



City of Woodland
Meeting Agenda
City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

February 15, 2022
6:00 PM

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

PLEASE NOTE: The February 15, 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.

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

Please click on 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

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. PRESENTATIONS

2. SUBJECT: Public Recognition and Appreciation for Police Service Dog Chase

RECOMMENDATION FOR ACTION: Staff recommends that the City Council recognize Police Service Dog Chase for his seven years of loyal service to the community of Woodland.

G. CONSENT CALENDAR

3. SUBJECT: Planning Commission Meeting Minutes July 1, 2021, August 5, 2021 and October 7, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the July 1, 2021, August 5, 2021 and October 7, 2021 Planning Commission Meeting Minutes.

4. SUBJECT: Fire Department Annual Status Report 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Fire Department Annual Status Report for 2021.

5. SUBJECT: Police Department Quarterly Status Report for the period of October 2021 through December 2021.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Police Department quarterly status report for October 2021 through December 2021.

6. SUBJECT: Quarterly Treasurer's Investment Report for the Quarter ended December 31, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended December 31, 2021.

7. SUBJECT: Salvation Army Requested sale and conveyance of real property for LLA correction

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, declaring a 348.48 square foot area of City property to be exempt surplus land, and authorize the sale of the property to the Salvation Army Western Terminal Headquarters. Upon approval of the sale, City staff will concurrently process a lot line adjustment to rectify a condition in which a building was built over the property line, at 436 College Street (APN 006-607-010), and City property (APN 006-607-009).

8. SUBJECT: Revisions to the Redevelopment and Housing Analyst Job Description

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt changes to the Housing Analyst I/II in the Mid Management Professional Association (MMPA) and approve the current salary range of 120 and 124 and the attached salary schedule reflecting the title change.

9. SUBJECT: Increase in Construction Contingency for the 2021 Sewer & Water Repair & Replacement Project, CIP 20-14

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, to approve an increase in construction contingency up to \$526,478 for a total contract amount of up to \$4,791,256.50 for the 2021 Sewer & Water Repair & Replacement Project, CIP 20-14.

10. SUBJECT: Black History Month Proclamation

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim the month of February 2022, as "Black History Month."

11. SUBJECT: Proclaim Women in Construction Week

RECOMMENDATION FOR ACTION: Staff recommends that the City Council proclaim March 6-12, 2022 as Women in Construction Week.

H. REPORTS OF THE CITY MANAGER

12. SUBJECT: Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05; Approve Plans and Specifications and Authorize Bid Advertisement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications and authorizing bid advertisement for the Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05.

13. SUBJECT: Personal Cultivation of Cannabis Ordinance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, amending the penalties to the Personal Cultivation of Cannabis Ordinance 17.108.070.

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, February 15, 2022 was posted on Thursday, February 10, 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: February 15, 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 (54)_with changes

UPDATED COUNCIL LONG RANGE CALENDAR

MARCH 1ST

REGULAR MEETING

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

AB 361 – Virtual Meetings

Approve Bid Award and Funding Agreement with Yolo County for YBWL Culvert Replacement Project, CIP #20-06

Mid-Year Budget Update

Approve Agreement with Mark Thomas - SR-113/CR-25A Caltrans Project Report Interchange Modification
SAC meeting minutes and Reso supporting the Climate-Safe California Campaign

MARCH 15TH

REGULAR MEETING

Boards and Commissions Recruitment Period

2021/22 Council Goals and Strategic Plan Update

APRIL 5TH

REGULAR MEETING

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

Summer 2022 FLA Academy

Spring Budget Workshop

Woodland Research Technology Park – EIR Specific Plan Adoption

City Council Redistricting

Second Aquatic Complex Project Update – Approve Design Consultant

APRIL 19TH

REGULAR MEETING

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

Update on Brand and Logo Process

Approve Plans and Authorize Bid for Spring Lake Neighborhood Park Improvements

Future Topics / Study Sessions:

Outdoor Dining Parklet - Temporary Ordinance (TBD)

Waste Management Residential Smart Truck (TBD)

Rule 20A Undergrounding District (TBD)

Comprehensive Zoning Update (Spring/Summer 2022)



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 15, 2022
ITEM #: F.2
SUBJECT: Public Recognition and Appreciation for Police Service Dog Chase

Recommendation for Action: Staff recommends that the City Council recognize Police Service Dog Chase for his seven years of loyal service to the community of Woodland.

Staff Contact

Derrek Kaff, Police Chief – (530) 661-7865, Derrek.Kaff@cityofwoodland.org

Fiscal Impact

There is no fiscal impact.

Background

Chase was born on June 30, 2013 in Slovakia. On January 7, 2015 Chase arrived at the Adlerhorst Kennels in Riverside, CA. On January 10, 2015 Officer Dave Shepard selected police service dog Chase as Woodland Police Department's 15th patrol K-9. Officer Shepard and Chase completed a twelve-week Police Service Dog training with Law Dogs training group in McClellan, Sacramento. They later completed a four week training to certify Chase as a narcotics detection dog, and on December 1, 2016, they completed a 30 hour SWAT K9 tactical deployment course. Throughout Chase's career, up until his final shift, Officer Shepard and his K9 partner trained diligently. Chase trained at least 20 hours every month to maintain proficiency as a dual purpose apprehension and detection dog.

Discussion

During his career with the Woodland Police Department, Chase was responsible for apprehending approximately 200 fleeing, potentially armed, or dangerous felons. Additionally, Chase was involved in hundreds of other arrests for the Woodland Police Department and over a dozen allied law enforcement agencies. As a detection dog, Chase located hundreds of pounds of narcotics and illegal contraband. This included scores of large quantity methamphetamine, heroin, fentanyl, and marijuana seizures. During his search and detection work, Chase also found dozens of firearms, ammunition, and shell casings. This included over 20 handguns, 2 rifles, 3 shotguns, and numerous detections on ammunition and shell casings.

Later in his career, Chase learned tracking which enabled him to search for specific people based on scent. As a tracking dog, Chase played a vital role in the identification and tracking of a homicide suspect. Chase also assisted in the tracking of multiple at-risk missing persons within the community.

Chase's discipline and skill made him an indispensable part of the Woodland Police Department's SWAT team. Chase participated in dozens of high-risk tactical missions, serving alongside the department's SWAT team, oftentimes in dangerous and austere environments.

As a competitor, Chase competed in the Western States Police Canine Associations trials and won numerous trophies for obedience, patrol-work, and narcotics detection.

Chase's reputation and loveable demeanor often preceded him in the public. Chase's exploits garnered thousands of endearing social media comments and shares. Officer Shepard and Chase quickly became crowd favorites at department events, public demonstrations, and school events such as 4th grade GREAT graduations.

Chase retired from service with the Police Department on January 27, 2022. He will continue to reside with Officer Shepard and his family.

Conclusion

Staff recommends that the City Council recognize Police Service Dog Chase for his seven years of loyal service to the community of Woodland.

Prepared by: Aaron Delao, Patrol Lieutenant

Reviewed by: Anthony Cucchi, Deputy Police Chief
Derrek Kaff, Police Chief

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. Proclamation of Appreciation - K9 Chase

CITY OF WOODLAND PROCLAMATION OF APPRECIATION HONORING K-9 CHASE

- WHEREAS,** On January 10, 2015, the Woodland Police Department selected Chase as its 15th patrol K-9; and
- WHEREAS,** K-9 Chase, along with his handler Officer Dave Shepard completed the 12-week Police Service Dog training followed by a 4-week narcotics detection dog training and a 30-hour SWAT K-9 tactical deployment course; and
- WHEREAS,** K-9 Chase and Officer Shepard diligently completed at least 20 hours of training each month to maintain proficiency as a dual purpose apprehension and detection dog; and
- WHEREAS,** K-9 Chase was responsible for apprehending approximately 200 fleeing, potentially armed, or dangerous felons; was involved in hundreds of arrests; located hundreds of pounds of narcotics and illegal contraband; found dozens of firearms, ammunition and shell casings; and
- WHEREAS,** K-9 Chase competed in numerous trials and won awards for obedience, patrol work and narcotics detection; and
- WHEREAS,** K-9 Chase and Officer Shepard endeared themselves to the public at department events, K-9 demonstrations and school events.
- NOW THEREFORE,** be it resolved that the City Council of the City of Woodland does hereby recognize K-9 Chase for his seven years of loyal service, hard work and dedication to public safety.

PASSED AND ADOPTED this 15th day of February, 2022

Mayra Vega, Mayor

Victoria Fernandez, Mayor Pro-Tem

Rich Lansburgh, Council Member

Tom Stallard, Council Member

Tania Garcia-Cadena, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 15, 2022
ITEM #: G.3
SUBJECT: Planning Commission Meeting Minutes July 1, 2021, August 5, 2021 and October 7, 2021

Recommendation for Action: Staff recommends that the City Council receive the July 1, 2021, August 5, 2021 and October 7, 2021 Planning Commission Meeting Minutes.

Staff Contact:

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

Prepared by: Debbie Flemmer, Administrative Supervisor

Reviewed by: Cindy Norris, Principal Planner

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. 7.1.2021 FINAL PC Minutes
2. 8.5.2021 FINAL PC Minutes
3. 10.7.2021 FINAL PC Minutes

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, July 1, 2021

6:30 PM

A. SPECIAL COMMENT:

PLEASE NOTE: The July 1, 2021 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

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

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

Instructions are provided at the end of the agenda.

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

<https://zoom.us/j/92170095836>

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

Meeting called to order at 6:30 p.m.

Staff Present: Cindy Norris, Principal Planner; Anna Canales, Assistant Planner and J Kimura, Sr. Application Analyst

C. ROLL CALL

Planning Commission Members Present: Members Steve Harris, Chris Holt, Vice-Chairperson Marco Lizarraga, Member Fred Lopez, Member Valerie Hurst, Member Jim Smith, Chairperson Kirby Wells

Absent: None

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Steve Harris

E. STAFF AND COMMISSIONER COMMENTS

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

Verbal updates provided by Planning Commission Members/Staff.

1. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission review the Long Range Calendar

Verbal updates provided by Staff.

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

Comments received and read by Staff.

H. APPROVAL OF MINUTES

None

I. PUBLIC HEARING

2. SUBJECT: Zoning Amendment to consider Specialty Retail and Tasting Rooms in all districts of the Downtown Specific Plan

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: (1) receive the staff report; (2) hold a public hearing; (3) adopt Resolution No. PC 21-02 recommending City Council approval of the attached resolution amending the Downtown Specific Plan to allow Specialty Retail and Tasting Rooms as an accessory use in all districts of the Downtown Specific Plan.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously on a 7-0 roll call vote; a motion to (1) receive the staff report; (2) hold a public hearing; and (3) adopt Resolution No. PC 21-02 recommending City Council approval of the attached resolution amending the Downtown Specific Plan to allow Specialty Retail and Tasting Rooms as an accessory use in all districts of the Downtown Specific Plan.

Ayes: Members Harris, Holt, Vice-Chairperson Lizarraga, Lopez, Hurst, Smith, Chairperson Wells

Noes: None

J. BUSINESS ITEMS

None

K. STAFF OR COMMISSIONER COMMENTS

Comments were made and received by Members/Staff.

L. ADJOURNMENT

Meeting adjourned at 7:22 p.m.

Adopted by Planning Commission 12/16/2021

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, August 5, 2021

6:30 PM

A. SPECIAL COMMENTS

PLEASE NOTE: The August 5, 2021 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

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

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

Instructions are provided at the end of the agenda.

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

<https://zoom.us/j/92170095836>

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

Meeting called to order at 6:30

Staff Present: Cindy Norris, Principal Planner; Megan Meier, Associate Planner; J Kimura, Sr. Application Analyst

C. ROLL CALL

Planning Commission Members Present: Members Harris, Smith, Hurst, Vice-Chairperson Lizarraga, Lopez, Chairperson Kirby Well

Excused Absent: Planning Commission Member Chris Holt

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Steve Harris

E. STAFF AND COMMISSIONER COMMENTS

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

Verbal updates provided by Planning Commission Members/Staff.

F. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Subcommittee Members.

G. COMMUNICATIONS FROM THE PUBLIC

Comments received and read by Staff.

H. APPROVAL OF MINUTES

None

I. PUBLIC HEARING

1. SUBJECT: Tentative Parcel Map No. 5214

RECOMMENDATION FOR ACTION: Staff recommends that the City Planning Commission: (1) Receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 21-03 in support of Tentative Parcel Map No. 5214 for the division of property located at 1755 East Beamer Street into two separate parcels consisting of 49.11 acres and 22.41 acres respectively in the City Industrial (I) Zone.

This item has been extended to a certain date; August 19, 2021, a regular schedule Planning Commission meeting.

2. SUBJECT: Lennar Homes, Crestada & Lavender CUP Modification to PD and Associated Design Review

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; and 2) Conduct a public hearing; 3) Adopt Planning commission Resolution No. PC 21-04 in support of the conceptual residential designs for 183 lots and requested minor Conditional Use Permit (CUP) Modification to the Planned Development (PD) as part of the Lennar Crestada and Lavender (Prudler) project subject to the conditions of approval.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously on a 6-0 roll call vote, a motion to (1) Receive a staff report; (2) Conduct a public hearing; and (3) Adopt Planning commission Resolution No. PC 21-04 in support of the conceptual residential designs for 183 lots and requested minor Conditional Use Permit (CUP) Modification to the Planned Development (PD) as part of the Lennar Crestada and Lavender (Prudler) project subject to the conditions of approval. Council Members Lennar Homes, Crestada & Lavender CUP Modification to PD and Associated Design Review

Ayes: Members Harris, Vice-Chairperson Marco Lizarraga, Lopez, Hurst, Smith, Chairperson Kirby Wells

Noes: None

3. SUBJECT: 6th Cycle Housing Element

RECOMMENDATION: Staff recommends that the Planning Commission: (1) Receive a staff report; (2) Hold a public hearing; and (3) Adopt Planning Commission Resolution PC 21- 05 recommending that the City Council:

1. Certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);
2. Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; and
3. Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g).

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously on a 6-0 roll call vote, a motion to (1) receive a staff report; (2) Hold a public hearing; and (3) Adopt Planning Commission Resolution PC 21- 05 recommending that the City Council certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);and approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; andDirect staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g)

**Ayes: Member Harris, Vice-Chairperson Lizarraga, Lopez, Hurst, Chairperson Wells
Noes: None**

J. BUSINESS ITEMS

None

K. STAFF OR COMMISSIONER COMMENTS

Comments were made and received by Members/Staff.

