received from Yolo Audubon for creating a WRPP docent handbook in English and Spanish, from the Sierra Club Yolo Group for bench construction, Woodland Community College for interpretive signage, and local Rotary clubs for the pavilion.

Obtaining the abovementioned grant funds have been instrumental in carrying out the necessary Park improvements to date. Furthermore, a dedicated group of local experts have donated well over 1200 hours of their time and knowledge to advise the City in carrying out the various improvements as well as planning future educational programming at the Park. The next phase of the WRPP's improvements will require continued staff time, investment from partners, as well as City allocated and external funds to prepare the Park for its expected grand opening to the public in 2022, and ensure its ongoing maintenance and operation.

Status of Conservation Easement

At its June 17, 2014 meeting, City Council directed staff to work with the Yolo Habitat Conservancy, to conduct the necessary next steps to record a habitat conservation easement on a majority of the City's 160-acre Woodland Regional Park Preserve Site. Work on the easement was delayed while the Conservancy finalized the countywide Habitat Conservation Plan (HCP) and the City refined its plans for improvement and use of the site. With the HCP now adopted and the initial improvements to the site nearing completion, the City and Conservancy have reinitiated efforts to finalize the conservation easement.

The following is a list of the steps remaining to be taken prior to presenting City Council with final conservation easement items for consideration. These include;

- Finalize Conservation Easement document
- Preparation of an appraisal to determine easement value
- Preparation of a Property Analysis Record (PAR)
- Develop habitat management plan(s) for the site
- Identify entity(ies) that will hold the easement and manage the site

Once the above reference tasks are completed, staff will bring back to City Council the final documents and recommendations for final action. It is anticipated that the final Easement Agreement will be ready for City Council within the next 6-8 months.

Discussion

Master Plan for the Woodland Regional Park Preserve

To inform the terms of the Conservation Easement, initial conceptual plans were prepared in 2017 to identify the location and types of improvements that could occur to ensure compatibility with the habitat values of the site. The 2017 Draft Master Plan includes 3.1 miles of trails and pathways, an approximately 20 acre wetland/stormwater detention facility, retention of city well, and an environmental education center facility with associated site and parking improvements. The 2017 Draft Master Plan was developed in consultation with both the Conservancy as well as Tuleyome and Explorit, who remain interested in helping enhance the habitat value of the property and use it to promote outdoor environmental learning experiences. Refinements to the Draft Master Plan are being prepared to increase the project's competitiveness for additional grant opportunities, including the California State Parks Regional Park Program Grant, as well as pave a clear way forward for the various tasks within the WRPP project, assisting the City and its project partners in communicating the vision of the Park to outside parties. The Updated Park Master Plan will:

- 1) Inform future architectural designs of the WRPP Environmental Education Center;
- 2) Include a detailed cost estimate for capital construction and completion of environmental compliance documents, and
- 3) Develop an operational and overall budget for the Park at large and specific to the Center to ensure that its operation is sustainable and accessible to organizations in the non-profit, public and private sectors.

Once completed, staff will present the Updated Master Plan to the Parks and Recreation Commission and City Council.

Tuleyome Lease Agreement for Environmental Education Center

The Draft Master Plan for the property envisions a building with site improvements on up to 5 acres that would be used to offer environmental education programs. The City Council authorized entering into a lease with Explorit Science Center in 2018 to assist in developing and operating the education center. Over the past 3 years, both Explorit and Tuleyome have been instrumental in assisting the City in securing grants for the initial park trail and wetland improvements. During this time Tuleyome's engagement in the project has increased substantially. In 2021, Explorit and Tuleyome mutually agreed to transfer the lease to Tuleyome to reflect Tuleyome's increased role in the project. Explorit will continue to be an active partner in the project with a focus on the educational programming. Explorit Science Center, Tuleyome, and the City are prepared to execute the transfer of the lease agreement from Explorit Science Center to Tuleyome to define shared use and maintenance responsibilities. The following is a list of lease terms and performance requirements contained within the proposed new lease with Tuleyome:

Lease terms:

1. Property location and boundaries encompassed by this agreement: Up to 5 acres within the 160 acres Regional Park Preserve Site
2. Lease Term – 30 years with (2) 10-year extensions
3. Rent: \$1 / year
4. Tuleyome and City agree to jointly plan and work collaboratively to implement improvements to the Regional Park Preserve Site substantially consistent with the attached Draft Master Plan and future Master Plan update
5. City agrees to provide staff assistance to Tuleyome to review the site and building plans for the development of an Environmental Education Center
6. Tuleyome shall provide primary fund raising and grant writing services for the Education Center and associated improvements to the leased area
7. Prior to construction of the Education Center, Tuleyome may use the lease area, proposed trails, paths, and wetland areas for educational programming, fundraising, and advancement of the Master Plan
8. Tuleyome and City shall enter into a shared use and maintenance agreement stipulating terms for access, use, and maintenance of improvements on the Property including a Maintenance and Management Plan for the wetland area
9. Tuleyome acknowledges City's and Yolo Habitat Conservancy's desire to record a permanent conservation easement on the Regional Park Preserve property, that includes up to 5 acres, and agrees to comply with all terms and management activities required in the easement if executed
10. Terms of Use are subject to obtaining required, City, State, Federal permits that affect the site development and proposed uses
11. Tuleyome shall maintain insurance naming city additionally insured (\$2M aggregate general aggregate)

Performance Requirements:

1. Within 5 years of Lease execution, Tuleyome shall commence construction of the Environmental Education Center and complete improvements within 18-months of permit issuance
2. Prior to commencing construction, Tuleyome shall provide evidence of sufficient funding to complete construction of the improvements as well as on-going maintenance of the Education Center
3. Tuleyome shall conduct a minimum of (4) educational events/activities on the site per calendar year prior to construction of the Environmental Education Center facilities
4. Tuleyome shall work with staff to produce an annual report by March 1 of each year summarizing the types of on-site uses, audience reached, and recommendations for advancing the overall project

development. The report will be presented to the Woodland Parks and Recreation Commission at a mutually agreed date.

Conclusion

Staff recommends that the City Council receive an update on the Woodland Regional Park Preserve project and approve Resolution No. ___ authorizing the City Manager to terminate the existing lease agreement with Explorit Science Center and to execute a lease agreement with Tuleyome for a portion of the site for the improvement and operation of an Environmental Education Center.

A handwritten signature in black ink, appearing to read 'Ken Hiatt', with a long horizontal flourish extending to the right.

Ken Hiatt
City Manager

Attachments:

1. 1. Woodland Regional Park Draft Master Plan
2. 2. Rendering of Environmental Education Center
3. 3. Resolution Approving Lease with Tuleyome
4. 4. Lease Agreement with Tuleyome
5. 5. Lease Area Exhibit



JUNE 29, 2017

DRAFT WOODLAND REGIONAL PARK *MASTER PLAN*

TOWN PLANNERS
 301 Seventh Street Davis, CA 95616
 (530) 750-2939

corbettDESIGN
 730 B St. Davis Ca 95616 P.530.219.6807 chriscorbettdesign.com

Center for Nature, Science, and Culture

Design by Chris Corbett



The long-term vision is to create a Center for Nature, Science and Culture that will provide facilities for formal and informal education programs for people of all ages and abilities.

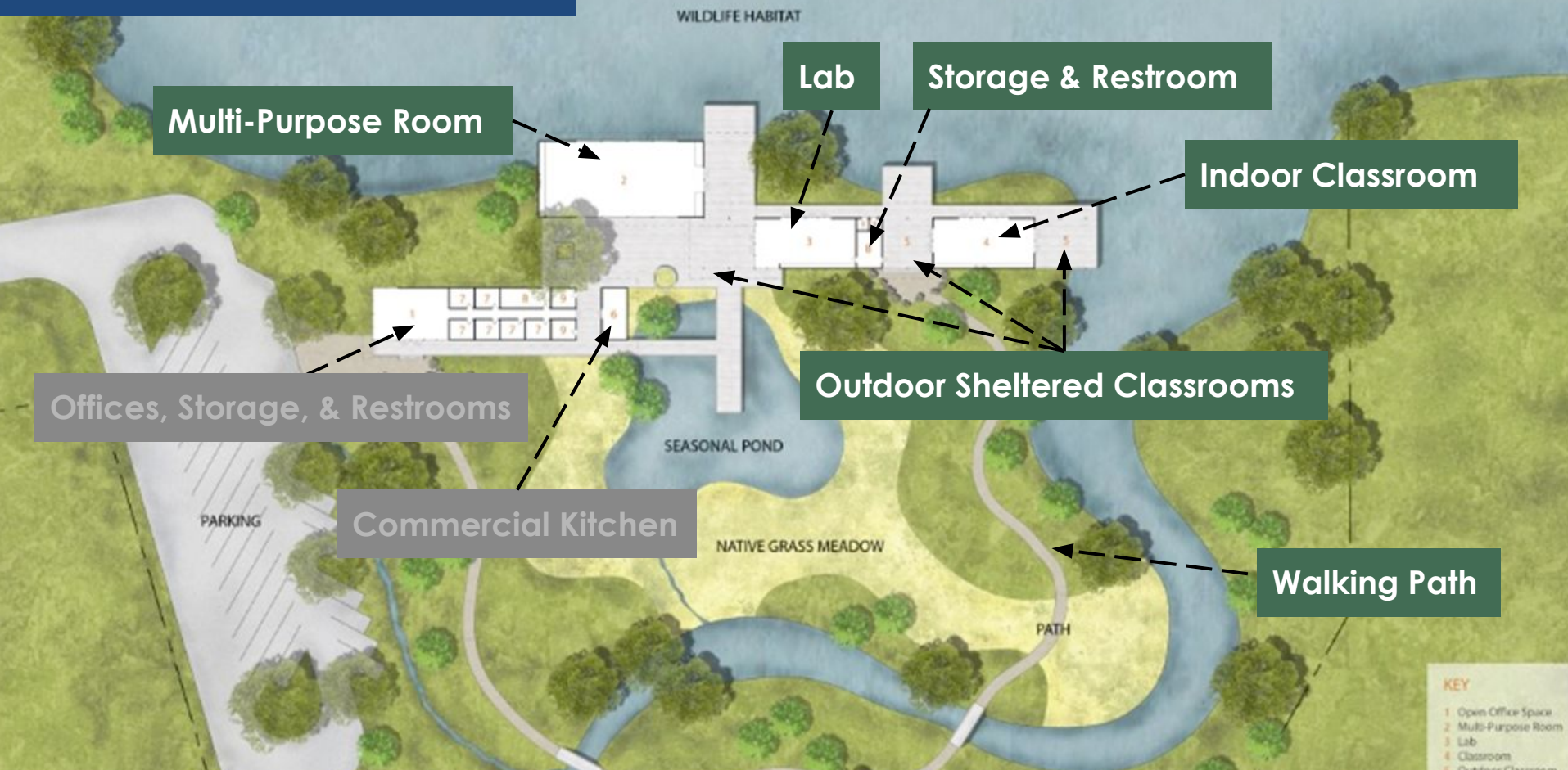
Center for Nature, Science, and Culture

Approx. 10,000 square feet



Center for Nature, Science, and Culture

PHASE I: Approx. 6,900 square feet



PHASE I building breakdown → ~96% of total sq ft designated for recreation

- Multi-purpose Room: 2,000 sq ft
- Lab, Storage, & Restroom: 950 sq ft
- Indoor Classroom: 1,250 sq ft
- Outdoor Sheltered Classrooms: 2,400 sq ft
- Walking path: 0.5 mi