L. ADJOURNMENT

Meeting adjourned at 8:40 p.m.

Adopted by Planning Commission 12/16/2021

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, October 7, 2021

6:30 PM

A. SPECIAL COMMENTS

1. PLEASE NOTE:

The October 7, 2021 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

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

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

Instructions are provided at the end of the agenda.

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

<https://zoom.us/j/92170095836>

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

Meeting called to order at 6:31

Staff Present: Cindy Norris, Principal Planner; Anna Canales, Assistant Planner, J Kimura, Sr. Application Analyst.

C. ROLL CALL

Planning Commission Members Present: Vice-Chairperson Marco Lizarraga, Members Fred Lopez, Chris Holt, Valerie Hurst, Jim Smith

Absent: Member Steve Harris

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Chris Holt

E. STAFF AND COMMISSIONER COMMENTS

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

Verbal updates provided by Staff.

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

Comments received and read by Staff.

H. APPROVAL OF MINUTES

2. SUBJECT: Planning Commission Meeting Minutes of April 1, 2021, May 20, 2021 and June 17, 2021.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission approve the minutes of the Planning Commission Meeting of April 1, 2021, May 20, 2021 and June 17, 2021

On a motion by Member Holt, seconded by Member Lopez and carried unanimously on a roll call vote 4-0-1; a motion to approve Planning Commission Meeting Minutes of April 1, 2021, May 20, 2021 and June 17, 2021

Ayes: Members Holt, Vice-Chairperson Lizarraga, Lopez, Hurst

Noes: None

Absained: Member Smith

I. PUBLIC HEARING

3. SUBJECT: Tentative Parcel Map No. 5214

RECOMMENDATION FOR ACTION: Staff recommends that the City Planning Commission: (1) Receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 21-03 in support of Tentative Parcel Map No. 5214 for the division of property located at 1755 East Beamer Street into two separate parcels consisting of 49.11 acres and 22.41 acres respectively in the City Industrial (I) Zone.

On a motion by Member Hurst, seconded by Member Lopez and carried unanimously on a 5-0 roll call vote; a motion to (1) receive the staff report; (2) hold a public hearing; and (3) adopt Planning Commission Resolution No. PC 21-03 in support of Tentative Parcel Map No. 5214 for the division of property located at 1755 East Beamer Street into two separate parcels consisting of 49.11 acres and 22.41 acres respectively in the City Industrial (I) Zone.

Ayes: Members Holt, Vice-Chairperson Lizarraga, Lopez, Hurst, Smith

Noes: None

4. SUBJECT: Consideration of a Zoning Ordinance Amendments to the City of Woodland Zoning Codes related to Commercial Cannabis Retail Uses in the City of Woodland

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

1. Receive a Report;
2. Conduct a public hearing;
3. Find that this Ordinance is not a project subject to California Environmental Quality Act (CEQA) review pursuant to Section 15061 (b) (3) of Title 14 of the California Code of Regulations as set forth in this Ordinance; and
4. Adopt Resolution No. PC 21-____, recommending that the City Council adopt amendments to Chapter 17.110 of the City of Woodland Zoning Code, Exhibit B of the Interim Zoning Code, and Table 8.1 of the Downtown Specific Plan.

On a motion by Member Fred Lopez, seconded by Member Chris Holt and carried unanimously on a 5-0 roll call vote, a motion to (1) receive a Report; (2) conduct a public hearing; (3) find that this Ordinance is not a project subject to California Environmental Quality Act (CEQA) review pursuant to Section 15061 (b) (3) of Title 14 of the California Code of Regulations as set forth in this Ordinance; and (4) adopt Resolution No. PC 20-07, recommending that the City Council adopt amendments to Chapter 17.110 of the City of Woodland Zoning Code, Exhibit B of the Interim Zoning Code, and Table 8.1 of the Downtown Specific Plan; with a modification to the *Temporary Event* definition that clarifies that an event could be a single day as well as multi-day.

Ayes: Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member Valerie Hurst, Planning Commission Member Jim Smith
Noes: None

J. BUSINESS ITEMS

None

K. STAFF OR COMMISSIONER COMMENTS

None

L. ADJOURNMENT

Meeting adjourned at 7:32 p.m.

Adopted by Planning Commission 12/16/2021



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 15, 2022
ITEM #: G.4
SUBJECT: Fire Department Annual Status Report 2021

Recommendation for Action: Staff recommends that the City Council accept the Fire Department Annual Status Report for 2021.

Staff Contact:

Eric Zane, Fire Chief - 661-5861, eric.zane@cityofwoodland.org

Background:

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

Conclusion:

Staff recommends that the City Council accept the Fire Department Annual Status Report for 2021.

Prepared by: Jeran Scruggs, Management Analyst

Reviewed by: Eric Zane, Fire Chief

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. 2022 Annual Report



ANNUAL REPORT

JANUARY 1-DECEMBER 31, 2021

Total Calls for Service

9,222 15% increase from 2021

Average Response Time

4:54 2 second improvement from 2021

Automatic
Aid

Aid Received

177

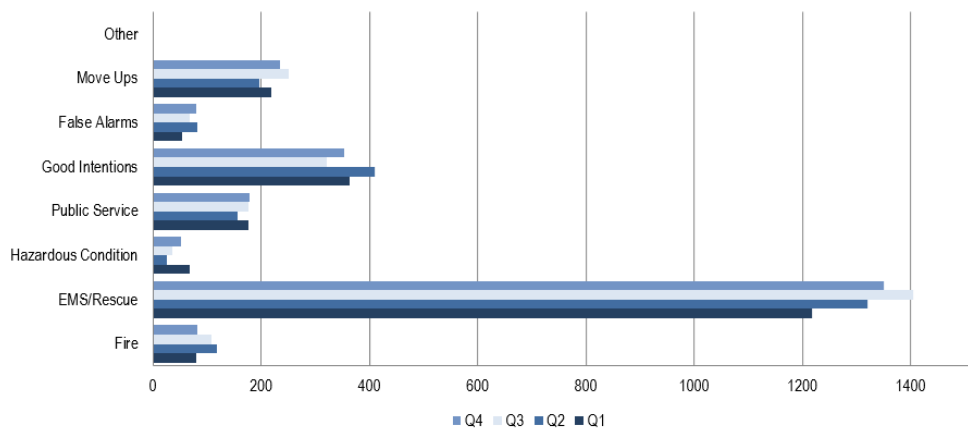
Aid Given

199

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

What types of calls did we run?

2021 Calls for Service



*When two or three (dependent on area) engine/truck companies are committed to calls simultaneously, the remaining engine/truck companies move strategically into the vacated area(s) to ensure adequate coverage based upon the number of available apparatus. This practice is called a "move up".

STRUCTURE FIRE

72%

Goal:
4 minutes 90% of the time

Average: 4:56

FIRE- OTHER

49%

Goal:
4 minutes 90% of the time

Average: 6:12

FULL FIRST ALARM

79%

Goal:
8 minutes 90% of the time

Average: 8:03

EMS

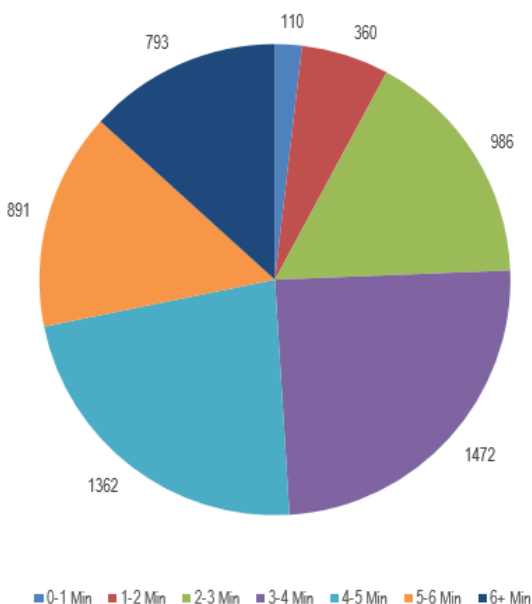
60%

Goal:
4 minutes 90% of the time

Average: 5:42

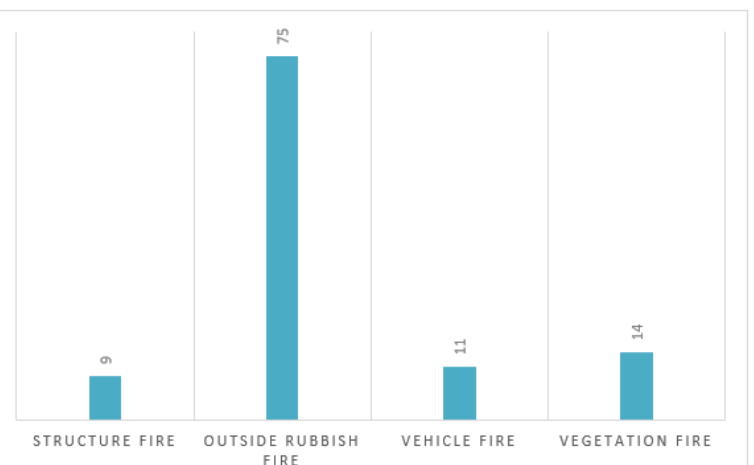
Priority Calls

Travel Time Goal of 4 Minutes or Less
90% of the Time



Intentional Fires

January-December 2021

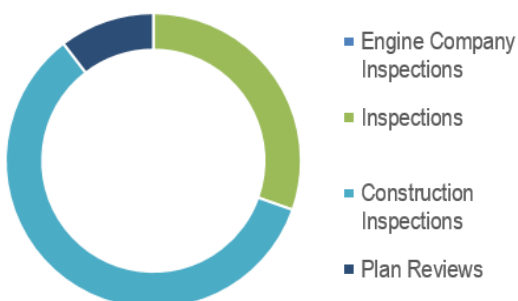


COMMUNITY RISK REDUCTION

Community Risk Reduction (CRR) is a process to identify and prioritize local risks, followed by the integrated and strategic investment of resources (emergency response and prevention) to reduce their occurrence and impact.

Inspection & Plan Review

January-December 2021



Engine Co Inspections suspended due to COVID19



Code Enforcement Hours

61.5



Public Education Outreach Hours

16 (socially distanced)



Fire Investigations Conducted

249



Emergency Management Hours

135

Page 23

Total Inspections Completed

1,686

Public Outreach

Our top priority is the safety of our community members, so in order to maintain our social distance during the COVID19 pandemic, we have gotten a little more creative in the ways we interact with the public. One of these ways is participating in drive-by birthday parades. We have also enhanced our social media interaction via frequently updated information regarding City response and COVID19 information.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 15, 2022
ITEM #: G.5
SUBJECT: Police Department Quarterly Status Report for the period of October 2021 through December 2021.

Recommendation for Action: Staff recommends that the City Council accept the Police Department quarterly status report for October 2021 through December 2021.

Staff Contact:

Derrek Kaff, Chief of Police, 530-661-7865, Derrek.Kaff@cityofwoodland.org

Background:

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

Conclusion:

Staff recommends that the City Council accept the Police Department quarterly status report for October 2021 through December 2021.

Prepared by: Trista Kennedy, Executive Assistant

Reviewed by: Derrek Kaff, Chief of Police

A handwritten signature in black ink, appearing to read "Ken Hiatt", written over a horizontal line.

Ken Hiatt
City Manager

Attachments:

1. 4th Quarter Report 2021

WOODLAND POLICE DEPARTMENT

QUARTERLY REPORT

OCTOBER - DECEMBER 2021



PRESENTED BY
CHIEF DERREK KAFF

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

OFFICE OF THE CHIEF

OCTOBER - DECEMBER 2021

PERSONNEL	BUDGETED	FILLED
Sworn	71	68
Non-Sworn (FTE)	18	13
Non-Sworn (PT / Temp.)	8	8
Total	97	89

During the 4th quarter, the Police Department hired four new employees. We welcomed two new Officers, Harshbir Bansal and Liviu Sirbu. Records Specialist Mariana Chavez and part-time Crime Analyst Laura Rodriguez were also welcomed during the 4th quarter.



PATROL BUREAU

The backbone of any police organization is its Patrol Bureau. Patrol provides quality law enforcement services to our community 24 hours every day, 365 days per year.

CRIME CATEGORY	OCT.	NOV.	DEC.	4TH QTR. TOTAL	PREVIOUS QTR. TOTAL	2021 YTD	2020 YTD
Homicide	0	0	0	0	0	2	1
Rape	5	8	9	22	12	36	15
Robbery	3	7	5	15	15	49	38
Aggravated Assaults	19	20	20	59	59	201	175
Simple Assaults	16	24	23	63	73	309	397
Burglary	14	19	11	44	42	231	221
Larceny/ Thefts	85	98	75	258	161	808	676
Motor Vehicle Theft	20	14	20	54	33	178	210
Arson	2	0	0	2	7	16	28
TOTAL	164	190	163	517	402	1,830	1,761

During this quarter, the police department made approximately 677 total adult arrests. Of the 677 arrests, 18.3% of the persons arrested reported they were transients.

REPORTS

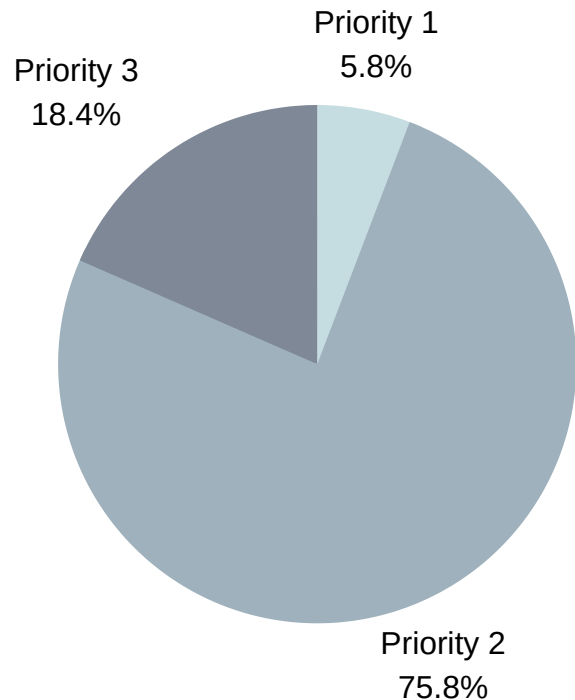
	OCT.	NOV.	DEC.	4TH QTR. TOTAL	PREVIOUS QTR. TOTAL	2021 YTD	2020 YTD
Incident Reports (includes online reports)	594	554	516	1,664	1,245	7,690	6,597
Mail-in Reports (MLRs)	37	34	53	124	139	570	681
TOTAL	631	588	569	1,788	1,384	8,260	7,278

PATROL BUREAU

RESPONSE TIMES

	OCT.	NOV.	DEC.	4TH QTR. TOTAL	PREVIOUS QTR. AVERAGE	2020 4TH QTR. AVERAGE
Priority 1	7:48	7:29	7:07	7:28	8:22	7:14
Priority 2	13:10	13:30	12:58	13:13	12:27	11:54
Priority 3	14:59	18:08	16:55	16:41	19:18	21:21

4TH QUARTER CALLS FOR SERVICE PRIORITIES

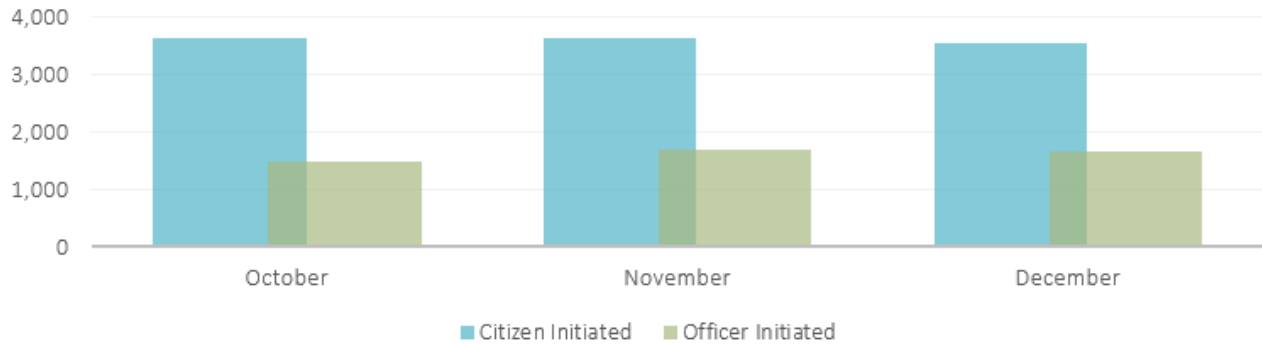


WORK LOAD

CALLS FOR SERVICE	OCT.	NOV.	DEC.	TOTAL	PREVIOUS QTR. AVERAGE	2020 4TH QTR. AVERAGE
Priority 1	79	94	75	248	253	238
Priority 2	1,017	1,098	1,122	3,237	3,474	3,351
Priority 3	295	259	234	788	896	695
All other calls for service	4,274	4,351	4,315	12,940	13,330	12,517
TOTAL	5,665	5,802	5,746	17,213	17,953	16,801

PATROL BUREAU

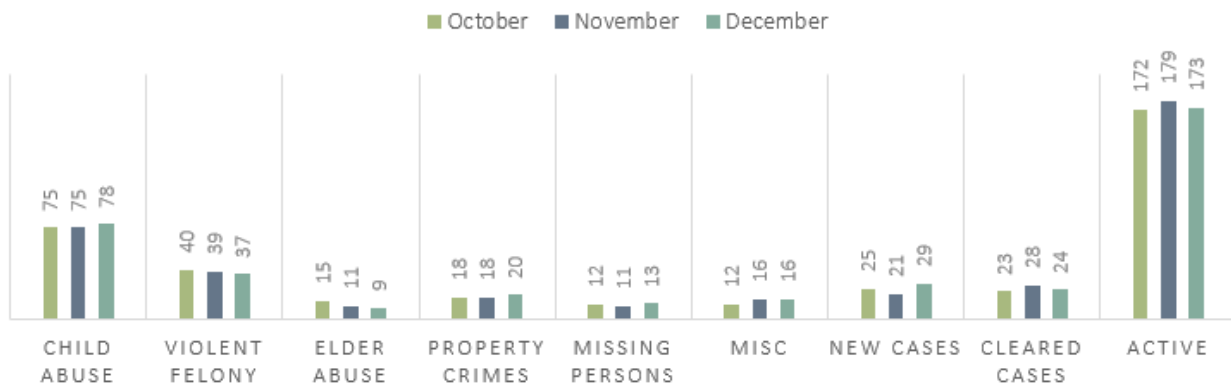
CALLS FOR SERVICE



INVESTIGATIONS BUREAU

The Investigations Bureau conducts follow-up criminal investigations on all felony and select misdemeanor crimes reported to the Police Department. Typically, a uniformed police officer responds to a call for service and prepares a police report which may require follow-up investigation. A Police Investigator is then assigned to conduct the follow-up, often requiring many hours of investigation before an arrest is made or a case is closed.

INVESTIGATIONS CASE LOAD



INVESTIGATIONS BUREAU

290 REGISTRANT ACTIVITY

	OCT.	NOV.	DEC.
TOTAL REGISTRANTS	144	148	146
Total transient registrants	23	26	25
290 PC violation warrants issued	0	0	0
Not in compliance with annual update	1	3	1

290 REGISTRANTS



PROPERTY AND EVIDENCE

	OCT. - DEC. 2021	PREVIOUS QTR. TOTAL
Evidence Processed	1,373	1,413
*Items Purged	1,215	591
Property for Safekeeping	221	180
Found Property	158	72
Property Returned to Owner	68	81

INVESTIGATIONS BUREAU

GANG TASK FORCE

The Gang Task Force (GTF) has continued proactive and directed enforcement patrols, conducted investigations, and has made numerous arrests for weapons violations, narcotics violations and warrants. GTF conducted numerous Probation/Parole searches throughout the City of Woodland. Members of GTF also received a Citation for Special Achievement from the FBI in recognition of their work in combating gang violence in Woodland and Yolo County.

A seventeen-year-old male was arrested and booked into Juvenile Hall for weapons violations. This arrest was based on information he had a gun and may have taken the gun to school. A search was conducted at the school and later at his residence. A loaded firearm with an extended magazine was located at his residence.

In another case, a sixteen-year-old male and his nineteen-year-old sister were also arrested for weapons violations. The juvenile was arrested for probation violation and for illegally possessing ammunition. The adult sister was arrested for child endangerment and possession of a firearm. It is believed the sister was concealing the firearm for her juvenile brother.

Two adult males were arrested and booked into Yolo County Jail for weapons violations and additional charges. During a probation search, a loaded firearm and narcotics were located. One subject was arrested and booked for being a felon in possession of a firearm, two counts of narcotics sales and probation violation. The other suspect was arrested and booked for possession of a firearm.

An adult suspect stole money from an elderly street vendor. At the time of the incident, the suspect was on bail for three robbery cases. GTF investigated the case and served a search warrant at the suspect's residence. GTF, Detectives and Patrol formulated a plan and later located the suspect, who ran to avoid arrest. The suspect was arrested after a short foot pursuit and booked for elder abuse, grand theft from a person and for committing a felony while on bail. A bail enhancement for \$150,000.00 was also obtained.

GTF assisted the DA's Office and local agencies with Operation Vigilance 2021 (290 compliance checks). GTF investigated an adult male for possession of child pornography. A GTF member authored a Search Warrant and served the search warrant at the suspect's residence. Evidence was seized and the suspect was arrested and booked for possession of child pornography, possession of child pornography with priors and probation violation (The suspect was on probation for possession of child pornography).

COMMUNITY RELATIONS BUREAU

The Community Relations Bureau is also responsible for all community outreach events and media relations.

YOUTH GANG REDUCTION, INTERVENTION & PREVENTION (YGRIP)

The YGRIP group did not meet during this quarter. The group met on February 3, 2022 via Zoom. YGRIP staff has been working with the Police Chief and City Manager on planning a revision to the YGRIP Steering Committee, Operational Team and overall city approach to reducing gang violence. YGRIP meetings are now occurring quarterly.

TRAFFIC UNIT

The Traffic Unit is comprised of one motor Sergeant, three motor officers and two part-time parking enforcement officers.

The Traffic Unit had the following activity for the 4th quarter of 2021:

	OCT. - DEC. 2021	PREVIOUS QTR. TOTAL
Assisted with traffic collisions	29	59
Traffic enforcement citations issued	310	ND
Parking citations issued	481	575
Abandoned vehicle complaints	260	481
Abandoned vehicles towed	38	48

**ND = No Data from previous quarter since this is a new statistic.*

During the 4th Quarter, the Woodland Police Department Traffic Unit conducted the following OTS Grant Traffic Enforcement Details:

- Two Primary Collision Factor enforcement details
- Three DUI saturation details
- One DUI / CDL Checkpoint

COMMUNITY RELATIONS BUREAU

MAJOR COLLISION INVESTIGATIONS:

- October 14th, 2021 - Vehicle vs Pedestrian Collision
- October 25th, 2021 - Vehicle vs Pedestrian Collision
- December 5th, 2021 - Single vehicle fatality collision

SPECIAL EVENTS:

The Traffic Officers worked a few special events including the three nights of the Santa Clause parade, and the Woodland Christmas Tree Lighting / Holiday Parade.

GANG RESISTANCE EDUCATION AND TRAINING (G.R.E.A.T.) PROGRAM

The Woodland Police Department instructors worked closely with the Woodland Joint Unified School District and are implemented the GREAT Program to all 4th grade and 7th grade students for the 2021-2022 school year. Half of the 4th graders received GREAT in the first semester and the other half in the second semester. Douglas Middle School 7th graders received GREAT the first semester and Lee Middle School 7th graders are receiving GREAT the second semester.



COMMUNITY RELATIONS BUREAU

SCHOOL RESOURCE OFFICERS (SRO)

There are three School Resource Officers (SROs) assigned to schools within the Woodland Joint Unified School District. They are responsible for all calls and incidents involving students while on school grounds. While responsible for typical calls for service at the campus, the SROs provide a much greater service. The SRO's have taken on mentorship roles with some students. The relationships between the students and SRO's have provided mental health assistance, assistance in graduating, and obtaining food and clothing.

During the last quarter of 2021, the SRO's taught over 100 GREAT classes to 4th and 7th graders. The SRO's continue to investigate incidents involving social media and students. These investigations are time consuming; require a close working relationship with school staff, trust from the students, and teamwork between the SRO's.

In December, SRO Wilson facilitated the Fill the Trunk Drive with other SRO's and district staff. The Fill the Trunk drive provided Christmas gifts to 360 WJUSD students. The community and local businesses donated over 1,500 gifts and \$6,000 in monetary denotations. Velocity Island Waterpark donated their space and decorated the event to make this year's event the most successful yet.

The SROs had the following activity for the 4th quarter of 2021:

	OCT.	NOV.	DEC.	TOTAL
Fighting	20	11	26	57
Administrative Assistance	108	71	51	230
Home Visits	13	4	2	19
GREAT Presentations	57	33	21	111
Overall Total	198	119	100	417

VOLUNTEERS IN POLICING PROGRAM

The Department ViP program consists of 37 Volunteers and 5 Chaplains. The VIPs and Chaplains contributed 642.45 hours for the 4th quarter for 2021. The total number of volunteer hours for 2021 were 2,072.15. The total hours for this quarter are:

VIP HOURS	OCT.	NOV.	DEC.	TOTAL
Chaplains	0	16	37	53
Volunteers	250.3	197.7	141.45	589.45

COMMUNITY RELATIONS BUREAU

The VIP's have assisted records in filing and processing files that need to be purged. They have been assisting with logging blight items and monitoring graffiti. A process has been put into place to tag, monitor and tow abandoned vehicles reducing the impact on parking enforcement and traffic. The volunteers also put in tireless hours with Fill the Trunk events and other holiday events.

UNIDOS

The objective of the UNIDOS program is to provide an opportunity for the Woodland Police Department to build a strong relationship with our Spanish-speaking residents and to serve as a resource center to help create an improved quality of life for the entire community.

Due to the ongoing pandemic, UNIDOS, had limited participation with in-person events. During this quarter, we were only able to attend three in person events, which were as follows:

- October 29 – Dia de los Muertos event in Knights Landing
- December 10 – Festival of Lights Parade in downtown Woodland
- December 15 – Fiesta de Invierno at Mutual Housing of Spring Lake in Woodland

The three events were a success and provided an opportunity for the community to interact with the police department.

UNIDOS continues to build its Facebook page, UNIDOS – Woodland PD en Español. The goal of the page is to provide information, knowledge, and understanding of what is happening at the Police Department and in our city.

EXPLORERS

The Explorer program was active the fourth quarter of 2021 with monthly training and holiday events within the city. The program welcomed four new Explorers who showed a high level of interest and participation.

From October through December, the Explorers met as a group five times for their monthly meetings and training. During their training, the Explorer advisors educated them on laws of arrest, which included consent contacts and detentions. The weaponless defensive tactics instructors explained the use of the department's WRAP and taught them how to apply it. The Explorers practiced building searches, which included team-building exercises, communication, and allowed them to have lead roles. It also included situation awareness for everyday purposes. They were taught about traffic enforcement stops and the purposes they serve. The training included the

COMMUNITY RELATIONS BUREAU

dangers traffic stops possess and how officers practice safety during these enforcement actions. The Explorers conducted traffic stop scenarios and applied what they learned.

The Woodland Police Department's annual Fill the Trunk events began on November 28 and concluded December 18. Numerous Explorers volunteered at the six events, located throughout the city. They supported the officers hosting the events making each one successful.

HOMELESS OUTREACH STREET TEAM

Our Homeless Outreach Street Team is continuing to gather information from other agencies regarding policies and procedures that are effective in their communities to reduce the impact of homelessness on their communities. As we gather this information, we are evaluating which of those techniques may help us in our efforts to reduce the impact o homelessness on the City of Woodland.

Harris Park continues to be an area of concern. As we work on cleaning up this area, there was an impact on camping at the Social Services Office. We will continue to make contacts, offer services and take enforcement action when appropriate. Crime Prevention hosted an event in Harris Park to help bring the community into the park. We are continuing to try to establish an effective Neighborhood Watch in that neighborhood and continue to have a presence in the park.

The Homeless Outreach Street team also coordinated a detail at Freeman Park focusing on drug usage and possession arrests. They made four arrests for charges ranging from possession of paraphernalia, possession of drugs and warrants.

The following are some approximate general statistics related to HOST activity for the last quarter:

	OCT. - DEC. 2021	PREVIOUS QTR. TOTAL
Contacts	829	863
Camps	251	195
Camps cleaned	120	109
Services offered/accepted	321 / 54	307/39
Business contacts	70	93
Arrests	33	42
Downtown Patrols	142	863

COMMUNITY RELATIONS BUREAU

RECORDS DIVISION

The Records Division serves as one of the most important functions in the Department. The Division is responsible for entering and processing all crime, traffic, warrant, citation, towed vehicles and property information into computerized databases.