Center for Nature, Science, and Culture

PHASE II: Approx. 3,100 square feet



PHASE II building breakdown:

- Open Office Space: 1,000 sq ft
- Offices: 1,000 sq ft
- Storage: 300 sq ft
- Restrooms: 300 sq ft
- Commercial Kitchen: 500 sq ft

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AUTHORIZING THE CITY MANAGER TO TERMINATE
EXISTING GROUND LEASE AGREEMENT WITH EXPLORIT
SCIENCE CENTER AND EXECUTE A GROUND LEASE AGREEMENT
WITH TULEYOME, A CALIFORNIA NON PROFIT CORPORATION
FOR THE IMPROVEMENT AND LEASE OF A PORTION OF
THE WOODLAND REGIONAL PARK PRESERVE SITE**

WHEREAS, the City of Woodland (“City”) is the owner of certain property located at 20179 County Road 102 in the City of Woodland, County of Yolo, State of California (the “Park Preserve Property”), which Park Preserve Property is known as the Woodland Regional Park Preserve; and

WHEREAS, the Park Preserve Property has been unoccupied since 2011 and the City is considering recording a habitat conservation easement on the Park Preserve Property that will preserve the property as natural habitat in perpetuity, but will also allow for use of the Park Preserve Property for recreational open space purposes, and will establish a development envelope that will allow for construction of certain improvements within the Park Preserve Property, including the development of facilities for an environmental education center, and

WHEREAS, a draft Master Plan for the Woodland Regional Park Preserve has been prepared to delineate areas of the site for various recreational and educational uses consistent with the habitat values of the Park Preserve Property; and

WHEREAS, the improvements contemplated in the draft Master Plan will allow the Park Preserve Property to be better utilized in a manner that benefits and serves the needs of the community while also improving the habitat value of the Property; and

WHEREAS, Tuleyome desires to develop an environmental education center within the development envelope contemplated as part of the habitat conservation easement, and has been actively raising funds and seeking grant funding that would be used for the development of such environmental education center; and

WHEREAS, in furtherance of the development of the contemplated environmental education center, Tuleyome and City desires to enter into a ground lease agreement, pursuant to which Tuleyome would lease from City a portion of the Park Preserve Property within the contemplated development envelope (the “Site”), upon which Site Tuleyome would construct certain improvements that would be used as the environmental education center; and

WHEREAS, the improvement and use of the Site by Tuleyome for environmental education programming is consistent with the City’s 2035 General Plan; and

WHEREAS, on July 17, 2018 the City entered into a ground lease with Explorit Science Center, (Explorit) a California Non Profit Corporation for up to a 5 acre portion of the Park Preserve Property for the construction, development and operation of an environmental

education center (the “Prior Lease”), which prior lease contemplated that both Explorit and Tuleyome would have a substantial role in the development and operation of the environmental education center; and

WHEREAS, on October 14, 2021, Explorit sent a letter to the City indicating that representatives from the City, Tuleyome and Explorit had met and discussed potential grant opportunities for the development of the environmental education center, and through that discussion came to the conclusion that Tuleyome was better suited to serve as the lead in seeking grant funding for the environmental education center, and therefore Tuleyome should be the party to enter into a ground lease with the City for the Site. Consequently, Explorit asked that the Prior Lease be terminated to allow for a new lease for the Site to be executed with Tuleyome who has been an increasingly active partner in efforts to improve the Preserve Property and the Site for habitat and environmental education purposes.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Authorize Termination of Ground Lease with Explorit. The City Council hereby authorizes the termination of the Prior Lease with Explorit for a portion of the Park Preserve Property by means of a mutual agreement to terminate with Explorit, and authorizes the City Manager to enter into and execute such agreements as necessary to carry out this direction.

Section 3. Approval of Ground Lease. The City Council hereby approves a Ground Lease with Tuleyome, a California nonprofit corporation for the improvement and use of a portion of the Park Preserve Property located at 20179 County Road 102 in substantially the form as included with the January 18th, 2022 City Council staff report for this Resolution, and authorizes the City Manager to execute the Ground Lease, and if necessary make minor modifications to, after consultation with the City Attorney, provide that such modifications are consistent with the terms outlined in the January 18th, 2022 City Council staff report approving this Resolution.

[Continued on next page]

APPROVED AND ADOPTED THIS 18th day of January, 2022.

Mayra Vega, Mayor
City of Woodland

ATTEST:

Ana Gonzalez, City Clerk
City of Woodland

GROUND LEASE BETWEEN CITY OF WOODLAND AND TULEYOME

This Ground Lease (“**Lease**”) is made and entered into this _____ day of _____, 2022, by and between the City of Woodland, a municipal corporation of the State of California (“**City**”) and Tuleyome, a California not for profit corporation (“**Tenant**”), who are individually referred to herein as a “**party**” and together as the “**parties.**”

1. **Property and Background.**

A. **Overview.** The purpose of this Lease is to allow for the leasing of the Site (defined in Section 1.C below) for the construction, development, and operation thereon by Tenant of an environmental education center that Tenant will use to provide educational programs and activities related to the natural environment. Tenant anticipates partnering with other non-profit organizations to provide science education, including Explorit Science Center, a Davis-based non-profit organization that provides interactive, inquiry-based learning opportunities in Yolo County and counties. The lease also facilitates access to and utilization of various improved and natural features of the Woodland Regional Park Preserve for educational programs and activities of Tuleyome, its collaborators and partners.

B. **City’s Intent in Entering into this Lease.** City is entering into this Lease with its specified uses, term, and rent because City desires to assist in providing an environmental and science educational center to the Woodland community, Yolo County, and the greater Sacramento region. But for this use, City would not enter into this Lease.

C. **Site.** City owns 160 acres of certain real property referred to as the “Regional Park Preserve Site,” located just east of County Road 102 and south of County Road 25 in Yolo County. The Regional Park Preserve Site is identified with Yolo County Assessor Parcel’s Number 042-030-012. The City and the Yolo Habitat Conservancy are in the process of placing a permanent conservation easement on the Regional Park Preserve Site to provide high quality habitat for palmate-bracted bird’s beak, nesting and foraging habitat for Swainson’s Hawk, white-tailed kite, western burrowing owl, and tricolored blackbird, and created aquatic and upland habitat for western pond turtle and giant garter snake. . Within the planned Regional Park Preserve Site conservation easement there is an approximate 7.77 acre development envelope within which the parties desire to lease up to 5 acres for development and operation of an environmental education center, which the up to 5 acre area is more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference, that is hereinafter called the “**Site**”..

D. **Lease.** For and in consideration of the payment of rentals and the performance of all the covenants and conditions of this Lease, City hereby leases and demises to Tenant, and Tenant hereby leases and hires from City, the Site together with all rights, privileges, and easements appurtenant thereto, for the term and upon the covenants and conditions set forth herein. Tenant intends to build out the Site in a manner consistent with the draft Master Plan, attached hereto as **Exhibit B** and incorporated herein, and cooperate with the City for recreational and open space enhancements to the entire Regional Park Preserve Site.

2. **Term.** This Lease shall commence on the date the Memorandum of Lease (attached hereto as **Exhibit C** and incorporated herein) is recorded in the office of the Yolo County Recorder (the “**Lease Term Commencement Date**”). The initial term of this Lease (the “**Lease Term**”) shall be thirty (30) full calendar years and shall expire at 11:59 p.m. on the day before the thirtieth (30th) anniversary of the commencement date, unless terminated earlier in accordance with this Lease. Tenant shall additionally have the option to extend this Lease for two (2) additional ten (10) year terms.

3. **Rent.** The annual base rent (“**Rent**”) for the Site for the Lease Term shall be one dollar (\$1.00), due and payable to City for the full term of this Lease upon complete execution of the Lease by both parties (\$30.00). This Lease is a net lease, and Rent and other payments due and payable hereunder to or on behalf of City shall be paid without notice or demand and without offset, counterclaim, abatement, suspension, deferment, deduction, or defense.

4. **Use of Property.**

A. **General.** The parties agree that they are both raising funds, including applying for grant funding, to provide sufficient funds for Tenant to construct an environmental educational center on the Site. The parties agree that sufficient funds will be raised for such construction within five (5) years of the Commencement Date of this Lease and that in the interim, Tenant will be permitted to use the Site in accordance with the terms of this Lease.

B. **Use Prior to Completion of Environmental Education Center.** Prior to completion of the environmental education center buildings (described further in Section 4.C. below), Tenant agrees to use the Site a minimum of four (4) times per year to provide educational tours to students, organized groups, and others interested in the Regional Park Preserve Site. Tenant may also use the Site to hold a fundraising event(s), which will not be considered an educational tour or activity unless City agrees in advance that the fundraising event is considered an educational tour or activity. With City’s prior written approval, Tenant may prepare, at its sole cost and expense, the Site grounds for such purposes, including installing interactive displays and signs, setting up equipment, creating pedestrian trails, and installing temporary parking areas. Tenant agrees to provide the City with 48 hours notice if Tenant will bring anyone other than Tenant’s staff, board members, or volunteers to the Site. Tenant agrees to keep the Site free of litter and agrees that it is solely responsible for any damage or loss of any personal property or signs left on the Site by Tenant, its employees, volunteers, partners, or agents.

C. **Use of Environmental Education Center.** Within five (5) years of the Commencement Date of this Lease, Tenant will initiate construction of a building and site improvements to be used as an environmental educational center (“**Environmental Education Center**”), consistent with the Master Plan for the Site, as set forth in **Exhibit B**, attached hereto and incorporated herein, and the terms of this Lease. Tenant shall complete construction within 18 months of issuance of City building permit, and upon completion of construction, operate the Environmental Education Center. Tenant shall not change the use of the Site without first obtaining the written consent of City. City may withhold consent for any reason in City’s sole and absolute discretion. The parties hereby understand that City would not enter into this Lease but for the use of the Site for an Environmental Education Center.

D. **Building Improvements.** Tenant shall construct upon the Site a building of approximately 6,500 - 10,000 square feet and related site improvements, which shall collectively

be the Environmental Education Center and shall be constructed in accordance with plans and drawings approved by the City and the Tenant (the “**Approved Environmental Education Center Plans**”) as provided in Section 5 below. The Environmental Education Center shall be constructed and developed with the following uses: a large multi-use space for lectures, workshops, meetings, banquets, and community gatherings; a teaching lab to accommodate approximately 30-40 students; an adjacent flexible teaching space that will provide a resource for science education; a large outdoor covered space to serve as an outdoor classroom, theater, and activity area; other collaborative work space; an administration office; and parking for staff, volunteer and visitor vehicles.