	OCT. - DEC. 2021	PREVIOUS QTR. TOTAL
Reports processed	685	1,507
Citations entered	1,151	1,271
Traffic collisions	158	127
Warrants	429	428

The Records Division has been experiencing staffing shortages due to vacancies. Additionally, the new hire Records Specialist training takes time to complete. Once our new Records Specialists are trained, we will be expanding our lobby hours.





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 15, 2022
ITEM #: G.6
SUBJECT: Quarterly Treasurer's Investment Report for the Quarter ended December 31, 2021

Recommendation for Action: Staff recommends that the City Council accept the quarterly Treasurer's Investment Report for the quarter ended December 31, 2021.

Staff Contact:

Hogai Zalmai, Senior Accountant, (530) 661-5835, Hogai.Zalmai@cityofwoodland.org

Fiscal Impact:

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

Background:

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

The City manages its investment portfolio in accordance with the guidelines established by the Council-approved Investment Policy. In managing the city's investment portfolio, preservation of principal is the primary objective, followed by liquidity and finally yield on investments.

The City primarily invests in the Local Agency Investment Fund (LAIF) and federal agency obligations because these are generally considered low risk investments. The City's securities are held in custodial care by U.S. Bank N.A., which provides monthly statements to the City of Woodland. The source of valuations for the securities is marked to market by U.S. Bank N.A.

The City utilizes the services of the investment firm of Cantor Fitzgerald L.P. to implement its investment strategy with the objective of increasing yield and generating additional investment earnings while, at the same time, ensuring that the portfolio's primary goal of providing safety and liquidity is preserved.

Discussion:

As of December 31, 2021, the City treasury consisted of investments with a total book value of \$184,306,013. During the quarter, the City reached its maximum investment capacity with the Local Agency Investment Fund (LAIF) and therefore invested the excess funds in the California Asset Management Program (CAMP). CAMP utilizes the seven-day yield method for estimating the annualized yield of their fund, which is the industry standard for money market funds. The seven-day yield for CAMP was 0.05% as of December 31, 2021. The yield on the Local Agency Investment Fund (LAIF) balance for the quarter ending December 2021 was 0.24% and the average yield on the City of Woodland's investments as of December 31, 2021 was 1.29%. This results in an overall portfolio yield, combining all investments, CAMP, and LAIF of 0.88%. The City Investment Policy has established a benchmark equal to the 90-day U.S. Treasury bill, which for the quarter ending December 2021 was 0.06%. The City exceeded its benchmark by 0.82%.

The City's investment strategy is to maintain 35% of the investment portfolio in highly liquid funds, achieve an overall effective duration for investments of 1.75 years, and achieve a market rate of return of 0.15% based on

the parameter of allowable investments. As of December 31, 2021, the City maintained 38% of the investment portfolio in highly liquid funds, achieved an overall effective duration for investments of 1.76 years, and achieved a market rate of return of 0.89%. The City exceeded its target yield by 0.621%.

In response to the COVID pandemic, the Federal Reserve reduced its benchmark rate to a target range of 0-0.25%. This decrease led to a significant increase in the amount of “calls” on the City’s investments. An investment is “called” when the institution that issued the investment security redeems it (or cashes it out), typically at par value, plus accrued interest, prior to the maturity date. Investment calls are common and staff projects when we expect them to occur as part of our investment planning, but these calls occur much more frequently when investment rates are declining, as has been the case since March 2020. The City does not expect any of its investments to be called over the next quarter. The yield on the City’s called investments is typically significantly greater than the yield on investments available to the City for reinvestment, which means overall interest rates have declined and may be reduced in the future. The Federal Reserve is expected to make some upward adjustments to this benchmark rate over the next year; as interest rates begin to rise, the City’s investments (including the investment in LAIF) will lag behind this change as new, higher yield investments are phased in.

Over the next quarter, the City will continue its focus on its objectives of safety, liquidity, and return on investment. The City will continue to invest in high-quality credit worthy securities and will continue to implement and evaluate its investment strategy. The investments will be made with the goal of increasing the overall effective duration of investments to twenty-one months and increasing the City’s return on investment while maintaining compliance with the City’s adopted Investment Policy.

Staff continues to explore opportunities to implement a Community Reinvestment component within the overall investment portfolio. The City has become a participant in the CalRise program offered by the California Statewide Communities Development Act (CSCDA), but that program has been largely inactive since its inception. Staff also continues to evaluate direct investment opportunities with local banks within the community.

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

Conclusion:

Staff recommends that the City Council accept the quarterly Treasurer’s Investment Report for the quarter ended December 31, 2021.

Prepared By: Hogai Zalmai, Senior Accountant

Reviewed By: Evis Morales, Finance Officer



Ken Hiatt
City Manager

Attachments:

1. Investment Report-12-31-2021

**CITY OF WOODLAND
INVESTMENT REPORT**

December-21

SUMMARY OF INVESTMENTS

TYPE OF INVESTMENT	AMOUNT	TOTAL
Local Agency Investment Fund (LAIF)	\$68,070,386	34.8%
California Asset Management Program (CAMP)	\$11,003,720	5.6%
Certificates of Deposit	\$1,500,000	0.8%
US Government Agency Securities	\$54,748,625	28.0%
Non US Government Agency Securities	\$2,500,000	1.3%
Corporate Securities	\$49,347,923	25.3%
Municipal Securities	\$8,171,477	4.2%
TOTAL	\$195,342,132	100.0%

	Maturity Date	Interest	Call Date	PAR Amount	Principal Amount	Current Market Value	Security ID
DNB First Bank	6/16/2022	1.95	N/a	\$250,000	\$250,000	N/a	25590AAF7
Goldman Sachs Bank	6/21/2022	2.35	N/a	\$250,000	\$250,000	N/a	68148PKX4
Marine Bank	6/29/2022	1.95	N/a	\$250,000	\$250,000	N/a	56817TAA9
Marlin Business Bank	6/29/2022	1.95	N/a	\$250,000	\$250,000	N/a	57116APK8
Discover Bank	7/26/2022	2.30	N/a	\$250,000	\$250,000	N/a	2546726C7
Wells Fargo Bank	7/28/2022	2.30	N/a	\$250,000	\$250,000	N/a	949763JU1
Total Certificates of Deposit				\$1,500,000	\$1,500,000		
Federal National Mortgage Association	6/4/2025	0.71	9/4/2021	\$3,000,000	\$3,000,000	\$2,951,889	3136G4WA7
Federal Home Loan Mortgage Corp	6/25/2025	0.70	6/25/2022	\$2,000,000	\$2,000,000	\$1,967,068	3134GVR26
Federal Farm Credit Bank	7/29/2025	0.58	7/29/2022	\$2,000,000	\$2,000,000	\$1,958,192	3133ELZ80
Federal Farm Credit Bank	8/4/2025	0.68	7/5/2021	\$2,000,000	\$2,000,000	\$1,961,242	3133EL2U7
Federal National Mortgage Association	8/26/2025	0.60	8/26/2021	\$2,000,000	\$2,000,000	\$1,954,168	3136G4X32
Federal National Mortgage Association	10/20/2025	0.58	10/27/2021	\$2,000,000	\$2,000,000	\$1,956,774	3135G06A6
Federal Home Loan Mortgage Corp	10/27/2025	0.54	10/27/2022	\$2,000,000	\$2,000,000	\$1,953,098	3134GW4Z6
Federal National Mortgage Association	11/25/2025	0.58	11/25/2022	\$3,000,000	\$3,000,000	\$2,927,094	3135GA5H0
Federal Farm Credit Bank	12/1/2025	0.56	12/1/2022	\$2,000,000	\$2,000,000	\$1,947,590	3133EMJC7
Federal Farm Credit Bank	12/23/2025	0.50	7/5/2021	\$2,000,000	\$2,000,000	\$1,941,280	3133EMLR1
Federal National Mortgage Association	12/30/2025	0.64	12/30/2021	\$2,000,000	\$2,004,000	\$1,945,754	3135G06Q1
Federal Home Loan Bank	2/12/2026	0.52	8/12/2021	\$2,000,000	\$1,999,000	\$1,953,966	3130AKWA0
Federal Home Loan Bank	2/23/2026	0.58	2/23/2022	\$1,750,000	\$1,745,625	\$1,712,918	3130ALBX1
Federal Farm Credit Bank	3/9/2026	0.80	3/9/2023	\$3,000,000	\$3,000,000	\$2,957,202	3133EMSU7
Federal Home Loan Bank	3/30/2026	1.03	9/30/2021	\$3,000,000	\$3,000,000	\$2,974,311	3130ALV68
Federal Farm Credit Bank	5/4/2026	1.00	8/4/2021	\$3,000,000	\$3,000,000	\$2,968,854	3133EMYE6
Federal Home Loan Bank	5/18/2026	1.00	11/18/2021	\$3,000,000	\$3,000,000	\$2,968,932	3130AMFDP9
Federal Home Loan Bank	6/16/2026	0.95	3/16/2022	\$3,000,000	\$3,000,000	\$2,962,677	3130AMPJ5
Federal Home Loan Bank	6/30/2026	0.86	3/30/2022	\$5,000,000	\$5,000,000	\$4,922,190	3130AMWB4
Federal Home Loan Bank	7/13/2026	1.02	1/13/2022	\$5,000,000	\$5,000,000	\$4,944,775	3130AN2L3
Federal Home Loan Bank	9/14/2026	0.93	3/14/2022	\$2,000,000	\$2,000,000	\$1,978,640	3130ANU73
Total US Government Agency Securities				\$54,750,000	\$54,748,625	\$53,808,614	
International Finance Corporation	1/15/2025	1.63	1/15/2022	\$2,500,000	\$2,500,000	\$2,458,650	45950VNR3
Total Non US Government Agency Securities				\$2,500,000	\$2,500,000	\$2,458,650	
JPMorgan Chase & Co	1/24/2022	4.50	N/a	\$500,000	\$535,990	\$501,219	46625HJD3
Apple (APPL)	2/9/2022	2.50	N/a	\$500,000	\$509,485	\$500,192	037833CM0
Chevron	3/3/2022	2.41	N/a	\$500,000	\$506,350	\$500,743	166764AT7
Pepsico	5/2/2022	2.25	N/a	\$500,000	\$504,250	\$502,353	713448DT2
Visa	9/15/2022	2.15	N/a	\$1,000,000	\$1,015,480	\$1,010,649	92826CAG7
JP Morgan Chase	9/23/2022	3.25	N/a	\$500,000	\$504,580	\$509,620	46625HJE1
Visa	12/14/2022	2.80	N/a	\$1,000,000	\$1,008,090	\$1,018,156	92826CAC6
Toyota	1/11/2023	2.70	N/a	\$1,000,000	\$1,002,790	\$1,022,014	89236TEL5
Charles Schwab	1/25/2023	2.65	N/a	\$1,000,000	\$1,011,190	\$1,018,508	808513AT2
John Deere	1/27/2023	2.80	N/a	\$1,000,000	\$1,015,930	\$1,022,240	24422ERT8
Berkshire Hathaway	3/15/2023	2.75	N/a	\$500,000	\$501,445	\$510,530	084670BR8
TJX Companies	5/15/2023	2.50	N/a	\$500,000	\$507,615	\$509,423	872540AP4
Chevron	6/24/2023	3.19	N/a	\$1,000,000	\$1,013,720	\$1,032,198	166764AH3
Bank of America	7/21/2023	2.82	7/21/2022	\$1,000,000	\$1,004,840	\$1,011,073	06051GGQ6
Toyota	9/20/2023	3.45	N/a	\$1,000,000	\$1,025,110	\$1,044,715	89236TFN0
Citibank	1/23/2024	3.65	N/a	\$1,000,000	\$1,036,710	\$1,051,893	17325FAS7
Citibank	1/23/2024	3.65	N/a	\$569,000	\$604,710	\$598,527	17325FAS7
Charles Schwab	2/1/2024	3.55	N/a	\$600,000	\$623,478	\$631,226	808513AY1
US Bancorp	2/5/2024	3.38	N/a	\$1,000,000	\$1,026,700	\$1,048,269	91159HHV5
Apple	2/9/2024	3.00	N/a	\$500,000	\$505,235	\$520,912	037833CG3
IBM	2/12/2024	3.63	N/a	\$500,000	\$528,850	\$526,873	459200HU8
Home Depot	2/15/2024	3.75	N/a	\$1,000,000	\$1,074,300	\$1,054,072	437076BC5
Illinois Tool Works	3/1/2024	3.50	N/a	\$1,000,000	\$1,050,720	\$1,047,207	452308AT6
Pepsico	3/1/2024	3.60	N/a	\$1,000,000	\$1,069,750	\$1,052,500	713448CM8
Apple	5/6/2024	3.45	N/a	\$1,000,000	\$1,037,300	\$1,057,613	037833AS9
Bank of New York Mellon	5/15/2024	3.40	N/a	\$1,000,000	\$1,039,920	\$1,052,010	06406HCV9
HSBC	6/23/2024	3.50	N/a	\$500,000	\$527,365	\$527,366	40434CAD7
American Honda Finance	6/27/2024	2.40	N/a	\$500,000	\$505,140	\$515,331	02665WCZ2
US Bancorp	7/30/2024	2.40	N/a	\$500,000	\$509,055	\$516,571	91159HHX1
US Bancorp	7/30/2024	2.40	N/a	\$500,000	\$506,245	\$516,571	91159HHX1
US Bancorp	7/30/2024	2.40	N/a	\$1,000,000	\$1,029,250	\$1,033,141	91159HHX1
Air Products & Chemicals	7/31/2024	3.35	N/a	\$1,000,000	\$1,059,210	\$1,049,739	009158AV8
Amazon	8/22/2024	2.80	N/a	\$500,000	\$517,425	\$523,349	023135AZ9
United Parcel Service	9/1/2024	2.20	N/a	\$500,000	\$502,340	\$514,562	911312BT2
Coke	9/6/2024	1.75	N/a	\$500,000	\$499,285	\$510,201	191216CL2
Estee Lauder	12/1/2024	2.00	N/a	\$1,000,000	\$1,014,350	\$1,027,857	29736RAN0
Estee Lauder	12/1/2024	2.00	N/a	\$1,000,000	\$1,004,020	\$1,027,857	29736RAN0
Toyota	2/13/2025	1.80	N/a	\$1,000,000	\$1,001,380	\$1,014,978	89236TGT6
WW Grainger	2/15/2025	1.85	N/a	\$1,500,000	\$1,545,900	\$1,528,010	384802AE4