E. Use Prohibitions. Tenant agrees that in connection with the use and operation of the Site, it will not:

i. Sell or assign its interest in this Lease without the prior written consent of City, which consent may be withheld at City’s sole and absolute discretion; or

ii. Sublease all or any portion of the Site and improvements thereon without the express written consent of City which consent may be withheld at City’s sole and absolute discretion; or

iii. [blank]

iv. Cause or permit substantial and obnoxious odors to emanate or be dispelled from the improvements; or

v. Permit undue accumulations of garbage, trash, rubbish, or any other refuse; or

vi. Create, cause, maintain, or permit any nuisance (as defined under applicable law) in, on or about the Site; or

vii. Commit or suffer to be committed any waste (as defined under applicable law) in, on or about the Site; or

viii. Knowingly use or allow the Site to be used for any unlawful purpose, or for any purpose that violates the terms of any recorded instrument that affects the Site and the surrounding Regional Park Preserve Site property and that is senior in priority to this Lease; or

ix. Cause or permit any insurance coverage on the Site or the improvements thereon to become void or voidable (unless Tenant has previously obtained replacement coverage in the same amounts) or make it impossible to obtain any required insurance at commercially feasible rates; or

x. Violate any law, ordinance, or regulation applicable to the Site and the improvements thereon.

xi. Violate any term or condition of the permanent conservation easement placed on the Regional Park Preserve property following recordation of such an easement by the City and the Yolo Habitat Conservancy; or

xii. Discriminate against or segregate of any person or group of persons on account of race, color, creed, religion, age, disability, gender, sexual orientation, gender identity,

marital status, ancestry, or national origin in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Site or the improvements thereon, or any part thereof, and Tenant itself, or any person claiming under or through it, shall not establish or permit any such practice of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, subtenants, or vendees of the Site or the improvements thereon, or any part thereof.

F. Governmental Requirements. Subject to Tenant's right to contest provided in Section 5 below, Tenant shall at all times comply with, and shall pay all costs and expenses that may be incurred or required to be paid in order to comply with, any and all laws, statutes, ordinances, rules, and regulations that apply to the operation and use of the Site, including those requiring alterations or additions to be made to, or safety appliances and devices to be maintained or installed in, on or about the Site under any laws now or hereafter adopted, enacted or made and applicable to the Site, and payment of any fees, charges or assessments arising out of or in any way related to the Site as a source of adverse environmental impacts or effects.

G. Use and Maintenance of Environmental Education Center. Prior to the City's issuance of a Certificate of Occupancy for the Environmental Education Center, the parties will enter into an agreement concerning the use and maintenance of the Environmental Education Center and the Site. This use and maintenance agreement will address topics including, but not limited to, access to the buildings and Site and maintenance of the Environmental Education Center and grounds. To the extent that there is any conflict between this Lease and the use and maintenance agreement, the terms of this Lease shall control.

5. Construction and Maintenance of Improvements.

A. Initial Improvements. Prior to construction of the Environmental Education Center, Tenant may construct walking trails and install equipment, interactive displays, and signs, all at its own cost an expense. Tenant will consult with City prior to making any initial improvements to the Site. City sponsored development of an approximately 20 acre "wetland/aquatic site" at the former borrow pit, as well as a public access trail, will be implemented in consultation with the Tenant so that overall Park development is coordinated to optimize resources and public access. Maintenance of the "wetland/aquatic site" is to be a shared responsibility between Tenant and the City as identified in Section 5 M. below.

B. Construction of Environmental Education Center. Within five (5) years after the Lease Term Commencement Date, Tenant shall be ready to commence construction of the Environmental Education Center. This means that Tenant shall have secured sufficient funding for both construction and on-going maintenance of the Environmental Education Center, shall have completed its designs and have submitted its building permit plans to the City, shall have an operations and maintenance plan submitted to the City, and shall have submitted evidence of financing to the City. Tenant shall complete construction of the Environmental Education Center within 18 months of issuance of City building permit. If Tenant is not ready to commence construction within five (5) years following the Lease Term Commencement Date, the parties agree to renegotiate this Lease and to terminate this Lease for cause if the parties cannot reach agreement six (6) months following the fifth year from the Lease Term Commencement Date.

C. Tenant's Election to Construct New Improvements. Following Tenant's completion of the Environmental Education Center, Tenant may, but is not obligated to, construct

or otherwise make new improvements on any part, or all, of the Site and to demolish, remove, replace, alter, relocate, reconstruct, or add to any existing improvements in whole or in part, provided Tenant continues to use the improvements as an Environmental Education Center as described and permitted in Section 4 above, is not then in default under any condition or provision of this Lease beyond any applicable notice or cure period, and provided the improvements following the work are at least equal in value to any improvements as they were before being demolished, removed, replaced, altered, relocated, reconstructed, modified, or changed. All salvage shall belong to Tenant.

D. Conditions of Construction. Before construction of the Environmental Education Center and prior to any construction, alteration, or repair is commenced on the Site, and before any building materials have been delivered to the Site by Tenant or under Tenant's authority, Tenant shall comply with all the following conditions or procure City's written waiver of the condition or conditions specified in the waiver.

i. Delivery of Plans and Specifications to City. Tenant shall deliver to City for City's approval two sets of preliminary construction plans and specifications prepared by an architect or engineer licensed to practice in California, including but not limited to preliminary grading and drainage plans, soil tests, utilities, sewer and service connections, locations of ingress and egress to and from public thoroughfares, curbs, gutters, parkways, street lighting, designs and locations for outdoor signs, storage areas and landscaping, all sufficient to enable potential contractors and subcontractors to make reasonably accurate bid estimates and to enable City to make an informed judgment about the design and quality of construction and about any effect on the reversion. All improvements shall be constructed within the exterior property lines of the Site, provided that required work beyond the Site on utilities, access, and conditional use requirements do not violate this provision. With the plans, Tenant shall deliver to City the certificate of the person or persons who prepared the plans and specifications certifying that the Tenant has fully paid for them or that the preparer is waiving payment and waiving any right to a lien for preparing them and permitting City to use the plans without payment for purposes relevant to and consistent with this Lease.

ii. City's Approval. City shall not unreasonably disapprove the preliminary plans and specifications. Approval or disapproval shall be communicated in the manner provided for notices, and disapproval shall be accompanied by specification of the grounds for disapproval. Tenant shall not deliver working drawings to any governmental body for a building permit until preliminary plans are approved as provided in this paragraph. Following City's first or any subsequent disapproval, Tenant shall submit revised plans and specifications within thirty (30) days after receiving City's notice of disapproval. Disapproval and submission of revised plans shall not extend time for commencing or completing construction.

iii. Final Plans and Specifications. Tenant shall prepare or cause to have prepared final working plans and specifications substantially conforming to preliminary plans previously approved by City, submit them to the appropriate governmental agencies for approval, and deliver to City one (1) complete set as approved by the applicable governmental agencies. Changes from the preliminary plans shall be considered to be within the scope of the preliminary plans if they are not substantial or if they are made to comply with suggestions, requests or requirements of a governmental agency or official in connection with the application for permit or approval, and if they do not depart substantially in size, utility or value from the preliminary plans.

E. Notice of Intent to Construct. Tenant shall notify City of Tenant's intention to commence a work of improvement at least ten (10) days before commencement of any such work or delivery of any materials. Such notice shall specify the approximate location and nature of the intended improvements. City shall have the right to post and maintain on the Site any notices of non-responsibility provided for under applicable law and to inspect the Site in relation to the construction at all reasonable times.

F. City's Approval of General Contractor. Tenant shall furnish City with a true copy of Tenant's proposed contract with the selected general contractor ("Construction Contract") and with evidence of the general contractor's financial condition. The Construction Contract shall give City the right but not the obligation to assume Tenant's obligations and rights under that contract if Tenant should default under the Construction Contract.

City may disapprove Tenant's selection of a general contractor by written notice given within fifteen (15) days following delivery of the copy of the proposed Construction Contract to City. The notice shall specify the grounds for disapproval. City shall not unreasonably disapprove and shall be considered to have approved in the absence of notice of disapproval given within fifteen (15) days after Tenant furnishes the Construction Contract and evidence specified above. If Tenant elects to act as general contractor, reference above to Construction Contract and evidence shall be considered to apply to the subcontractor of each subcontract in excess of \$20,000. Tenant shall not be required to enter into the Construction Contract until Tenant shall have received City's approval of Tenant's selected general contractor as described above.

G. Completion Bond. Tenant shall furnish City a bond as described below if, and promptly after, City gives notice of demand within 15 days after Tenant has complied with all the foregoing conditions of major construction. The bond shall be that of a responsible surety company, licensed to do business in California, and, in the case of the initial construction, in an amount not less than ONE HUNDRED PERCENT (100%) OF THE CONSTRUCTION CONTRACT PRICE and shall remain in effect until the entire cost of the work shall have been paid in full and the new improvements shall have been insured as provided in this Lease. For major construction after initial construction of the Environmental Education Center, the amount of the bond shall be 125% of the architect's initial estimate of the cost of such major construction. The bond shall state the following:

i. That it is conditioned to secure the completion of the proposed construction, free from all liens and claims of contractors, subcontractors, mechanics, laborers, and materialmen for 24 months following commencement of construction;

ii. That the construction work shall be effected by Tenant, the general contractor, or on their default, the surety;

iii. That in default of such completion and payment, such part of the amount of the bond as shall be required to complete the work shall be paid to City as liquidated and agreed damages for the nonperformance of Tenant's agreements, it being agreed that the exact amount of City's damages is difficult and impractical to ascertain; and

iv. That the surety will defend and indemnify City against all loss, cost, damage, expense and liability arising out of or connected with the work of improvement.

City may, but shall not unreasonably, disapprove the bond. The bond shall be deemed approved unless notice of disapproval is given with fifteen (15) days after receipt of the proposed bond.

H. Required Governmental Permits. Tenant shall procure and deliver to City evidence of compliance with all then applicable codes, ordinances, regulations and requirements for permits and approvals to construct the Environmental Education Center building and associated site improvements, including but not limited to a grading permit, building permits, zoning and planning requirements, and approvals from various governmental agencies and bodies having jurisdiction. City agrees to cooperate with Tenant in securing all necessary permits and approvals for the construction of the Environmental Education Center and to coordinate such improvements with other planned improvements to the Regional Park Preserve. The City agrees to secure all other permits and regulations associated with the Site, including utilities, easements, water rights and permits, CEQA, etc.

I. Builder's Risk and Other Insurance. Tenant shall deliver to City (1) certificates of insurance evidencing coverage for "builder's risk," (2) evidence of worker's compensation insurance covering all persons employed in connection with the work and (3) reasonable evidence that Tenant has paid or caused to be paid all premiums for the coverage described above in this paragraph and any increase in premiums on insurance provided for in the article on insurance, sufficient to assure maintenance of all insurance above during the anticipated course of the work. Tenant shall maintain, keep in force and pay all premiums required to maintain and keep in force all insurance above at all times during which such work is in progress.