**CITY OF WOODLAND
INVESTMENT REPORT**

	<i>Maturity Date</i>	<i>Interest</i>	<i>Call Date</i>	<i>PAR Amount</i>	<i>Principal Amount</i>	<i>Current Market Value</i>	<i>Security ID</i>
Precision Castpart	6/15/2025	3.25	N/a	\$1,000,000	\$1,111,990	\$1,060,163	740189AM7
Wells Fargo	6/17/2025	1.50	6/17/2022	\$1,000,000	\$1,000,000	\$983,672	95001DAD2
JPMorgan Chase & Co	6/23/2025	1.05	6/23/2024	\$1,000,000	\$1,000,000	\$968,068	48128GU40
Bank of America	11/25/2025	0.65	11/25/2021	\$1,000,000	\$1,000,000	\$957,069	06048WK41
JPMorgan Chase & Co	12/22/2025	0.83	12/22/2023	\$1,000,000	\$1,000,000	\$944,842	48128GY53
United Health Group	1/15/2026	1.25	N/a	\$1,000,000	\$1,016,620	\$994,549	91324PDW9
Public Storage	2/15/2026	0.88	1/15/2026	\$2,000,000	\$1,984,600	\$1,945,832	74460WAA5
JP Morgan Chase	2/17/2026	0.50	2/17/2023	\$1,000,000	\$1,000,000	\$967,989	46632FRV9
Caterpillar	3/2/2026	0.90	N/a	\$1,200,000	\$1,195,920	\$1,171,877	14913R2K2
United Health Group	5/15/2026	1.15	4/15/2026	\$500,000	\$501,660	\$494,589	91324PEC2
Bank of America	8/26/2026	1.25	8/26/2022	\$2,000,000	\$2,000,000	\$1,935,968	06048WN22
Apple Incorporated	9/11/2026	2.05	N/A	\$2,000,000	\$2,057,960	\$2,054,554	037833DN7
Deere John Capital Corp	10/13/2026	1.30	N/A	\$1,000,000	\$993,670	\$989,894	24422EVW6
BK Of America Corp	11/19/2026	1.65	N/A	\$1,000,000	\$1,000,000	\$978,844	06048WQ29
JPMorgan Chase FINL CO LLC	11/30/2026	1.50	N/A	\$1,000,000	\$1,000,000	\$995,751	48130UZH1
Total Corporate Securities				\$48,369,000	\$49,347,923	\$49,103,924	
California ST GO UNLT TXBL-High Speed Passenger Train-Series A	4/1/2022	2.37	N/a	\$415,000	\$425,371	\$417,295	13063DAD0
University of California CA REV TXBL-Series BA	5/15/2023	3.30	N/a	\$830,000	\$880,273	\$860,436	91412HBK8
Los Angeles CA GO TXBL REF-Series A	9/1/2023	2.64	N/a	\$1,925,000	\$2,020,596	\$1,982,211	544351KS7
San Francisco City & County CA Public Utility Company REV TXBL-Ser	11/1/2023	2.81	N/a	\$455,000	\$485,799	\$471,007	79765R3V9
Sacramento County CA TXBL REV Sanitation District FA REF-Series B	12/1/2023	3.20	N/a	\$450,000	\$477,329	\$468,558	786134VD5
Los Angeles CA GO TXBL REF-Series A	9/1/2024	2.84	N/a	\$1,000,000	\$1,079,870	\$1,044,510	544351KT5
California ST Municipal FA REV TXBL Harveyy Mudd College	12/1/2024	1.85	N/a	\$595,000	\$603,520	\$605,633	13048VNZ7
University of California REV TXBL Limited Project REF-Series J	5/15/2025	3.36	N/a	\$2,000,000	\$2,198,720	\$2,136,860	91412GXQ3
Total Municipal Securities				\$7,670,000	\$8,171,477	\$7,986,510	
Total of LAIF Funds & Investments Detail					\$195,342,132		
Check Total (Should be zero)					\$0		

CASH ACCOUNTS as of 12/31/21

Bank Accounts with U.S. Bank	\$1,959,530
Petty Cash	\$2,778
Cash with Fiscal Agent	\$6,921,515
Funds Held By Section 115 Pension Trust	\$10,943,418

**CITY OF WOODLAND
INVESTMENT REPORT**

	<i>Maturity Date</i>	<i>Interest</i>	<i>Call Date</i>	<i>PAR Amount</i>	<i>Principal Amount</i>	<i>Current Market Value</i>	<i>Security ID</i>
INTEREST SUMMARY							
Prior Quarters Interest Earned - Investments				\$627,128			
Prior Quarters Interest Earned - LAIF				\$34,254			
Total Interest Received				<u>\$661,382</u>			
Interest Received from October 1, 2021 to December 31, 2021				<u>\$355,733</u>			
Total Fiscal Year-to-Date Interest Received				<u>\$1,017,115</u>			

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

**CITY OF WOODLAND
ACTIVITY REPORT**

DATE	DESCRIPTION	DEBIT	CREDIT	DEBITS
LAIF TREASURER				
09/01/21	Month Beginning Balance			\$52,536,132
09/01/21	Withdrawl from LAIF		\$2,000,000	\$50,536,132
09/03/21	Withdrawl from LAIF		\$1,500,000	\$49,036,132
09/30/21	Deposit into LAIF	\$8,000,000		\$57,036,132
09/30/21	Month End Balance			\$57,036,132
10/15/21	Deposit into LAIF-Quarterly Interest	\$34,254		\$57,070,386
10/15/21	Withdrawl from LAIF		\$2,000,000	\$55,070,386
10/31/21	Month End Balance			\$55,070,386
11/19/21	Deposit into LAIF	\$19,000,000		\$74,070,386
11/30/21	Month End Balance			\$74,070,386
12/24/21	Withdrawl from LAIF		\$6,000,000	\$68,070,386
12/30/21	Month End Balance			\$68,070,386
CAMP PFM Asset Management LLC				
09/01/21	Month Beginning Balance			\$11,001,856
09/01/21	Accrual Income Dividend Reinvestment	\$458		\$11,002,314
09/30/21	Month End Balance			\$11,002,314
10/01/21	Accrual Income Dividend Reinvestment	\$478		\$11,002,792
10/31/21	Month End Balance			\$11,002,792
11/01/21	Accrual Income Dividend Reinvestment	\$458		\$11,003,250
11/30/21	Month End Balance			\$11,003,250
12/01/21	Accrual Income Dividend Reinvestment	\$470		\$11,003,720
12/31/21	Month End Balance			\$11,003,720
Bonds and Other Investments				
09/01/21	Month Beginning Balance			\$117,706,294
09/07/21	Called Pepsi Co 713448DL9		\$500,000	\$117,206,294
09/16/21	Called FHLB 3130AAMMP4		\$3,000,000	\$114,206,294
09/20/21	Purchased FHLB 3130ANU73	\$2,000,310		\$116,206,604
09/27/21	Called Federal Farm Credit Bank 3133EKU20		\$2,000,000	\$114,206,604
09/27/21	Called FHL Mortg Corp 3134GUDP2		\$2,000,000	\$112,206,604
11/17/21	Purchased Deere John Capital Corp 24422EVW6	\$994,898		\$113,201,502
11/17/21	Purchased Apple Incorporated 3130AMFD9	\$2,065,477		\$115,266,979
11/19/21	Purchased BK Of America Corp 06048WQ29	\$1,000,000		\$116,266,979
11/29/21	Called JPMorgan Chase & Company 48128GM49		\$1,000,000	\$115,266,979
11/30/21	Purchased JPMorgan Chase FINL Co LLC	\$1,000,000		\$116,266,979
END OF MONTH TOTAL DEBITS				\$195,341,085
Transactions w/LAIF		7		
Transactions w/CAMP		4		
Purchase of New Bonds		5		
Bonds Called		5		
Purchase of New CD		0		
CD Matured		0		
Bonds Sold		0		
Bonds Matured		0		

<u>2014 Wastewater Revenue Bonds</u>	Beginning Balance	Activity - 10/31/2021	Activity - 11/30/2021	Activity - 12/31/2021		Ending Balance
Revenue fund	\$0.42	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.42
Interest fund	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Principal Fund	\$0.86	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.86
Redemption fund	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Rebate Fund	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
<u>CFD - Gibson Ranch</u>						
Revenue fund	\$6.72	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	\$6.72
Interest fund	\$0.02	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	\$0.02
Principal Fund	\$0.06	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	\$0.06
Reserve fund	\$225,826.16	\$1.13	\$1.15	\$1.12	Cash Mgmt-1st Am Treasury	\$225,829.56
Redemption fund	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	\$0.00
Sinking Fund	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	\$0.00
<u>Spring Lake 2013</u>						
Special Tax Fund	\$11,859.46	0.04	\$0.06	\$0.10	Cash Mgmt-1st Am Govt Oblig	\$11,859.66
Interest Fund	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.00
Principal Fund	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.00
Reserve fund	\$2,064,496.43	\$10.17	\$10.50	\$17.43	Cash Mgmt-1st Am Govt Oblig	\$2,064,534.53
Prepayment Fund	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.00
Rebate Fund	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.00
<u>Spring Lake 2016</u>						
Special Tax Fund	\$10,663.58	\$0.04	\$0.05	\$0.09	Cash Mgmt-1st Am Govt Oblig	\$10,663.76
Interest Fund	\$0.09	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.09
Principal Fund	\$0.26	\$0.06	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.32
Reserve Fund	\$1,033,033.82	\$5.04	\$5.25	\$8.72	Cash Mgmt-1st Am Govt Oblig	\$1,033,052.83
Proceeds Fund	\$0.20	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.20
<u>Spring Lake 2019</u>						
Special Tax Fund	\$8,550.90	\$0.03	\$0.04	\$0.07	Cash Mgmt-1st Am Govt Oblig	\$8,551.04
Interest Fund	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.00
Principal Fund	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.00
Reserve Fund	\$1,442,456.67	\$7.11	\$7.33	\$12.18	Cash Mgmt-1st Am Govt Oblig	\$1,442,483.29
Capitalized Interest Fund	\$150,106.07	\$0.74	\$0.76	\$1.27	Cash Mgmt-1st Am Govt Oblig	\$150,108.84
Proceeds Fund	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.00
<u>Water Revenue Bonds 2011</u>						
Revenue Fund	\$11.24	\$5.44	\$5.62	(\$16.86)	US Bank Mmkt 5 -Ct	\$5.44
Interest Fund	\$0.30	\$0.00	(\$0.30)	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Principal Fund	\$0.17	\$0.00	(\$0.17)	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Reserve Fund	\$1,324,400.00	\$0.00	\$0.00	(\$1,324,400.00)	US Bank Mmkt 5 -Ct	\$0.00
Redemption Fund	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Surplus Fund	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
<u>Safe Drinking Water State Revolving Fund 2014</u>						
Payment Fund	\$5.53	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$5.53
Reserve fund	\$138,781.81	\$0.57	\$0.59	\$0.57	US Bank Mmkt 5 -Ct	\$138,783.54
<u>ARRA 2011</u>						
Payment Fund	\$1,306,819.65	\$6.43	\$6.64	\$118,450.66	Cash Mgmt-1st Am Govt Oblig	\$1,425,283.38
Reserve fund	\$398,530.77	\$1.96	\$2.03	\$11,809.82	Cash Mgmt-1st Am Govt Oblig	\$410,344.58
TOTAL						\$6,921,514.67

Investment Glossary

Call date - the date on which a bond can be redeemed before maturity. If the issuer feels there is a benefit to refinancing the issue, the bond may be redeemed on the call date at par or at a small premium to par.

Current market value (CMV) - the resale valuation attached to a security held long in an investor's margin account. The current market value is usually taken as the closing price for listed securities.

CUSIP (Security ID) - stands for Committee on Uniform Securities Identification Procedures. Formed in 1962, this committee developed a system (implemented in 1967) that identifies securities, specifically U.S. and Canadian registered stocks, and U.S. government and municipal bonds. The CUSIP number consists of a combination of nine characters, both letters and numbers, which act as a sort of DNA for the security - uniquely identifying the company or issuer and the type of security. The first six characters identify the issuer and are assigned in an alphabetical fashion; the seventh and eighth characters (which can be alphabetical or numerical) identify the type of issue; and the last digit is used as a check digit.

Interest rate - the amount charged, expressed as a percentage of principal, by a lender to a borrower for the use of assets. Interest rates are typically noted on an annual basis, known as the annual percentage rate (APR).

Maturity date - the date on which the principal amount of a note, draft, acceptance bond or another debt instrument becomes due and is repaid to the investor and interest payments stop.

Par - In its most common usage, par value applies to bonds. The term refers to the face value of the bond, that is, the value at which the issuer will redeem the bond at maturity.

Principal - is used to refer to the original amount of investment. A bond's principal is the amount of money the bond-issuer owes to the bondholder upon maturity.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 15, 2022
ITEM #: G.7
SUBJECT: Salvation Army Requested sale and conveyance of real property for LLA correction

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, declaring a 348.48 square foot area of City property to be exempt surplus land, and authorize the sale of the property to the Salvation Army Western Terminal Headquarters. Upon approval of the sale, City staff will concurrently process a lot line adjustment to rectify a condition in which a building was built over the property line, at 436 College Street (APN 006-607-010), and City property (APN 006-607-009).

Staff Contact:

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Fiscal Impact:

All costs of property sale and conveyance are the sole responsibility of the applicant and will result in a small payment to the City, in the amount of \$4,878.72. The price is based upon comparable area sales. Additionally, the lot line adjustment (LLA) will potentially reduce liability for the City that had a portion of a privately owned building on City property. The applicant, the Salvation Army, has paid \$6,000 into a liability account for the lot line adjustment and any other associated costs.

Background:

The purpose of this report is to provide City Council with a summary of staff's negotiation for the sale and conveyance of real property needed to rectify the condition of a building built over the property line onto the City property. The applicant's (Salvation Army) property is located at 436 College Street (APN 006-607-010) within the Downtown Specific Plan, District A, and the 1939 building is located over the property line slightly on the City parcel (APN 006-607-009). The existing use for city property is access and a public parking lot.

Staff is seeking direction from the Council on whether to move forward with the offer received from the Salvation Army representative for the purchase of a small portion of real property to facilitate the LLA to correct the building overage.

Discussion:

The Salvation Army Western Terminal Headquarters (a California corporation), has entered into a contract for the sale of the building at 436 College Street. Before the sale can go through, the title must show clear ownership of the building and land. The Salvation Army has submitted an application for a LLA and is in preliminary discussions with the City to request the conveyance of a small portion of City land to clear up the building that is built over the lot line. The area in question is the south portion of the parking lot access, parcel APN 006-607-009 (as shown in Attachment 4), and the applicant is requesting the City to consider the sale of 348.48 square feet of real property along the south edge of the parking lot property.

Due to the very small size of the land area in question, it is recommended that rather than conduct an appraisal, a review of comparable area sales be used to determine the price per square foot. Municipal Code Section 3.32.150 outlines the requirements for smaller monetary transactions if supported by documentation sufficient to establish that the City is receiving compensation at least equal to the fair market value of the City property. At the request of staff, the real estate representative for the Salvation Army has provided comparable area sales to justify the request (Attachment 7) of \$14 per square foot or \$4,878.72 for the portion of the City's

property.

Staff Analysis:

Staff finds that the sale of the allotted square footage will not hinder the existing public parking use or future uses of the parcel and is free of any signage, underground utilities, or recorded easements. If approved, staff will condition conveyance upon Lot Line Adjustment approval and recordation.

Staff recommends the City Council allow the conveyance vacation of 348.48 square feet of City property (as shown in Attachment 2) in the LLA to the Salvation Army. Staff also recommends that the City agree to the \$14 per square foot or \$4,878.72 price for the portion of the property, as supported by the attached real-estate comparables provided (Attachment 6 & 7) from the surrounding commercial area.

Surplus Lands Act

Under the State of California's Surplus Lands Act, "surplus land" is defined for these purposes as land owned by any local agency that is determined to be no longer necessary for the agency's use, except property being held by the agency for the purpose of exchange.

The Surplus Lands Act requires local jurisdictions to prioritize reuse of surplus land for affordable housing, parks, and open space, and schools by requiring that public agencies disposing of such land makes it available first to entities that may be able to acquire and use it for these purposes. There are specific processes set forth in the Surplus Lands Act that cities must follow before selling city properties unless the property at issue is specifically exempt from the Surplus Lands Act.

The Surplus Lands Act does exempt certain transactions from the Surplus Lands Act. Staff has determined that this proposed conveyance is "exempt surplus land" under the Surplus Lands Act per Government Code Section 54221(f)(1)(B), which states surplus land that is exempt from the Surplus Lands Act processes when the property is less than 5,000 square feet in area, is not contiguous to land owned by a state or local agency that is used for open-space or low and moderate income housing purposes, and is being sold to an owner of contiguous land. The property proposed to be conveyed here is well under 5,000 square feet in area, is not contiguous to land used for open space or affordable housing, and is being sold to the Salvation Army, which owns the contiguous property. It is, therefore, exempt surplus land under the Surplus Lands Act.

Zoning and General Plan

Both properties identified in the LLA are zoned Downtown Mixed-Use, District "D" of the Downtown Specific Plan, and have a General Plan land use designation of Downtown Mixed Use.

Municipal Code Process

In addition to the Surplus Lands Act, the City Municipal Code has additional requirements that apply to the sale of City owned property. The Municipal Code provides that where the City Council determines to convey City-owned real property, the conveyance may be made through direct negotiation, subject to such terms and conditions the Council may in its discretion provide.

Section 3.32.150 of the City's Municipal Code provides guidelines for similar surplus land within the City and states that sale, exchange, or trades executed for surplus City property can be completed by means other than public auction, upon a finding that the sale in such an alternative manner is in the best interests of the City and is supported by documentation sufficient to establish that the City is receiving compensation at least equal to the fair market value of the materials, supplies or equipment. The City Council shall approve by resolution any sale, exchange, or trade of materials, supplies, and equipment with an estimated value of \$50,000.00 or more.

Conclusion:

Staff recommends that the City Council Resolution No. _____, declaring a 348.48 square foot area of City property to be exempt surplus land, and authorize the sale of the property to the Salvation Army Western

Terminal Headquarters. Upon approval of the sale, City staff will concurrently process a lot line adjustment to rectify a condition in which a building was built over the property line, at 436 College Street (APN 006-607-010), and City property (APN 006-607-009).

Prepared By: Megan Meier, Associate Planner

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 Declaring Land Exempt Surplus and Authorizing Sale to Salvation Army
2. Salvation Army _ 436 College St LLA Application
3. Project Information Summary Sheet
4. 435 College Street Site Context
5. Salvation Army Proposal to Purchase - City of Woodland
6. Downtown Woodland Comps_2021
7. Downtown Woodland Comps -Per SF Land_2021

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND DECLARING PURSUANT TO GOVERNMENT CODE
SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY OF
WOODLAND AND CONSTITUTING A PORTION OF ASSESSOR'S
PARCEL NUMBER 006-607-009 IS EXEMPT SURPLUS LAND, AND
AUTHORIZING THE SALE OF SUCH REAL PROPERTY TO THE
SALVATION ARMY WESTERN TERMINAL HEADQUARTERS**

WHEREAS, the City of Woodland (the "City") is the owner in fee simple of certain real property that is a part of APN 006-607-009 and is currently used as a public parking lot (the "City Property"); and

WHEREAS, the Salvation Army Western Terminal Headquarters, a California corporation (the "Salvation Army") owns certain real property that is also a part of APN 006-607-010 (the "Salvation Army Property") and is located adjacent to the City Property; and

WHEREAS, the Salvation Army property is improved with a building built in 1939 (the "Salvation Army Building"), the footprint of which extends slightly on to the City Property; and

WHEREAS, the Salvation Army has requested to purchase a portion of the City Property consisting of 348.48 square feet of real property (the "Conveyance Property") so that the entirety of the Salvation Army Building will be located on the Salvation Army Property; and

WHEREAS, the City does not have use for the Conveyance Property by itself, and sale of the Conveyance Property to the Salvation Army will not affect the continued use of the remainder of the City Property as a public parking lot; and

WHEREAS, the Surplus Land Act, Government Code sections 54220 *et seq.* (as amended, the "Act"), applies when a local agency disposes of "surplus land," as that term is defined in Government Code section 54221; and

WHEREAS, the Property is "surplus land" under the Act, because it is land owned in fee simple by the Agency for which the Board of Directors will take formal action (in the form of adoption of this resolution) in a regular public meeting declaring that the land is surplus and is not necessary for the Agency's use; and

WHEREAS, the Act exempts certain surplus land from its requirements, including "[S]urplus land that is (i) less than 5,000 square feet in area, (ii) less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or 5,000 square feet in area, whichever is less, or (iii) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes. If the surplus land is not sold to an owner of contiguous land, it is not considered exempt surplus land and is subject to this article." (Government Code section 54221(f)(1)(B)); and

WHEREAS, the Conveyance Property is exempt surplus land under the exemption described above because it is less than 5,000 square feet in area, is not contiguous to land owned by a state or local agency that is used for open-space or low and moderate income housing purposes, and is being sold to an owner of contiguous land; and

WHEREAS the Salvation Army desires to purchase, and the City desires to sell the Conveyance Property for a purchase price of \$4,878.72, or \$14 per square feet, which price is supported by a survey of comparable area sales as confirmed by the City;

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

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The City Council hereby declares that (i) the Conveyance Property is surplus land and not necessary for the Agency's use, and (ii) the Property is exempt from the Act pursuant to section 54221(f)(1)(B) of the Act. The basis for this declaration is the finding that the Conveyance Property is an area of 348.48 square feet, and less than 5,000 square feet in area, is not contiguous to land owned by a state or local agency that is used for open-space or low and moderate income housing purposes, and is being sold to an owner of contiguous land.

Section 3. The City Council hereby authorizes the sale of the Conveyance Property to the Salvation Army for a purchase price of \$4,878.72, and authorizes the City Manager to take such actions and execute such documents as are necessary and appropriate to carry out the direction of the Council as set forth herein.

Section 4. If any section, subsection, paragraph, sentence, clause or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

PASSED AND ADOPTED this 15th day of February, 2022, by the following vote:

AYES:

NOES:

ABSENT:

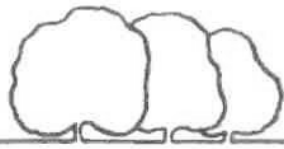
Mayra Vega, Mayor

ATTEST:

APPROVED AS TO FORM

Ana B. Gonzalez, City Clerk

Ethan Walsh, City Attorney



City of Woodland

Community Development Department

300 First St, Woodland CA 95695

Phone (530) 661-5820 Fax (530) 406-0832

www.cityofwoodland.org

General Application Form

1. OWNER/APPLICANT

Property Owner:
THE SALVATION ARMY/CITY OF WOODLAND

Mailing Address:
180 EAST OCEAN BLVD.

City State Zip Code:
LONG BEACH, CA 90802

Phone Number:

E-mail Address:

Project Applicant:
CHRISTOPHER W. LERCH, LAUGENOUR AND MEIKLE

Mailing Address:
608 COURT STREET

City State Zip Code:
WOODLAND, CA 95695

Phone Number:
(530)662-1755

E-mail Address:
clerch@lmce.net

2. PROJECT DESCRIPTION

Project Name:
LOT LINE ADJUSTMENT

Total Acres or Square Feet:

General Plan Land Use Designation:
DOWNTOWN MIXED USE

Existing Zoning:
DOWNTOWN MIXED USE

Site Address or Location:
436 COLLEGE ST. AND CITY PARKING LOT

Assessor's Parcel Number(s):
006-607-009-000 AND 006-607-009

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:
LOT LINE ADJUSTMENT

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

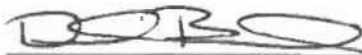
3. AUTHORITY TO FILE APPLICATION

Check one: ☐ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☒ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

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

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



JUN 08 2021

Applicant **David Bentley** Date

THE SALVATION ARMY

Ass't Secretary
05/18/2021

Legal Owner Date

Applicant Date

CITY OF WOODLAND

05/18/2021

Legal Owner Date

DEPARTMENT USE ONLY

Entitlement Type

- | | | |
|--|---|---|
| ☐ Zoning Administrator Permit (ZAP) | ☐ Zoning Amendment | ☐ Sign Plan |
| ☐ Conditional Use Permit (CUP) | ☐ Zone Interpretation | ☐ Tentative Parcel Map |
| ☐ CUP/PUD/ZAP Modification | ☐ Design Review | ☐ Tentative Subdivision Map |
| ☐ Annexation Application | ☐ Site Plan Review | ☐ Amendment to Tentative Map |
| ☐ Lot Line Adjustment | ☐ General Plan Petition | ☐ Variance |
| ☐ Lot Merger | ☐ General Plan Amendment | ☐ Other: _____ |

Is this request related to another development? _____

☐ Yes ☐ No

Explain: _____

Intake

Amount Paid: _____

Amount Owed: _____

Logged by: _____ Date: _____

Planner: _____ Date: _____

Project No: _____

LETTER OF AUTHORITY

November 24, 2020

City of Woodland
300 First Street
Woodland, California 95695

Re: Lot Line Adjustment

To Whom It May Concern:

I, the undersigned legal owner of the above referenced property, hereby grant permission to:

Representative: CHRISTOPHER W. LERCH, Phone Number: 530-662-1755,

Representative Address: 608 COURT STREET, WOODLAND, CA. to

represent our interests in the process of deliberating the entitlements related to Lot Line

Adjustment/Merger and application and for purposes of negotiating land use, financial participation,
plan preparation budget expenditures and other items related to the Lot Line Adjustment/Merger.

LEGAL OWNER:



Signature

David Bentley

Asst. Secretary

(Please Print Legal Owner Name)

30640 HAWTHORNE Blvd. Rancho Palos Verdes CA 90275 (562) 491-8460

Address

Phone

8 M&S 99

N0°32'15"E 107.50'

ALLEY

20'

S0°32'15"W 53.00'

52.50'

NEW LOT LINE

LOT LINE TO BE ADJUSTED

LANDS OF HOTEL WOODLAND
LIMITED PARTNERSHIP

6 M&S 6

S89°35'15"E 166.00'

PARCEL 1
AREA: 0.410 ACRES±

LANDS OF CITY OF WOODLAND
APN: 006-607-009

CITY PARKING LOT #2
EASTERLY PORTION
8 M&S 99

N89°35'15"W 166.00'

LOT 10
1 MAPS 20

POINT OF
BEGINNING

0.5'

PARCEL 2
0.202 ACRES±

LANDS OF THE SALVATION ARMY
1214 O.R. 554

S89°35'15"E 166.00'

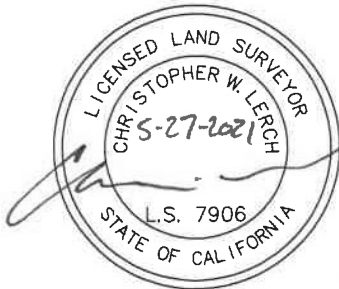
LANDS OF RONALD AND
ELIZABETH CACERES
DOC-2018-0007506-00

S0°32'15"W 107.50'

COLLEGE STREET

N0°32'15"E 53.00'
BASIS OF BEARINGS

52.50'



SCALE: 1"=30'

LOT LINE ADJUSTMENT FOR THE SALVATION ARMY

LOCATED IN A PORTION OF THE NORTHWEST QUARTER
OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 2 EAST,
MOUNT DIABLO BASE AND MERIDIAN
CITY OF WOODLAND, YOLO COUNTY, CALIFORNIA

SHEET 1 OF 1

MAY 24, 2021

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

EXHIBIT "A"
LAND DESCRIPTION – PARCEL 1

THAT portion of real property situate in the City of Woodland, County of Yolo, State of California, being a portion of the Northwest Quarter of Section 32, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, and also being a portion of the Easterly Portion of City Parking Lot #2, as shown in Book 8 of Maps and Surveys at Page 99, said County Records, being more particularly described as follows:

BEGINNING at a point on the East line of said Easterly Portion, said point being distant North $00^{\circ}32'15''$ East 53.00 feet from the Southeast corner of that Parcel of Land as described in Book 1214 of Official Records at Page 554, said County Records; thence, from said POINT OF BEGINNING, and leaving said East line, North $89^{\circ}35'15''$ West 166.00 feet to a point on the West line of said Easterly Portion; thence, along said West line, North $00^{\circ}32'15''$ East 107.50 feet to the Northwest corner of said Easterly Portion; thence, along the North line of said Easterly Portion, South $89^{\circ}35'15''$ East 166.00 feet to the Northeast corner of said Easterly Portion; thence, along the East line of said Easterly Portion, South $00^{\circ}32'15''$ West 107.50 feet to the POINT OF BEGINNING.