J. Soil Conditions. Except as set forth in this Section 5.J. City makes no covenants or warranties respecting the condition of the soil or subsoil or any other condition of the Site. To City's actual knowledge, the Site contains no substances that might constitute Hazardous Materials as defined in Section 8.B.ii.c below. City agrees to perform soil tests of the Site within 90 days of execution of Lease to establish baseline soil condition. Tenant may, pursuant to a separate right of entry agreement entered into between the parties, enter onto the land before the Commencement Date to make additional soil and structural engineering tests that Tenant considers necessary. All such tests made by or on behalf of Tenant shall be at Tenant's sole expense and risk and shall be evidenced by a separate contract. A copy of any report made in connection with such tests shall be delivered to City within thirty (30) days of receipt by Tenant. In the event that any of such tests performed by City or Tenant present an issue that will negatively affect the feasibility of the Environmental Education Center, including but not limited to the need for an Environmental Response Action, the parties agree to meet and confer to discuss and reasonable amendments to the proposed development of the Environmental Education Center, if necessary. Except as approved by City, Tenant shall restore the property to its baseline condition upon completion of any tests Tenant conducts under this Section.

K. Grant of Easements. City shall cooperate with Tenant in granting to public entities or public service corporations, for the purpose of serving the Site and, with the reasonable approval of City, other property, rights-of-way or easements on or over the Site for poles or conduits or both for telephone, electricity, water, sanitary or storm sewers or both and for other utilities and municipal or special district services.

L. Completion of Improvements.

i. Diligent Prosecution to Completion. Once the work is begun, Tenant shall with reasonable diligence prosecute to completion all construction of improvements, additions or alterations. Construction required at the inception of this Lease pursuant to Section 5.A. above shall be completed and ready for use within thirty-six (36) months after commencement of construction, provided that the time for completion shall be extended for as long as Tenant shall be prevented from completing the construction by delays beyond Tenant's control as provided in Section 12.D. below; but failure, regardless of cause, to complete construction within 48 months (4) years following the Commencement Date shall, at City's election exercised by written notice to Tenant, terminate this Lease. All work shall be performed in a good and workmanlike manner, shall substantially comply with plans and specifications submitted to City as required by this Lease, and shall comply with all applicable governmental permits, laws, ordinances and regulations.

ii. Protection of City Against Cost or Claim. Tenant shall pay or cause to be paid the total cost and expense of all works of improvement, as that phrase is defined in the Mechanics' Lien Law in effect in California when the work begins. No such payment shall be construed as rent. Tenant shall not suffer or permit to be enforced against the Site or any part of it any mechanic's, materialman's, contractor's or subcontractor's lien arising from any work of improvement, however it may arise. However, Tenant may in good faith and at Tenant's own expense contest the validity of any such asserted lien, claim, or demand, provided Tenant has furnished the bond required in California Civil Code section 3143 (or any comparable statute hereafter enacted for providing a bond freeing the Site from the effect of such a lien claim).

Except for City's willful misconduct Tenant shall defend and indemnify City against all liability and loss of any type arising out of work performed on the Site by Tenant, together with reasonable attorneys' fees and all costs and expenses incurred by City in negotiating, settling, defending or otherwise protecting against such claims in the event of the breach by Tenant of the duty to defend or indemnify City.

iii. City's Right to Discharge Lien. If Tenant does not cause to be recorded the bond described in California Civil Code section 3143 or otherwise protect the property under any alternative or successor statute, and a final judgment has been rendered against Tenant by a court of competent jurisdiction for the foreclosure of a mechanic's, materialman's, contractor's or subcontractor's lien claim, and if Tenant fails to stay the execution of the judgment by lawful means or to pay the judgment, City shall have the right, but not the duty, to pay or otherwise discharge, stay or prevent the execution of any such judgment or lien or both. Tenant shall reimburse City for all sums paid by City under this paragraph, together with all City's reasonable attorneys' fees and costs, plus interest on those sums, fees and costs at the rate of 10% per year from the date of payment until the date of reimbursement.

iv. Notice of Completion. On completion of any substantial work of improvement during the Term, Tenant shall file or cause to be filed a notice of completion. Tenant hereby appoints City as Tenant's attorney-in-fact to file the notice of completion on Tenant's failure to do so after the work of improvement has been substantially completed.

v. Notice of Changes in Plans. On completion of any work of improvement, Tenant shall give City notice of all changes in plans or specifications made during the course of

the work and shall, at the same time and in the same manner, supply City with “as built” drawings, both on paper and on CAD, accurately reflecting all such changes. City acknowledges that it is common practice in the construction industry to make numerous changes during the course of construction on substantial projects. Changes that do not substantially alter plans and specifications previously approved by City do not constitute a breach of Tenant’s obligations.

M. Maintenance; Repairs, Alterations; Reconstruction.

i. Tenant Required to Maintain Site. Throughout the Term, Tenant shall, at Tenant’s sole cost and expense, maintain the Site and all improvements constructed on the Site pursuant to the Lease in good order condition and repair, ordinary wear and tear excepted, and in accordance with all applicable laws, rules, ordinances, orders and regulations of: (a) federal, state, county, municipal and other governmental agencies and bodies having or claiming jurisdiction and all their respective departments, bureaus and officials; (b) the insurance underwriting board or insurance inspection bureau having or claiming jurisdiction; and (c) all insurance companies insuring all or any part of the Site or Improvements or both. ii. Maintenance of “wetland/aquatic site”. Within 45 days of execution of Lease, the City and Tenant shall jointly develop and enter into a Maintenance and Management Plan (MMP) for the City constructed “wetland/aquatic site”. The specific maintenance actions and resources required, and responsibilities for actions will be developed by the Tenant and the City with a mutually acceptable proportion of resources required to implement the “MMP”. Tenant and City together shall recruit and organize such expertise and other consultants necessary for development and implementation of the MMP, and shall share in providing resource for the MMP in a mutually agreed to formula. City and Tenant anticipate that the upon the execution and recordation of the permanent conservation easement on the Regional Park Preserve Site, the Yolo Habitat Conservancy will assume responsibility for the monitoring and maintenance of the wetland/aquatic site. At the time that Yolo Habit Conservancy assumes such responsibility, City and Tenant agree to work in good faith to make amendments to or terminate the MMP consistent with the Yolo Habitat Conservancy’s assumption of responsibility as described herein.

Tenant shall promptly and diligently repair, restore, and replace as required to maintain or comply as above, or to remedy all damage to or destruction of all or any part of the Environmental Education Center, resulting wholly or in part from causes required by this Lease to be covered by property insurance, if the cost of the work so required does not exceed fifty percent (50%) of the replacement value of all the Environmental Education Center. If the cost does exceed that percent, Tenant may nevertheless repair, restore, and replace as above or may, by notice to City, elect instead to raze the Environmental Education Center Building damaged or destroyed. Within thirty (30) days after such notice, City may, by notice to Tenant, elect to repair, restore and replace as above, and Tenant shall not raze until the expiration of the time for City’s notice of its election. The completed work of maintenance, compliance, repair, restoration, or replacement shall be equal in value, quality, and use to the condition of the Improvements before the event giving rise to the work, except as expressly provided to the contrary in this Lease. City shall not be required pursuant to the terms of this Lease to furnish any services or facilities or to make any repairs or alterations of any kind in or on the Site outside of its obligations to maintain prior improvement and permits as defined in Section 5.M.i.a. City’s election to perform any obligation of Tenant under this provision on Tenant’s failure or refusal to do so shall not constitute a waiver of any right or remedy for Tenant’s default, and Tenant shall promptly reimburse, defend, and

indemnify City against all liability, loss, cost, and expense arising from it, except to the extent arising from the willful misconduct of City.

Nothing in this provision defining the duty of maintenance shall be construed as limiting any right given elsewhere in this Lease to alter, modify, demolish, remove, or replace any improvement, or as limiting provisions relating to condemnation or to damage or destruction during the final year or years of the Term. No deprivation, impairment, or limitation of use resulting from any event or work contemplated by this section shall entitle Tenant to any offset, abatement, or reduction in rent nor to any termination or extension of the Term.

In determining whether Tenant has acted promptly as required under the foregoing paragraph, one of the criteria to be considered is the availability of any applicable insurance proceeds.

If Tenant elects not to restore after damage or destruction, in accordance with the provisions of this Lease, all insurance proceeds received by Tenant as a result of such damage or destruction shall be Tenant's sole property.

Tenant has the right to contest by appropriate judicial or administrative proceedings, without cost or expense to City, the validity or application of any law, statute, ordinance, order, rule, regulation, or requirement (hereafter called "Law") that Tenant repair, maintain, alter, or replace the Environmental Education Center in whole or in part, and Tenant shall not be in default for failing to do such work until a reasonable time following final determination of Tenant's contest. If City gives notice of request, Tenant shall first furnish City a bond, satisfactory to City in form, amount, and insurer, guaranteeing compliance by Tenant with the contested law and indemnifying City against all liability that City may sustain by reason of Tenant's failure or delay in complying with the law. City may, but is not required to, contest any such law independently of Tenant. City may, and on Tenant's notice of request shall, join in Tenant's contest. City agrees to execute and deliver any papers that may be necessary or proper to permit Tenant to contest the validity or application of any such law, ordinance, order, rule, regulation, or requirement.

iii. Major and Minor Repairs, Reconstruction, Alterations. City's approval is not required for Tenant's minor repairs, alterations, or additions. "Minor" means a construction cost not exceeding Twenty-five Thousand Dollars (\$25,000.00), none of which is derived from funds advanced on the security of an encumbrance on the leasehold or the property. "**Construction cost**" includes all costs that would constitute the basis of a valid claim or claims under the mechanics' lien laws in effect at the time the work is commenced for any demolition and any removal of existing Improvements or parts of Improvements as well as for preparation, construction and completion of all new improvements or parts of improvements. The dollar amount stated above shall be adjusted annually by the percentage change in the index known as the Engineering News Record-San Francisco Bay Area Cost of Construction Index or successor index. If the index is discontinued and there is no successor index, the reference figure shall be determined by the senior officer in the closest office of the United States Department of Commerce or successor department or agency. "Major" repairs, alterations or additions are those not defined as minor above. For major repairs, alterations or additions, Tenant shall comply with all construction conditions elsewhere in this Lease.