Containing 0.410 acres of land, more or less.

The basis of bearings for this description is the West line of College Street as shown as South $00^{\circ}32'15''$ West in Book 8 of Maps and Surveys at Page 99, said County Records.

End of description.




Christopher W. Lerch, L.S.

5-27-2021
Date

EXHIBIT "A"
LAND DESCRIPTION – PARCEL 2

THAT portion of real property situate in the City of Woodland, County of Yolo, State of California, being a portion of the Northwest Quarter of Section 32, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, and being all of that Parcel of Land as described in Book 1214 of Official Records at Page 554, said County Records, and also being a portion of the Easterly Portion of City Parking Lot #2, as shown in Book 8 of Maps and Surveys at Page 99, said County Records, being more particularly described as follows:

BEGINNING at the Southeast corner of said Parcel of Land; thence, along the East line of said Parcel of Land, and the East line of said Easterly Portion, North 00°32'15" East 53.00; thence, leaving said East line, North 89°35'15" West 166.00 feet to a point on the West line of said Easterly Portion; thence, along said West line of said Easterly Portion and the West line of said Parcel of Land, South 00°32'15" West 53.00 feet to the Southwest corner of said Parcel of Land; thence, along the South line of said Parcel of Land, South 89°35'15" East 166.00 feet to the POINT OF BEGINNING.

Containing 0.202 acres of land, more or less.

The basis of bearings for this description is the West line of College Street as shown as South 00°32'15" West in Book 8 of Maps and Surveys at Page 99, said County Records.

End of description.




Christopher W. Lerch, L.S.

5-27-2021
Date

EXHIBIT "A"
LAND DESCRIPTION – TRANSFER PROPERTY

THAT portion of real property situate in the City of Woodland, County of Yolo, State of California, being a portion of the Northwest Quarter of Section 32, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, and also being a portion of the Easterly Portion of City Parking Lot #2, as shown in Book 8 of Maps and Surveys at Page 99, said County Records, being more particularly described as follows:

BEGINNING at a point on the East line of said Easterly Portion, said point being distant North 00°32'15" East 53.00 feet from the Southeast corner of that Parcel of Land as described in Book 1214 of Official Records at Page 554, said County Records; thence, from said POINT OF BEGINNING, and leaving said East line, North 89°35'15" West 166.00 feet to a point on the West line of said Easterly Portion; thence, along said West line, South 00°32'15" West 0.50 feet to the Southwest corner of said Easterly Portion; thence, along the South line of said Easterly Portion, South 89°35'15" East 166.00 feet to the Southeast corner of said Easterly Portion; thence, along the East line of said Easterly Portion, North 00°32'15" East 0.50 feet to the POINT OF BEGINNING.

Containing 0.002 acres of land, more or less.

The basis of bearings for this description is the West line of College Street as shown as South 00°32'15" West in Book 8 of Maps and Surveys at Page 99, said County Records.

End of description.




Christopher W. Lerch, L.S.

5-27-2021
Date

CLOSURE – Parcel 1

North: 7,355.0903' East: 2,524.6679'

Segment# 1: Line

Course: N89° 35' 15"W Length: 166.00'
North: 7,356.2854' East: 2,358.6722'

Segment# 2: Line

Course: N0° 32' 15"E Length: 107.50'
North: 7,463.7806' East: 2,359.6806'

Segment# 3: Line

Course: S89° 35' 15"E Length: 166.00'
North: 7,462.5855' East: 2,525.6763'

Segment# 4: Line

Course: S0° 32' 15"W Length: 107.50'
North: 7,355.0903' East: 2,524.6679'

Perimeter: 547.00'

Area: 17,844.96 Sq.Ft. (0.410 ac.)

Error Closure: 0.0000

Course: N0° 00' 00"E

Error North : 0.00000

East: 0.00000

Precision 1: 547,000,000.00

CLOSURE – Parcel 2

North: 7,302.0926'

East: 2,524.1707'

Segment# 1: Line

Course: N89° 35' 15"W

Length: 166.00'

North: 7,303.2877'

East: 2,358.1750'

Segment# 2: Line

Course: N0° 32' 15"E

Length: 53.00'

North: 7,356.2854'

East: 2,358.6722'

Segment# 3: Line

Course: S89° 35' 15"E

Length: 166.00'

North: 7,355.0903'

East: 2,524.6679'

Segment# 4: Line

Course: S0° 32' 15"W

Length: 53.00'

North: 7,302.0926'

East: 2,524.1707'

Perimeter: 438.00'

Area: 8,797.98 Sq. Ft. (0.202 ac.)

Error Closure: 0.0000

Course: N0° 00' 00"E

Error North : 0.00000

East: 0.00000

Precision 1: 438,000,000.00

CLOSURE – Transfer Property

North: 7,355.0903'

East: 2,524.6679'

Segment# 1: Line

Course: N89° 35' 15"W

Length: 166.00'

North: 7,356.2854'

East: 2,358.6722'

Segment# 2: Line

Course: S0° 32' 15"E

Length: 0.50'

North: 7,355.7854'

East: 2,358.6675'

Segment# 3: Line

Course: S89° 35' 15"E

Length: 166.00'

North: 7,354.5903'

East: 2,524.6632'

Segment# 4: Line

Course: N0° 32' 15"E

Length: 0.50'

North: 7,355.0903'

East: 2,524.6679'

Perimeter: 333.00'

Area: 83.00Sq.Ft. (0.002)

Error Closure: 0.0000

Course: N0° 00' 00"E

Error North : 0.00000

East: 0.00000

Precision 1: 333,000,000.00

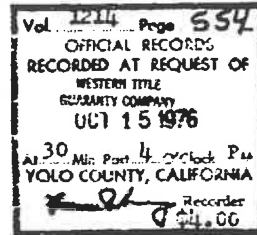
YOLO COUNTY

17721

Order No. _____
Escrow No. 218528 ilm
Loan No. _____

WHEN RECORDED MAIL TO:

The Salvation Army
Western Terminal Headquarters
30840 Hawthorne Boulevard
Rancho Palos Verdes, Ca. 90274



72712

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ 114.40

☒ Computed on the consideration or value of property conveyed; Or
☐ Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

First American Title Insurance Co.

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

George A. Jouganasos, a single man

Charles H. Bitterling and Gloria Bitterling, his wife

hereby GRANT(S) to

The Salvation Army, a California corporation

the real property in the City of
County of Yolo

State of California, described as

Please See Exhibit "A" attached hereto and made a part hereof

Dated September 27, 1976

STATE OF CALIFORNIA
COUNTY OF
Sacramento

On September 27, 1976

before me, the undersigned, a Notary Public in and for said
State, personally appeared George A. Jouganasos,
Charles H. Bitterling, Gloria
Bitterling

known to me to be the person s whose name s are
subscribed to the within instrument and acknowledged that
they executed the same.

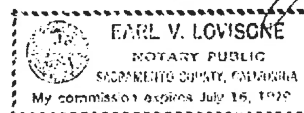
WITNESS my hand and official seal

Signature

x George A. Jouganasos

x Charles H. Bitterling

x Gloria Bitterling



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/89)

308 1214 PAGE 554

YOLO COUNTY

Exhibit "A"

Beginning at a point on the West line of College Street, which point is South 0 deg. 32' 15" West 342.50 feet and North 89 deg. 35' 15" West 20.00 feet from the Quarter corner common to Section 29 and 32, Township 10 North, Range 2 East, M.D.B.&M., said point being the Southeast corner of Parcel No. 2 conveyed to the City of Woodland, a municipal corporation, by a deed recorded November 2, 1959, in Book 587 of Official Records, at page 355, in the office of the Yolo County Recorder; thence South 0 deg. 32' 15" West, along the West line of College Street, a distance of 52.5 feet to the North line of that parcel conveyed to Rupley by deed recorded March 27, 1922, in Book 102 of Deeds, at page 353, in the office of the Yolo County Recorder; thence North 89 deg. 35' 15" West along said Rupley's North line, a distance of 166 feet to the East line of a 20 foot alley; thence North 0 deg. 32' 15" East a distance of 52.5 feet to the Southwest corner of hereinabove mentioned parcel No. 2, conveyed to the City of Woodland; thence South 89 deg. 35' 15" East, along the South line of said Parcel No. 2, a distance of 166 feet to the point of beginning.

BOOK 1214 PAGE 555

17721



Fidelity National Title Company OF CALIFORNIA

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company of California** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

By:

President

Countersigned By:

Authorized Officer or Agent



Attest:

Secretary

Visit Us on our Website: www.fntic.com



Fidelity National Title Company OF CALIFORNIA

ISSUING OFFICE: 10969 Trade Center Drive, Suite 107, Rancho Cordova, CA 95670

FOR SETTLEMENT INQUIRIES, CONTACT:

Fidelity National Title Company of California
2200A Douglas Blvd, Suite 200 • Roseville, CA 95661
(916)791-3682 • FAX (916)791-5056

***Another Prompt Delivery From Fidelity National Title Company of California Title Department
Where Local Experience And Expertise Make A Difference***

PRELIMINARY REPORT

Title Officer: Perry Massa
Email: pmassa@fnf.com
Title No.: FSSE-8042004955-PM

Escrow Officer: Carolyn Hunt
Email: Carolyn.Hunt@fnf.com
Escrow No.: FSSE-8042004955 -CH

TO: Cushman & Wakefield
400 Capitol Mall, Suite 1800
Sacramento, CA 95814
Attn: Ken Reiff

PROPERTY ADDRESS(ES): 436 College Street, Woodland, CA

EFFECTIVE DATE: October 23, 2020 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990 (04-08-14)

ALTA Loan Policy 2006

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

The Salvation Army, a California corporation

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 006-607-010-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a point on the West line of College Street, which point is South 00° 32' 15" West, a distance of 342.50 feet and North 89° 35' 15" West a distance of 20.00 feet from the quarter corner comon to Sections 29 and 32, Township 10 North, Range 2 East, M.D.B. & M., said point being the Southeast corner of Parcel No. 2 conveyed to the City of Woodland, a municipal corporation, by deed recorded November 2, 1959, Book 587, Page 355, Yolo County Records; thence South 00° 32' 15" West, along the West line of College Street, a distance of 52.5 feet to the North line of that parcel conveyed to Rupley by deed recorded March 27, 1922, Book 102, Page 363, Yolo County Records; thence North 89° 35' 15" West along said Rupley's North line, a distance of 166 feet to the East line of a 20 foot alley, thence North 00° 32' 15" East, a distance of 52.5 feet to the Southwest corner of herein above mentioned Parcel No. 2, conveyed to the City of Woodland; thence South 89° 35' 15" East, along the South line of said Parcel No. 2, a distance of 166 feet to the point of beginning.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 003-003
 Tax Identification No.: 006-607-010-000
 Fiscal Year: 2020-2021
 1st Installment: \$1,544.87 Open
 2nd Installment: \$1,544.87 Open
 Exemption: \$0.00
 Land: \$34,059.00
 Improvements: \$259,945.00
 Personal Property: \$0.00

2. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
4. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.
5. Municipal refuse (garbage) charges, if any. Contact Waste Management, (530)662-3949. Utilities, contact (530)661-5831.
6. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency: City of Woodland, Woodland Redevelopment Project
 Recording Date: July 7, 1988
 Recording No.: Book 1950, page 394, of Official Records

Revised Notice of Adoption of the Redevelopment Plan for the Woodland Redevelopment Project recorded May 21, 2007 as Instrument No. 2007-0018455-00, of Official Records.

7. An encroachment of the building situated on said Land into or onto the adjoining land on the North, as disclosed by off record information
8. Any facts, rights, interests or claims which may exist, or arise by reason of matters shown upon that certain Record of Survey, filed for record in the office of the County Recorder October 5, 1960 in Book 8 of Maps and Surveys, at page 99, Yolo County Records.

Reference is hereby made to said map for full particulars.

EXCEPTIONS
(continued)

9. Any facts, rights, interests or claims which may exist, or arise by reason of matters shown upon that certain Record of Survey, filed for record in the office of the County Recorder November 28, 1978 in Book 11 of Maps and Surveys, at page 71, Yolo County Records.

Reference is hereby made to said map for full particulars.

10. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

11. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
12. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
13. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(ies): The Salvation Army, a California corporation

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

14. This Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below.

Name of Corporation: The Salvation Army, a California corporation

- a. A copy of the corporation By-laws and Articles of Incorporation.
- b. An original or certified copy of the resolution authorizing the subject transaction, together with a Certificate of Compliance pursuant to Section 5912 or 7912 Corporations Code.
- c. If the Articles and/or By-laws require approval by a "parent" organization, a copy of those By-laws and Articles of Incorporation is required.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

EXCEPTIONS
(continued)

15. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

END OF EXCEPTIONS

NOTES

- Note 1.** Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
- Note 2.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 3.** Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:
Name(s) furnished: Claudia Pearsons
If these name(s) are incorrect, incomplete or misspelled, please notify the Company.
- Note 4.** Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note 5.** Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a commercial building, known as 436 College Street, Woodland, CA, to an Extended Coverage Loan Policy.
- Note 6.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 7.** Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
- Note 8.** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note 9.** Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

END OF NOTES



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective April 9, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**ATTACHMENT ONE
(CONTINUED)**

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

ATTACHMENT ONE (CONTINUED)

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t]for [T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

ATTACHMENT ONE (CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

ATTACHMENT ONE (CONTINUED)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC - Chicago Title Company
CLTC - Commonwealth Land Title Company
FNTC - Fidelity National Title Company of California
FNTCCA - Fidelity National Title Company of California
TICOR - Ticor Title Company of California
LTC - Lawyer's Title Company
SLTC - ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC - Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
CTIC - Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