iv. Damage or Destruction During Final Years of Term. Tenant is relieved of the obligation to, but may, repair, restore, or reconstruct improvements damaged or destroyed during the final five (5) years of the Term, if: (i) the work or repairing, restoring, or reconstructing would cost more than 20% of the cost of initial construction, adjusted by the percentage change in the index known as the Engineering News Record-San Francisco Bay Area Cost of Construction Index or successor index; and (ii) Tenant complies with all the following conditions:

a. Gives City notice of the damage or destruction promptly but not later than thirty (30) days after the event, detailing facts that qualify the casualty under this provision;

b. Is not then in default under any provision or condition of this Lease beyond any applicable notice or cure period;

c. Continues to make all payments when due as required by the provisions of this Lease, provided that City may, by notice given at any time after Tenant's notice of the damage or destruction, elect to terminate the Lease at a date stated in City's notice and to forgive all rent for the period following that date. In the event of termination by City, payments of taxes and insurance shall be prorated as of the date of such termination;

d. Pays in full, or has paid in full, any outstanding indebtedness incurred by Tenant and secured by an encumbrance or encumbrances on the leasehold or City's fee or both;

e. Delivers possession of the Site to City and quitclaims all right, title and interest in the land and improvements if, and promptly after, ceasing to do business in the Site;

f. Causes to be discharged all liens and encumbrances resulting from any act or omission of Tenant;

g. Effectively relinquishes all remaining options to extend or renew the Lease, provided that the giving of notice of damage or destruction as a condition of relief from the obligation to repair, restore, or reconstruct shall be conclusively construed as such a relinquishment;

h. Removes or deposits the cost of removing all fixtures and improvements as specified in Section 5.N.iii; and

i. Effectively relinquishes and transfers to City all insurance proceeds resulting from the casualty to the extent that they exceed the unpaid balance of principal and interest on all loans secured by liens or encumbrances on the affected premises and the cost for any removal of fixtures and improvements required pursuant to the terms and conditions of Section 5.N.iii.

v. City Responsibilities. Throughout the Term, City shall, at City's sole cost and expense, maintain access to the and certain improvements constructed on the Regional Park Preserve Site prior to and subsequent to the commencement of the Lease ("non-Tenant improvements") in good order condition and repair, ordinary wear and tear excepted, as reasonably determined by the City. City shall promptly and diligently repair, restore, and replace as required to maintain or comply as above, or to remedy all damage to, destruction of, or damage caused by, all or any part of the non-Tenant improvements that directly impact Tenant's

use of the Site. Improvements referenced in this paragraph include City utility service to the Site, including domestic water, sewer/waste system and refuse disposal, access roads through the Regional Park Preserve Site to the Site, parking areas that serve the Site, security fencing and access gates, security lighting, and periodic draining and refilling of wetlands to maintain functional purposes of the permanent ponded area and seasonal wetland, except to the extent that the responsibility for the permanent ponded area and seasonable wetland has been assumed by the Yolo Habitat Conservancy.

N. Ownership of Improvements.

i. Ownership of New Improvements. All improvements constructed on the Site by Tenant as permitted by this Lease shall be owned by Tenant until expiration of the Term or sooner termination of this Lease. Tenant shall not, however, remove any improvements from the Site nor waste, destroy, or modify any improvements on the Site, except as permitted by this Lease. The parties covenant for themselves and all persons claiming under them that the improvements are real property.

ii. Alterations. Throughout the Term, Tenant shall have the right to alter, expand and remodel the Environmental Education Center, subject to Tenant's obligations under this Section 5. City shall not withhold permission for such alterations to the Environmental Education Center, except that City may exercise reasonable right to approve changes that would affect the exterior appearance of the Environmental Education Center. Tenant shall have the absolute right to make changes in the interior of the Environmental Education Center, including the replacement and removal of walls and rearrangement of the layout of suites.

iii. Equipment, Chattel, Trade Fixtures. All articles of personal property, including all chattel and business and trade fixtures, machinery, equipment, furniture, and movable partitions owned by Tenant or any subtenants, and which were installed by Tenant or subtenants at their expense on the Site, shall remain the property of Tenant or subtenant, respectively, and may be removed at any time during the Term or upon termination of this Lease. Tenant shall be responsible for the repair of any damage caused by such removal.

iv. Ownership at Termination. Subject to the provisions of Section 5.N. and 10, all improvements on the Site at the expiration of the Term or sooner termination of this Lease shall, without compensation to Tenant, then become City's property free and clear of all claims to or against them by Tenant or any third person, and Tenant shall defend and indemnify City against all liability and loss arising from such claims or from City's exercise of the rights conferred by this paragraph except to the extent arising from City's willful misconduct.

v. Tenant's Duty to Remove Debris and Hazards. At the expiration or sooner termination of the Term, City may, at City's election, demand the removal from the Site of all debris and hazards, as specified in the notice provided for below. A demand to take effect at the normal expiration of the Term shall be effected by notice given at least six (6) months before the expiration date; provided that the time for City to give such notice shall not expire until fifteen (15) days after a notice to City from Tenant stating the expiration date and referencing this section. A demand to take effect on any other termination of the Lease shall be effected by notice given in or concurrently with notice of such termination or within fifteen (15) days after such termination. Tenant shall comply with the notice before the expiration date, for normal termination, and within

ninety (90) days after the notice for other terminations. The cost of such removal shall be paid by Tenant. The duty imposed by this Section 5.N. shall not include an obligation to remove underground utilities, parking and sidewalk areas and landscaping.

O. Local, State & Federal Laws. Tenant shall carry out the construction of any and all improvements to the Site in compliance with all applicable laws.

P. California Labor Code Requirements. Tenant is aware of the requirements of California Labor Code Section 1720, *et seq.*, and 1770, *et seq.*, as well as California Code of Regulations, Title 8, Section 16000, *et seq.* (“Prevailing Wage Laws”), which require the payment of prevailing wage rates and the performance of other requirements on “public works” and “maintenance” projects. Tenant and Tenant’s contractors and subcontractors performing the improvement work described under this Agreement that qualifies as a “public works” or “maintenance” project, as defined by the Prevailing Wage Laws, shall fully comply with such Prevailing Wage Laws. Tenant shall provide a copy of the prevailing rates of per diem wages in effect to Tenant’s contractors. Tenant shall additionally make copies of the prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the improvement work described under this Agreement available to interested parties upon request, and shall post copies at Tenant’s principal place of business and at the site of the work. Tenant shall defend, indemnify, and hold City, its elected officials, officers, employees, and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Tenant 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 Section 1776), hours of labor (Labor Code Sections 1813 and 1815), contractor registration (Labor Code Sections 1725.5 and 1771.1), and debarment of contractors and subcontractors (Labor Code Sections 1777.1). The improvement work described under this Agreement may also be subject to labor compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Tenant’s sole responsibility to comply with all applicable labor compliance requirements.

Q. Waiver. The provisions of this Section 5 shall govern the rights of the parties in the event of any full or partial destruction of improvements on the Site. Tenant hereby waives the provisions of Civil Code section 1932(2) and Civil Code section 1933(4) with respect to any destruction of any improvements on the Site to the extent that such Civil Code sections are inconsistent with the provisions of this Section 5.

Section 6. Taxes and Assessments.

A. Personal Property Taxes. Tenant shall pay before delinquency all taxes, assessments, license fees, and other charges (“taxes”) that are levied and assessed against Tenant’s personal property installed or located in or on the Property that become payable during the Term. On written demand by City, Tenant shall furnish City with reasonably satisfactory evidence of these payments.

B. Revenue & Taxation Code Section 107.6, Possessory Interest Tax. Tenant recognizes and understands that this Lease may create a possessory interest subject to property taxes and that, in the event that a possessory interest is created, Tenant shall be responsible for payment of property taxes levied against such possessory interest.

C. Real Property Taxes. Tenant shall pay all real property taxes (including, if applicable, any possessory interest taxes), general and special taxes and assessments (“real property taxes”) levied and assessed against the Site and Tenant’s improvements on the Site. Each year, City shall notify Tenant of the real property taxes, and immediately on receipt of the tax bill, shall furnish Tenant with a copy of the tax bill. Tenant shall, semi-annually, pay the real property taxes not later than the taxing authority’s delinquency date.

D. Tenant’s Tax Liability Prorated. Tenant’s liability to pay real property taxes and new assessments shall be prorated on the basis of a 365-day year to account for any fractional portion of a fiscal tax year included in the Lease Term at its inception and expiration or earlier termination in accordance with this Lease.

E. Tax Contest. Tenant, at its cost, shall have the right at any time to seek a reduction in the assessed valuation of the Property or to contest any real property taxes that are to be paid by Tenant. If Tenant seeks a reduction or contests the real property taxes, the failure on Tenant’s part to pay the real property taxes shall not constitute a default as long as Tenant complies with the provisions of this paragraph.

City shall not be required to join in any proceeding or contest brought by Tenant unless the provisions of any law require that the proceeding or contest be brought by or in the name of City or any owner of the Property. In that case City shall join in the proceeding or contest or permit it to be brought in City’s name as long as City is not required to bear any cost. Tenant, on final determination of the proceeding or contest, shall immediately pay or discharge any decision or judgment rendered, together with all costs, charges, interest, and penalties incidental to the decision or judgment. If Tenant does not pay the real property taxes when due and Tenant seeks a reduction or contests them as provided in this paragraph, before the commencement of the proceeding or contest Tenant shall furnish to City a surety bond issued by an insurance company qualified to do business in California. The amount of the bond shall equal one hundred and ten percent (110%) of the total amount of real property taxes in dispute. The bond shall hold City and the Property harmless from any damage arising out of the proceeding or contest and shall insure the payment of any judgment that may be rendered.

7. Utilities. Prior to submittal of building permits for the Environmental Education Center building, an amendment to this Lease Agreement shall be made identifying Tenant and City’s responsibilities for the costs of utilities serving the Property including construction, maintenance, and use charges for water, sewer, gas, electric, telecommunication, and waste collection.

8. Indemnity.

A. General Indemnity. Tenant agrees to protect and does hereby indemnify and hold City harmless from all demands, claims, actions and damages to any person or property (including reasonable attorneys’ fees) arising out of or connected with the use or occupancy of the Site by Tenant other than those attributable (and then to the extent attributable) to the negligent or willful misconduct of City or City’s agents and their employees.

B. Environmental Indemnity. Tenant agrees, from and after the Lease Term Commencement Date, to defend (with counsel reasonably satisfactory to City), indemnify, protect, and hold harmless City and its officers, beneficiaries, employees, agents, attorneys, representatives, legal successors, and assigns (“City Indemnitees”) from, regarding, and against

any and all liabilities, obligations, orders, decrees, judgments, liens, demands, actions, Environmental Response Actions (as defined herein), claims, losses, damages, fines, penalties, expenses, Environmental Response Costs (as defined herein) or costs of any kind or nature whatsoever, together with fees (including, without limitation, reasonable attorneys' fees and experts' and consultants' fees), resulting from or in connection with the actual or claimed generation, storage, handling, transportation, use, presence, placement, migration, and/or release of Hazardous Materials (as defined herein), at, on, in, beneath, or from the Site caused by Tenant or Tenant's employees, agents, or contractors during the term of the Lease (sometimes herein collectively referred to as "Contamination"), except to the extent caused by the City or its agents, contractors, or employees during the City's ownership of the Site or existing on, in, or under the Site prior to the commencement of the Lease or caused by the City or its agents, contractors, or employees during the term of the Lease. Tenant's defense, indemnification, protection, and hold harmless obligations herein shall include, without limitation, the duty to respond to any governmental inquiry, investigation, claim, or demand regarding the Contamination, at Tenant's sole cost.

City agrees, from and after the Lease Term Commencement Date, to defend (with counsel reasonably satisfactory to Tenant), indemnify, protect, and hold harmless Tenant and its officers, beneficiaries, employees, agents, attorneys, representatives, legal successors, and assigns ("Tenant Indemnitees") from, regarding and against any and all liabilities, obligations, orders, decrees, judgments, liens, demands, actions, Environmental Response Actions (as defined herein), claims, losses, damages, fines, penalties, member expenses, Environmental Response Costs (as defined herein), or costs of any kind or nature whatsoever, together with fees (including, without limitation, reasonable attorneys' fees and experts' and consultants' fees) resulting from or in connection with the actual or claimed generation, storage, handling, transportation, use, presence, placement, migration, and/or release of Hazardous Materials (as defined herein), at, on, in, beneath, or from the Site or adjacent properties (sometimes herein collectively referred to as "Contamination") prior to the commencement of the Lease or caused by the City or its agents, contractors, or employees during the term of the Lease. City's defense, indemnification, protection, and hold harmless obligations herein shall include, without limitation, the duty to respond to any governmental inquiry, investigation, claim, or demand regarding the Contamination, at City's sole cost.

i. Release and Waiver. Tenant hereby releases and waives all rights, causes of action, and claims Tenant has or may have in the future against the Indemnitees arising out of or in connection with any Hazardous Materials (as defined herein), at, on, in, beneath or from the Site, except to the extent caused or permitted by City or its contractors, agents, or employees prior to conveyance to the Tenant or caused by City during the term of the Lease. In furtherance of the intentions set forth herein, Tenant acknowledges that it is familiar with Section 1542 of the Civil Code of the State of California which provides as follows:

"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."

Tenant hereby waives and relinquishes any right or benefit which it has or may have under Section 1542 of the Civil Code of the State of California or any similar provision of

the statutory or nonstatutory law of any other applicable jurisdiction to the full extent that it may lawfully waive all such rights and benefits pertaining to the subject matter of this Section.

City hereby releases and waives all rights, causes of action and claims City has or may have in the future against the Tenant arising out of or in connection with any Hazardous Materials (as defined herein), at, on, in, beneath or from the Site, caused by City during the term of the Lease. In furtherance of the intentions set forth herein, City acknowledges that it is familiar with Section 1542 of the Civil Code of the State of California which provides as follows:

“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.”

City hereby waives and relinquishes any right or benefit which it has or may have under Section 1542 of the Civil Code of the State of California or any similar provision of the statutory or nonstatutory law of any other applicable jurisdiction to the full extent that it may lawfully waive all such rights and benefits pertaining to the subject matter of this Section.

ii. Definitions.

a. As used in this Lease, the term “Environmental Response Actions” means any and all activities, data compilations, preparation of studies or reports, interaction with environmental regulatory agencies, obligations and undertakings associated with environmental investigations, removal activities, remediation activities, or responses to inquiries and notice letters, as may be sought, initiated, or required in connection with any local, state, or federal governmental or private party claims, including any claims by Tenant.

b. As used in this Lease, the term “Environmental Response Costs” means any and all costs associated with Environmental Response Actions including, without limitation, any and all fines, penalties and damages.

c. As used in this Lease, the term “Hazardous Materials” means any substance, material, or waste that is (1) defined as a “hazardous waste,” “hazardous material,” “hazardous substance,” “extremely hazardous waste,” or “restricted hazardous waste” under any provision of California law; (2) petroleum or petroleum products; (3) asbestos; (4) polychlorinated biphenyls; (5) radioactive materials; (6) designated as a “hazardous substance” pursuant to Section 311 of the Clean Water Act, 33 U.S.C. section 1251 et seq. (33 U.S.C. § 1321) or listed pursuant to Section 307 of the Clean Water Act (33 U.S.C. § 1317); (7) defined as a “hazardous substance” pursuant to the Resource Conservation and Recovery Act, 42 U.S.C. section 6901 et seq. (42 U.S.C. § 6903) or its implementing regulations; (8) defined as a “hazardous substance” pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. section 9601 et seq. (42 U.S.C. § 9601); or (9) determined by California, federal or local governmental authority to be capable of posing a risk of injury to health, safety or property.

C. Materiality. Tenant acknowledges and agrees that the defense, indemnification, protection, and hold harmless obligations of Tenant for the benefit of City set forth in this Lease are a material element of the consideration to City for the performance of its obligations under this

Lease, and that City would not have entered this Lease unless Tenant's obligations were as provided for herein.

9. **Insurance.**

A. **General.** Without limiting Tenant's indemnification of City, Tenant shall provide and maintain at its own expense during the Lease Term the following programs of insurance covering its operations hereunder. Such insurance shall be provided by insurer(s) reasonably satisfactory to City and evidence of such programs satisfactory to City shall be delivered to City on or before the Lease Term Commencement Date. Such evidence shall specifically identify this Lease and shall contain express conditions that City is to be given written notice at least 30 days in advance of any material modification or termination of any program of insurance.

B. **During Construction.** During the period of construction, Tenant shall provide or cause its contractors or subcontractors to furnish the following forms and amounts of insurance. Such insurance shall be primary to and not contributing with any other insurance maintained by City, shall name City as an additional insured, and shall include, but not be limited to:

i. **Builders All-Risk Insurance** covering the entire work against loss or damage until completion and acceptance by City as evidenced by the issuance of a Certificate of Completion. Such insurance shall be in an amount equal to the replacement value of the subject improvements and endorsed for broad form property damage, breach of warranty, and explosions, collapse and underground hazards, except earthquakes. Reasonable deductibles will be allowed.

ii. **Commercial General Liability Insurance** endorsed for premises-operations, products/completed operations and contractual liability, in the amount of at least \$1,000,000 for any person, \$3,000,000 for any occurrence, \$5,000,000 annual aggregate and \$500,000 property damage.

iii. **Commercial Auto Liability Insurance** endorsed for all owned and non-owned vehicles with a combined single limit of at least One Million Dollars (\$1,000,000) per occurrence.

iv. **Worker's Compensation Insurance** in an amount and form to meet all applicable requirements of the Labor Code of the State of California and that specifically covers all persons providing services on behalf of Tenant under this Lease and all risks to such persons and employer's liability insurance with a limit of no less than \$1,000,000 per employee and \$1,000,000 per occurrence.

C. **Following Completion of Construction.** During the term of this Lease, following the issuance of a Certificate of Completion, Tenant shall provide the following forms and amounts of insurance with respect to the Site. Such insurance shall be primary to and not contributing with any other insurance maintained by City, shall name City as an additional insured, and shall include, but not be limited to:

i. **Property Insurance** in at least as broad as ISO Special Form Causes of Loss, CP 1030 covering all improvements against loss or damage in an amount equal to not less than 100% of the replacement cost, with such deductible as shall be reasonable in comparison with similar properties. An earthquake endorsement shall not be required. City shall be made an additional insured on any policy of insurance required by any permanent or construction lender.

ii. Commercial General Liability Insurance in at least as broad as the most commonly available ISO commercial general liability policy Form CG 00 01 endorsed for premises-operation, products/completed operations, and contractual liability in the amount of at least \$3,000,000 for any occurrence, and a general aggregate limit of at least \$5,000,000 and \$500,000 property damage.

D. Review. The liability insurance requirements may be reviewed by City and Tenant every five years for the purpose of mutually increasing (in consultation with their respective insurance advisors) the minimum limits of such insurance from time to time to limits which shall be reasonable and customary for similar facilities of like size and operation in accordance with generally accepted insurance industry standards. If the parties are unable to mutually agree upon such new limits within thirty (30) days of a written demand by one party upon the other, the determination of an independent insurance advisor selected by the parties' insurance advisors shall be binding upon the parties.

E. Proof of Coverage. All policies required hereunder shall be with companies having a Best's A VII rating (and if Best's no longer exists, an equivalent rating). Executed copies of all policies of insurance or certificates thereof shall be delivered to City. All insurance policies required by this Section 9, except for Section 9.C(1) shall name City as an additional insured. As often as any such policies shall expire or terminate, renewal or additional policies shall be procured and maintained in like manner and to like extent. All policies of insurance must contain a provision that the company writing such policy will give all parties thirty (30) days advance written notice of any cancellation or lapse of the effective date or any reduction in the amounts of insurance.

Nothing in this Section 9 shall prevent Tenant from carrying insurance of the kind required of Tenant under a blanket insurance policy or policies that cover other properties owned or operated by Tenant. Tenant shall provide City with certificates of insurance naming City as an additional insured and setting forth the required coverage.

10. Condemnation.

A. Definitions.

i. "Condemnation" means (1) the exercise of any governmental power in eminent domain, whether by legal proceedings or otherwise, by a condemnor, and (2) a voluntary sale or transfer to any condemnor, either under threat of condemnation or while legal proceedings for condemnation are pending.

ii. "Date of taking" means the date the condemnor has the right to possession of the property being condemned.

iii. "Award" means all compensation, sums or anything of value awarded, paid or received on a total or partial condemnation.

D. "Condemnor" means any public or quasi-public authority, or private corporation or individual, having the power of condemnation.

B. Parties' Rights and Obligations to be Governed by Lease. If during the Lease Term there is any taking of all or any part of the Site, any improvements on the Site, or any interest in this Lease by condemnation, the rights and obligations of the parties shall be determined pursuant to the provisions of this Section 10.

C. Total Taking. If the Site is totally taken by condemnation, this Lease shall terminate on the date of taking.

D. Effect of Partial Taking. If any portion of the Site or the improvements thereon is taken by condemnation, this Lease shall remain in effect, except that Tenant may elect to terminate this Lease if the remaining portion of the Site is rendered unsuitable (as defined herein) for Tenant's continued use. The remaining portion of the Site shall be deemed unsuitable for Tenant's continued use if following a reasonable amount of reconstruction, Tenant's Environmental Education Center on the Site could not be operated in a manner that is comparable to the manner of operation prior to the date of the taking. Tenant must exercise its right to terminate by giving City written notice of its election within ninety (90) days after the nature and extent of the taking have been finally determined. Such notice shall also specify the date of termination, which shall not be prior to the date of taking. Failure to properly exercise the election provided for in this paragraph will result in this Lease continuing in full force and effect.

E. Restoration of the Site. If, in Tenant's judgment, it is reasonably possible and economically feasible to do so, Tenant shall be entitled to use so much of the Award as is necessary to restore or to add on to the Site so that the area and approximate layout of the Site will be substantially the same after the date of taking as they were before the date of taking. In such a case the remainder of the Award shall belong to City. If it is not reasonably possible to so restore the area and layout of the Site, the remaining provisions of this Section 10 shall govern the rights of the parties.

F. Waiver of Code of Civil Procedure Section 1265.130. Each party waives the provisions of the Code of Civil Procedure section 1265.130 allowing either party to petition the Superior Court to terminate this Lease in the event of a partial taking of the Site.

G. Award. In the event of a partial taking, the Award for the Site and the improvements shall be applied as provided in Section 10.E. above. In the event of a Total Taking or if it is not reasonably possible to restore the Site and improvements as provided in Section 10.E., any Award awarded or made payable because of the taking shall be allocated between City and Tenant as follows:

i. City shall first be entitled to receive and retain as its own property, and Tenant hereby assigns to City, such portion of the Award payable for the taking of any land that is part of the Site.

i. Tenant shall then be entitled to receive, and City hereby assigns to Tenant, the balance of the Award.

The award for the Site and for the improvements shall belong to City, except as hereinafter provided. Tenant shall be entitled to the value of its interest in any personal property and fixtures that it has the right to remove and to any portion of the award specified to apply to Tenant's goodwill, and to be compensated for interruption of or damage to Tenant's business and compensation based upon the then fair market value of Tenant's interest in this Lease ("bonus value").

11. **Tenant Defaults and City's Remedies.**

A. **Defaults by Tenant.** Any of the following occurrences shall constitute a default under this Lease:

i. Tenant shall at any time be in default in the payment of rent or any other monetary sum called for by this Lease for more than ten (10) days following written notice from City to Tenant; or

ii. Tenant shall at any time be in default in the keeping and performing of any of its other covenants or agreements herein contained, and such other default continues for-thirty (30) days after written notice thereof from City to Tenant specifying the particulars of such default, or if such other default is of a nature that curing such default will take more than thirty (30) days and Tenant has failed to commence such cure within such thirty (30) days and to thereafter diligently pursue completion of such cure; or

iii. Tenant fails to commence the construction of the improvements as required under this Lease for a period of three (3) months after written notice thereof from City; or

iv. Tenant abandons or substantially suspends the construction as required by this Lease prior to the completion thereof and issuance of a Certificate of Completion, except for suspensions due to Tenant's inability to obtain necessary supplies or materials, events described in subsection and such abandonment or suspension shall not be cured within thirty (30) days of written notice from City to Tenant; or

v. Tenant fails to complete construction of the Environmental Education Center Building within the time set forth in Section 5.B. and such default shall not be cured within thirty (30) days of written notice from City to Tenant; or

vi. Tenant assigns (whether or not such assignment is deemed to be effective) this Lease (or any rights therein or herein), or sells, transfers, conveys, assigns, or leases the whole or any part of the Site or any improvement constructed thereon in violation of this Lease; or

vii. Any change in control of Tenant or of a part thereof, or any other act or transaction involving or resulting in a change in the identity of the parties in control of Tenant or the degree of such control inconsistent with this Lease.

B. **City's Remedies.** Upon the occurrence of any such default in addition to any and all other rights or remedies of City hereunder, or by law or in equity provided, City shall have the sole option to exercise the following rights and remedies:

i. Terminate this Lease by giving Tenant notice of termination. On the giving of the notice, all Tenant's rights in the Site and in all improvements shall terminate. Promptly after notice of termination, Tenant shall surrender and vacate the Site and all improvements in broom-clean condition; and, subject to the provisions in Section 11.B.ii., below, respecting the right of certain subtenants to remain, City may reenter and take possession of the Site and all improvements and eject all parties in possession or eject some and not others, or eject none. Termination under this paragraph shall not relieve Tenant from the payment of any sum then due to City or from any claim for damages previously accrued or then accruing against Tenant.

ii. Even though it may have relet the Site, thereafter elect to terminate this Lease and all of Tenant's rights in or to the Site.

C. Default Not Susceptible to Cure Within Prescribed Period. Notwithstanding any other provisions of this Section, City agrees that if the default complained of, other than for the payment of monies, is of such a nature that the same cannot be rectified or cured within the period requiring such rectification or curing as specified in the written notice relating thereto, then such default shall be deemed to be rectified or cured if Tenant within such period shall have commenced the rectification and curing thereof and shall continue thereafter with all due diligence to cause such rectification and curing and does so complete the same with the use of such diligence as aforesaid.

D. City's Right to Cure Tenant's Default. City, at any time after Tenant commits a default that Tenant has failed to cure within the time established therefore, may cure the default at Tenant's sole cost. If City at any time, by reason of Tenant's default, pays any sum, the sum paid by City shall be due immediately from Tenant to City at the time the sum is paid, and if paid at a later date, shall bear interest at the lesser of ten percent (10%) or the maximum rate permitted under Section 1(2) of Article XV of the California Constitution from the date the sum is paid by City until City is reimbursed by Tenant. The sum, together with interest on it, shall be Additional Rent.

12. Mortgage. Tenant may not mortgage or otherwise encumber Tenant's leasehold estate to an institutional investor or assign this Lease as security for such mortgage. Neither shall City's fee interest be encumbered or subordinated to any such leasehold mortgage for construction or permanent financing or for any other purpose.

13. Miscellaneous.

A. Holding Over. If Tenant shall hold over the Site after the expiration of the Term hereof with the consent of City, either express or implied, such holding over shall be construed to be only a tenancy from month to month, subject to all the covenants, conditions, and obligations contained in this Lease. Tenant hereby agrees to pay to City as monthly rental one-twelfth of the annual Base Rent in effect at the expiration of the Term, together with one-twelfth of the other monetary sums (such as taxes, insurance, etc.) that are Tenant's obligations to pay under this Lease and that are not passed on to subtenants through subleases.

B. Attorneys' Fees. In the event that any action or arbitration is brought by either party hereto as against the other party hereto for the enforcement or declaration of any right or remedies in or under this Lease or for the breach of any covenant or condition of this Lease, then and in that event the prevailing party shall be entitled to recover, and the other party agrees to pay, all fees and costs to be fixed by the court or arbitrator therein including, but not limited to, reasonable attorneys' fees.

C. Quiet Possession. City agrees that Tenant, so long as Tenant is not in default after notice and time to cure as provided under this Lease and is paying the rent and performing the covenants and conditions of this Lease, shall quietly have, hold, and enjoy the Site throughout the term hereof without interruption or disturbance from City or any other persons claiming by, through or under City; and City warrants to Tenant that as of the Commencement Date of said Lease Term, there were no existing tenancies on the Site.

D. Force Majeure. Except as to the payment of rent, neither of the parties hereto shall be chargeable with, liable for, or responsible to, the other for anything or in any amount for any delay caused by fire, earthquake, explosion, flood, hurricane, the elements, acts of God or the public enemy, action, inaction or interference of governmental authorities or agents, including a City referendum or initiative, war, invasion, insurrection, rebellion, riots, strikes or lockouts, or any other cause whether similar or dissimilar to the foregoing that is beyond the reasonable control of such parties and any delay due to said causes or any of them shall not be deemed a breach of or default in the performance of this Lease.

E. Notices.

i. **“Notice”** means any notice, demand, request, or other communication or document to be provided under this Lease to a party to this Lease.

ii. The Notice shall be in writing and shall be given to the party at its address or fax number set forth below or such other address or fax number as the party may later specify for that purpose by Notice to the other party. Each Notice shall, for all purposes, be deemed given and received:

a. If given by fax, when the fax is transmitted to the party’s fax number specified below and confirmation of complete receipt is received by the transmitting party during normal business hours or on the next business day if not confirmed during normal business hours;

(2) If hand-delivered to a party against receipted copy, when the copy of Notice is receipted;

(3) If given by a nationally-recognized and reputable overnight delivery service, the day on which the Notice is actually received by the party; or

(4) If given by certified mail, return receipt requested, postage prepaid, two business days after it is deposited with the United States Postal Service.

To City: City of Woodland
300 First Street
Woodland, California 95695
Attention: City Manager
Telephone: (530) 661-5800
Telecopy: (530) 661-5813

To Tenant: Tuleyome
622 Main Street, Suite 200
Woodland, CA 95695
Attention: President, Board of Trustees
Telephone: (530) 350-2599

iii. If any Notice is sent by telecopy, the transmitting party as a courtesy may send a duplicate copy of the Notice to the other party by regular mail. In all events, however, any Notice sent by telecopy transmission shall govern all matters dealing with delivery of the Notice, including the date on which the Notice is deemed to have been received by the other party.

iv. The provisions above governing the date on which a Notice is deemed to have been received by a party to this Lease shall mean and refer to the date on which a party to this Lease, and not its counsel or other recipient to which a copy of the Notice may be sent, is deemed to have received the Notice.

v. If Notice is tendered under the provisions of this Lease and is refused by the intended recipient of the Notice, the Notice shall nonetheless be considered to have been given and shall be effective as of the date provided in this Lease. The contrary notwithstanding, any Notice given to either party in a manner other than that provided in this Lease that is actually received by the noticed party, shall be effective with respect to such party on receipt of the Notice.

Either party hereto may from time to time by written notice to the other party designate a different address that shall be substituted for the one above specified. Notices shall be effective when received. Any notice or other document sent by certified mail, as aforesaid, shall be deemed received 72 hours after the mailing thereof, as above provided. Notices or other documents sent by personal delivery shall be deemed received on the date of such delivery.

F. Waiver. No waiver of any breach of any of the terms, covenants, agreements, restrictions or conditions of this Lease shall be construed to be a waiver of any succeeding breach of the same or other terms, covenants, agreements, restrictions and conditions hereof.

G. Surrender. Upon the expiration or sooner termination of the term of this Lease, and notwithstanding anything herein contained to the contrary, Tenant shall surrender to City the entire Site, together with the improvements then situated thereon, unless specifically exempted by this Lease, in good condition and repair, except for reasonable wear and tear.

H. Binding Agreement. Subject to the restrictions set forth herein regarding assignment of the leasehold estate, each of the terms, covenants, and conditions of this Lease shall extend to and be binding on and shall inure to the benefit of not only City and Tenant, but to each of their respective heirs, administrators, executors, successors, and assigns. Whenever in this Lease reference is made to either City or Tenant, the reference shall be deemed to include, wherever applicable, the heirs, administrators, executors, successors, and assigns of such parties, the same as if in every case expressed.

I. City's Right to Enter the Site. City and its authorized representatives shall have the right to enter the Site at all reasonable times, after giving Tenant three (3) business days prior written notice, for any of the following purposes: to determine whether the Site is in good condition and whether Tenant is complying with its obligations under this Lease; to do any necessary maintenance and to make any restoration to the Site that City has the right or obligation to perform; to serve, post or keep posted any notices required or allowed under the provisions of this Lease; to post "for rent" or "for lease" signs during the last 60 days of the term, or during any period while Tenant is in default; to show the Site to prospective brokers, agents, buyers, tenants, or persons interested in an exchange, at any time during the term; and to do any act or thing necessary for the safety or preservation of the Site if any excavation or other construction is undertaken or is about to be undertaken on any adjacent property or nearby street. If practical, City shall make reasonable efforts to enter the Site during times the portion of the Site being entered is closed for business.

City shall not be liable in any manner for any inconvenience, disturbance, loss of business, nuisance, or other damage arising out of City's entry on the Site as provided in this Section other than those caused by City's or its agents or contractors negligence or willful misconduct.

Tenant shall not be entitled to an abatement or reduction of rent if City exercises any rights reserved in this Section.

J. Disclaimer of Partnership. The relationship of the parties hereto is that of City and Tenant, and it is expressly understood and agreed that City does not in any way nor for any purpose become a partner of Tenant or a joint venturer with Tenant in the conduct of Tenant's business or otherwise.

K. Brokers. Each party represents and warrants that it has not dealt with any real estate broker or agent in connection with this Lease. Each party shall indemnify the other and hold it harmless from any cost, expense, or liability (including costs of suit and reasonable attorneys' fees) for any compensation, commission, or fees claimed by any real estate broker or agent in connection with this Lease or its negotiation by reason of any act or statement of the indemnifying party.

L. Memorandum. Contemporaneously with the execution of this Lease, City and Tenant will execute and acknowledge for recordation in the Official Records of Yolo County, a Memorandum of this Lease in the form of Exhibit "C" attached hereto and incorporated herein which shall be recorded in the Official Records of Yolo County. Any amendment or modification thereof may, at the request of either party, also be recorded in the Official Records of Yolo County, California. A form of the Memorandum, including the Option and Right of Refusal, is attached to this Lease.

M. Quitclaim. At the expiration or earlier termination of this Lease, Tenant shall execute, acknowledge, and deliver to City within thirty (30) days after written demand from City to Tenant, any quitclaim deed or other document required by any reputable title company to remove the cloud of this Lease from the real property subject to this Lease.

N. Interpretation. The titles to the sections and subsections of this Lease are not a part of this Lease and shall have no effect upon the construction or interpretation of any part of this Lease.

O. Covenants and Conditions. Each term and each provision, including, without limitation, the obligation for the payment of rent, to be performed by Tenant or City, as the case may be, shall be construed to be both a covenant and a condition of this Lease.

P. Integration. This Lease and the exhibits and documents incorporated by reference, constitute the entire agreement between the parties, and there are no conditions, representations, or agreements regarding the matters covered by this Lease which are not expressed herein.

Q. No Merger. There shall be no merger of the leasehold estate created by this Lease with any other estate in the Site, including the fee estate, by reason of the fact that the same person may own or hold the leasehold estate created by this Lease, or an interest in such leasehold estate, and such other estate in the Site, including the fee estate, or any interest in such other estate; and no merger shall occur unless and until City, Tenant and any other party shall join in a written instrument effecting such merger and shall duly record the same.

R. Estoppel Certificate. If upon any sale, assignment or hypothecation of the Site or the land thereunder by City an offset statement shall be required from Tenant, Tenant agrees to deliver, within ten (10) business days after written request therefore by City, a statement in recordable form addressed to any such proposed mortgagee or purchaser, or to City, in a form reasonably requested by City's mortgagee or purchaser, certifying that this Lease is unmodified and is in full force and effect (if such be the case), certifying the commencement and termination dates of the Lease Term, certifying that there has been no assignment or sublease of this Lease and that there are no defenses or offsets hereto (or stating those claimed by Tenant) and containing such other information as may reasonably be requested by the party to whom such certificate is addressed. In the event Tenant fails to deliver such offset statement to City within the ten (10) business day period provided above, it shall be deemed that this Lease is in full force and effect and that Tenant has no defenses or offsets against City.

If upon any sale, assignment, or other transfer of Tenant's leasehold interest in the Site, an estoppel statement shall be required from City, City agrees to deliver within ten (10) business days after written request therefore by Tenant, a statement in recordable form addressed to any such proposed transferee, certifying that this Lease is unmodified and is in full force and effect (if such be the case), certifying the commencement and termination dates of the Lease Term, certifying that there are no claims against Tenant under this Lease (or stating those claimed by City) and containing such other information as may reasonably be requested by the party to whom such certificate is addressed. In the event City fails to deliver such certificate to Tenant within the ten (10) business day period provided above, it shall be deemed that this Lease is in full force and effect and that City has no claims against Tenant under this Lease.

S. City's Right to Sell and Tenant's Right of Refusal. Except as provided in this Section 12.S, City shall have the right to sell its fee estate in the Site and assign its interest in this Lease without limitation; provided, however, that any such sale or assignment shall be subject to this Lease. Upon any such conveyance, provided any such buyer or assignee shall have agreed in writing to assume all of the obligations of City under this Lease accruing after the date of the conveyance, City shall automatically be relieved of any obligations under this Lease other than those obligations which accrued prior to the date of such conveyance. City shall also have the right to mortgage, hypothecate, or otherwise pledge its interest in the Site and this Lease, provided the lien thereof shall expressly remain subordinate to Tenant's leasehold interests created under this Lease.

During the term of this Lease, City shall not enter into any agreement to sell the Site until City has received a bona fide written offer from a third party in no way related to or affiliated with City or any of City's trustees or beneficiaries. City shall first offer the same transaction to Tenant. The offer to Tenant shall be in writing and shall contain all of the terms and conditions of the offer. Tenant shall have thirty (30) days from receipt of City's offer within which to accept the City's offer. Should Tenant fail to timely accept the offer, Tenant shall be deemed to have rejected the same. In the case of any rejection by Tenant, City, at any time during three months following such rejection, may enter into an agreement with the third party on the same terms and conditions rejected by Tenant free from this right of refusal, but subject to Tenant's leasehold. If City proposes to enter into an agreement that is different from that rejected by Tenant, or to enter into an agreement that is identical to that rejected by Tenant, but after the expiration of the three (3) month period, City must first offer or re-offer such transaction to Tenant.

T. Resolution of Disputes. Any dispute, controversy, or claim arising out of or relating to this Lease (“Dispute”), shall be resolved in the manner set forth in this Section 12.T, which shall be in lieu of any form of litigation in any court, and the parties specifically waive any right to a jury trial of any dispute between them.

i. Negotiation. The parties will attempt in good faith to resolve the Dispute promptly by negotiations between senior representatives of the parties who have authority to settle the Dispute (“Representatives”).

ii. Arbitration. In the event the Representatives are not able to resolve the Dispute within thirty (30) days following the date one party first notifies the other party of the Dispute in writing, the Dispute shall be resolved by binding arbitration before a retired judge of the Superior Court, Appellate or Supreme Court of the State of California or of a United States court (the “Arbitrator”) in accordance with the following provisions:

a. The parties stipulate and agree that any and all necessary parties may be joined in the arbitration, but the parties agree to proceed with arbitration of all disputes between themselves even if other parties refuse to participate. The parties specifically waive any objection to arbitration based on the failure or refusal of any other party to be joined.

b. The arbitration shall be initiated by written notice (“Arbitration Notice”) of a demand to arbitrate by registered or certified mail sent by one party to the other party. The Arbitration Notice shall include a plain statement of the Dispute and the relief requested. It shall attach the documents the party demanding arbitration relies upon and a detailed statement of the expected testimony of witnesses, including expert witnesses. Within 30 days of receipt of the demand for arbitration, the responding party shall provide its own plain statement of the dispute, together with documents it intends to rely upon and the expected testimony of witnesses, including expert witnesses. The parties shall each advance one-half of the Arbitrator’s fee in order to initiate the arbitration, although they shall ultimately bear responsibility for such fee as determined by the Arbitrator.

c. If the parties are unable to promptly agree upon an arbitrator, each will provide a list of three available judges to the other and the other party may strike one. If only one judge remains from this process, then that judge shall serve as the Arbitrator. If two or more judges remain from this process, then the parties shall endeavor in good faith to select one of them as the Arbitrator. In the event that the parties cannot select an arbitrator, the matter shall be submitted to JAMS for selection of a JAMS panel arbitrator.

d. The Arbitrator shall schedule a pre-hearing conference to resolve procedural matters, arrange for the exchange of information, obtain stipulations and narrow the issues.

e. Prior to the arbitration, the parties shall be allowed the following limited discovery: each party shall be entitled to receive relevant documents and to take one fact witness deposition. Each party shall be entitled to take the depositions of all the opposing parties’ experts. Any further discovery shall only be allowed by order of the Arbitrator upon a showing that it is critical to the presentation of a party’s claims or defenses. All discovery shall be completed fifteen (15) days prior to the arbitration.

f. The arbitration shall be completed in no more than five full consecutive days. Each party shall have two days to present its position using documentary or live witness evidence. Declarations of witnesses may be submitted in lieu of live witness testimony, provided the declarations have been produced with the Demand for Arbitration or the response thereto, or as soon thereafter as practicable. One day shall be reserved for argument or the taking of such further evidence as the Arbitrator may require.

g. The Arbitrator shall have the power to grant all legal and equitable remedies, including, but not limited to, injunction, specific performance, reformation, cancellation, accounting and compensatory damages, except only that punitive damages and penalties shall not be awarded. The Arbitrator shall issue a binding decision within thirty (30) days of the conclusion of the arbitration. The Arbitrator's interpretations of California law or applicable federal law shall form the basis of the decision. The Arbitrator's decision shall be conclusive and binding, and it may be confirmed thereafter as a judgment by the Superior Court of the State of California, subject only to challenge on the grounds set forth in California Code of Civil Procedure section 1286.2. The validity and enforceability of the Arbitrator's decision is to be determined exclusively by the California courts pursuant to the provisions of this Section 12.19.

h. The Arbitrator shall award reasonable attorneys' fees and costs, including the Arbitrator's fees and expert fees, to the prevailing party. "Prevailing Party" shall be the party which obtains a net monetary recovery, exclusive of attorneys' fees and costs UNLESS the net monetary recovery is equal to or less than the amount of a written offer from the opposing party made after the negotiations described in Section 12.19A. The Arbitrator shall have exclusive and binding authority to determine entitlement to attorneys' fees and costs, including Arbitrator's and Expert's fees, under this section.

i. The arbitration shall be conducted in Yolo County, California. Any party may be represented by counsel or other authorized representative.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

City

Tuleyome

IN WITNESS WHEREOF, we have executed this instrument on this ____ day of _____, 2022.

City of Woodland

By: _____
Ken Hiatt, City Manager

Attest: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Ethan Walsh, City Attorney

TENANT:

Tuleyome,
a California nonprofit corporation

By: _____

Its: _____

By: _____

Its: _____

EXHIBIT A
DESCRIPTION OF THE SITE

[To be inserted.]

EXHIBIT B
MASTER PLAN OF THE SITE

[To be inserted.]

EXHIBIT C

MEMORANDUM OF LEASE

[To be inserted.]

EXHIBIT A

Lease Area



DRAFT
WOODLAND REGIONAL PARK
MASTER PLAN

TOWN PLANNERS
 301 Seventh Street Davis, CA 95616
 (530) 750-2939

corbettDESIGN
 1019 E. Davis Ca 95616 956.293.5407 chris@corbettdesign.com