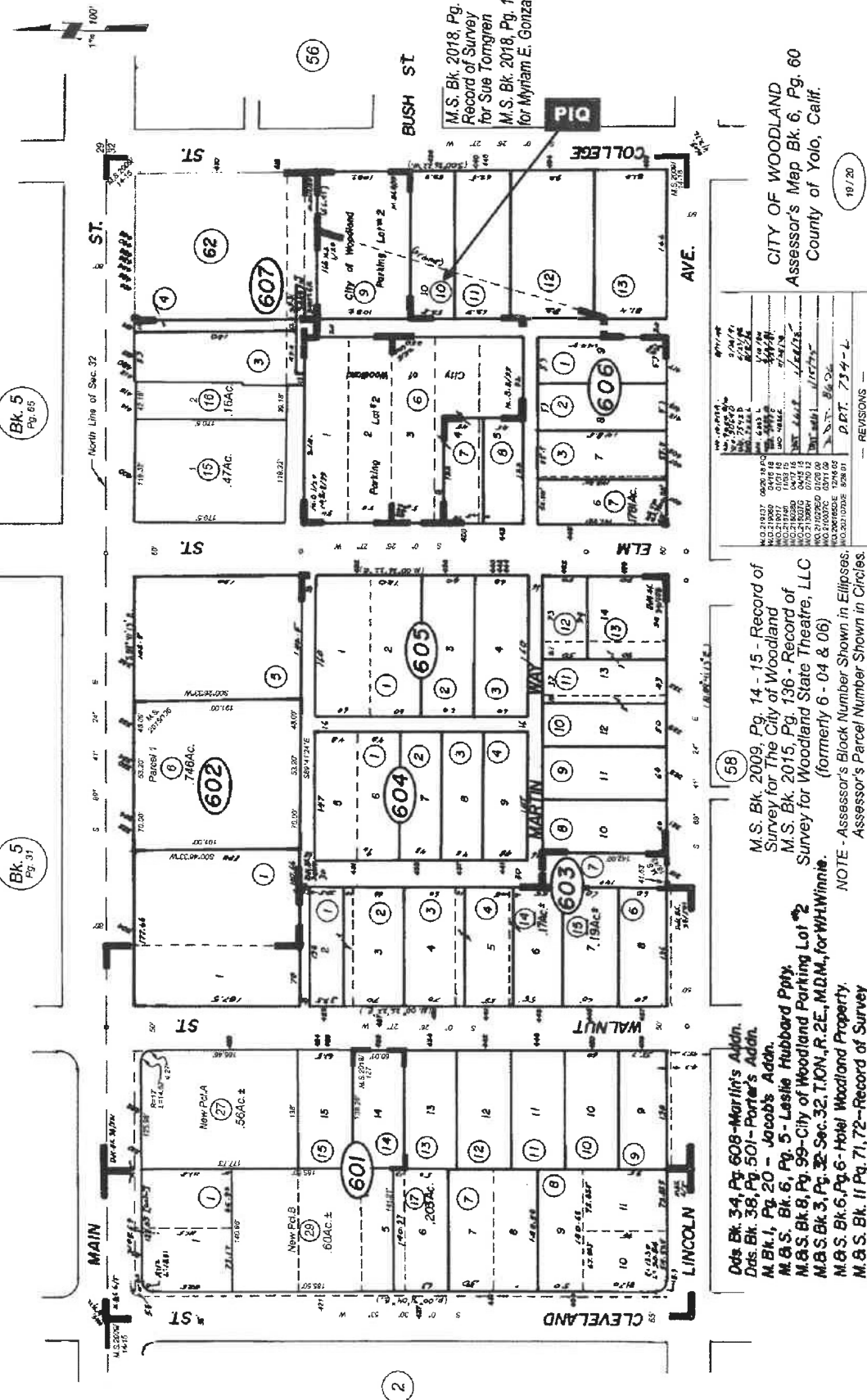
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

CAUTION - These Maps ARE NOT to be used for legal descriptions.

POR. N.W. 1/4 SEC. 32, T.10 N., R. 2E., M.D.B.&M.

Bk. 5
Pg. 31

Bk. 5
Pg. 65



Dds.Bk. 38, Pg. 501 - Porter's Addn.
 M.B.S. Bk. 6, Pg. 20 - Jacob's Addn.
 M.B.S. Bk. 6, Pg. 9 - Leslie Hubbard
 M.B.S. Bk. 8, Pg. 99 - City of Woodland
 M.B.S. Bk. 3, Pg. 32 - Sec. 32, T. 10N., R. 22E.
 M.B.S. Bk. 6, Pg. 6 - Hotel Woodland Prop.
 M.B.S. Bk. 11 Pg. 71, 72 - Record of Sub

M.S. Bk. 2009, Pg. 14 - 15 - Record of Survey for The City of Woodland
M.S. Bk. 2015, Pg. 136 - Record of Survey for Woodland State Theatre, LLC (formerly 6 - 04 & 06)

CITY OF WOODLAND
Assessor's Map Bk. 6, Pg. 60
County of Yolo, Calif.

M.S. Bk. 2018, Pg. 43
Record of Survey
for Sue Tomgren
M.S. Bk. 2018, Pg. 127
for Myrlam E. Gonzalez

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

SALVATION ARMY REQUESTED SALE OF REAL PROPERTY, CONVEYANCE & LLA

SALVATION ARMY REQUEST/LLA, (PLNG 21-00056): Request to approve the sale and conveyance of 348.48 square feet of City property and a lot line adjustment to rectify a condition in which a building was built over the property line, at 436 College Street (APN 006-607-009), and City property (APN 006-607-009).

Street Access: Primary access to the project site is provided via College Street, with an adjacent City parking lot directly to the north of the Salvation Army property.

Location: The subject project site is zoned Downtown Mixed Use (DMU). Surrounding land uses include, City parking lot to the west and north, with multifamily housing to the south and commercial to the east.

Environmental Report: Staff has concluded that this project qualifies for a Categorical Exemption, as the project has been determined not to have a significant effect on the environment and shall, therefore, be exempt from the provisions of CEQA. The proposed project is categorically exempt pursuant to CEQA Guidelines Section 15305(a), Minor Alterations in Land Use Limitations, because the request involves a minor lot line adjustment which does not result in the creation of any additional lots, nor does the adjustment result in any changes in land use or density, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are present. The project is consistent with all applicable City policy documents and is adequately served by all required utilities and public services. Approval of the project would not result in any significant impacts under CEQA.

APN: 006-607-009

Project Applicant: Christopher Lerch, Laugenour & Meikle 608 Court Street, Woodland, CA 95695

Property Owner: Salvation Army, 180 East Ocean Blvd, Long Beach, CA 90802

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Staff recommends approval, based on facts and findings

Report For: City Council Consent Calendar Item – February 15, 2022

General Plan Designation: Regional Commercial/Light Industrial Flex Overlay

Direction	Land Use	Zoning
North	City Parking Lot	DMU
South	Multifamily Residential	DMU
East	Commercial	DMU
West	City Parking Lot	DMU

Flood Zone: X – Area outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H
Revised May 16, 2012

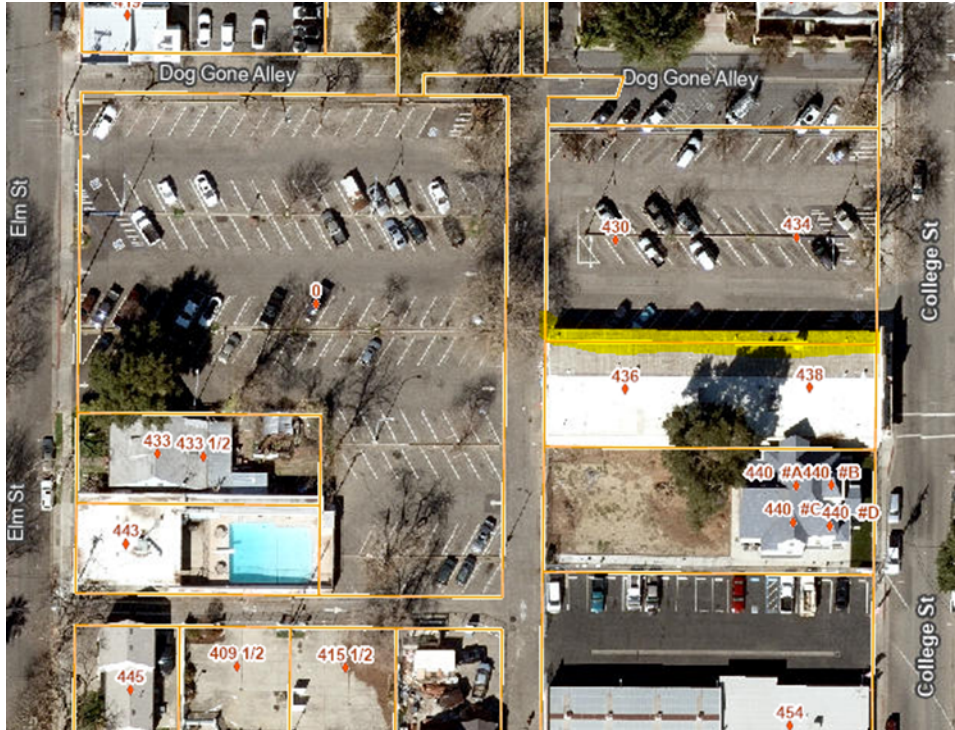
Applicable Laws, Codes & Ordinances:

This project is subject to several laws, codes and ordinances:

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- The City of Woodland Downtown Specific Plan
- California Environmental Quality Act (CEQA)
- California Map Act

436 College Street Site Context

Salvation Army Request for the Sale of City property to facilitate Lot Line Adjustment





David Nicholson
Senior Director
david.nicholson@cushwake.com
CA-LIC #01845338

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
Direct: +1 916 288 4422
Fax: +1 916 446 0024
cushmanwakefield.com

January 3, 2022

Megan Meier
City of Woodland, Planning
300 First Street
Woodland, Ca 95695

Re: Proposal to Purchase Land – 436 College St

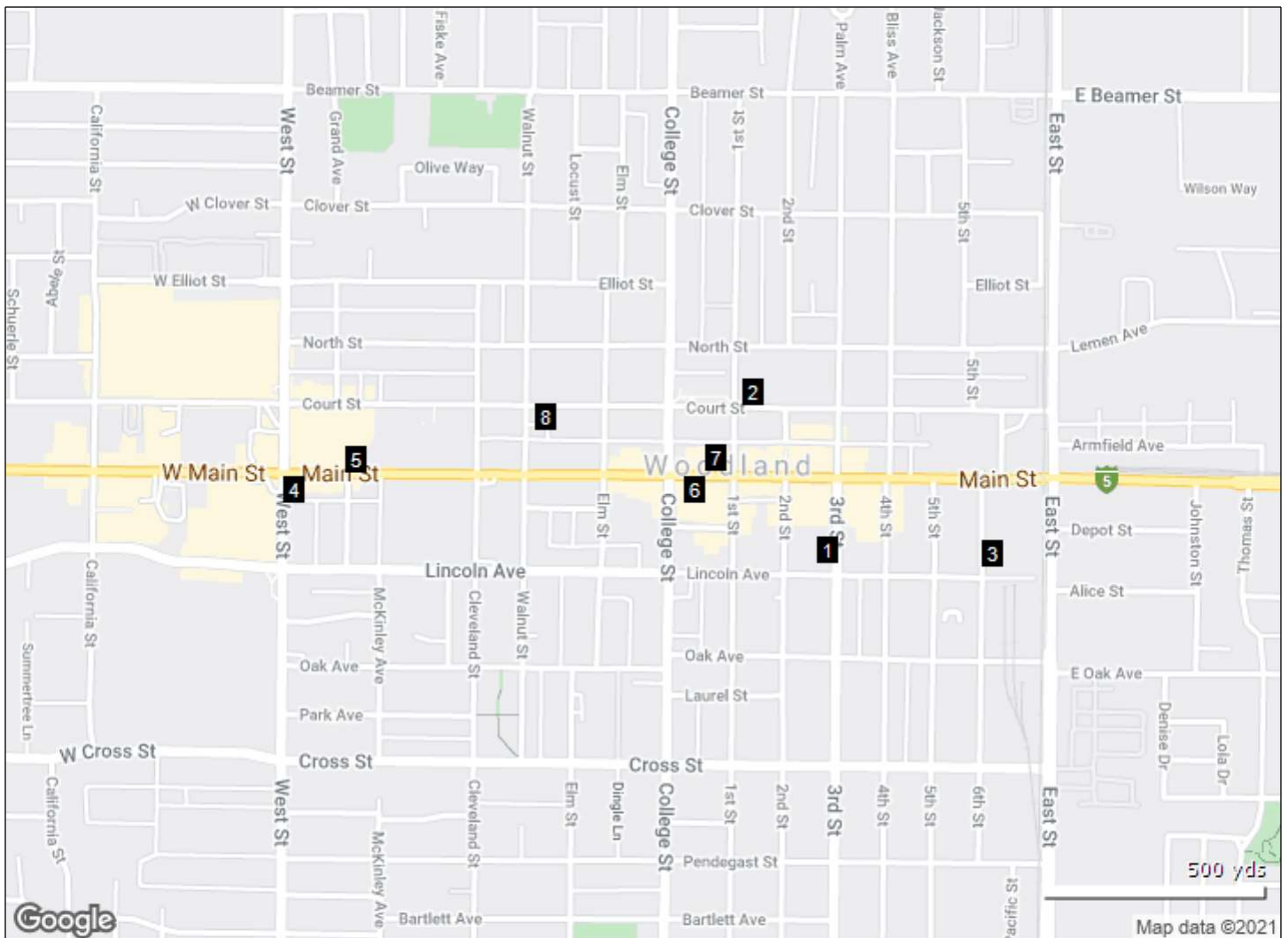
Dear Megan:

On behalf of The Salvation Army, current owner of 436 College St. As you are aware, the lot line needs to be adjusted. We would like to propose that the Salvation Army purchase 348.48 square feet of land from the City of Woodland for \$14 per square foot or \$4,878.72. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David Nicholson", written over a light blue horizontal line.

David Nicholson



	Address	City	Property Info	Sale Info
1	446 3rd St	Woodland	1,475 SF Class C Office	Sold: \$515,000 (\$349.15/SF)
2	609 Court St	Woodland	3,000 SF Class C Office	Sold: \$420,000 (\$140/SF)
3	1101 Lincoln Ave	Woodland	0.61 AC Land	Sold: \$520,000 (\$19.57/SF)
4	2 Main St	Woodland	3,768 SF General Retail/Freestanding	Sold: \$625,000 (\$165.87/SF)
5	105 Main St	Woodland	1,885 SF General Retail/Fast Food	Sold: \$600,000 (\$318.30/SF)
6	514-518 Main St	Woodland	18,397 SF General Retail/Storefront Retail/Office	Sold: \$655,000 (\$35.60/SF)
7	535 Main St	Woodland	4,642 SF General Retail/Storefront	Sold: \$192,000 (\$41.36/SF)
8	301 Walnut St	Woodland	26,121 SF Specialty/Religious Facility	Sold: \$1,500,000 (\$57.43/SF)

1 446 3rd St**SOLD****Woodland, CA 95695****Yolo County**

True Buyer: -

Recorded Seller: **Alan L Mitchell**
528 College St
Woodland, CA 95695
(530) 668-8255
True Seller: **Alan L Mitchell**



Sale Date: **07/01/2021 (300 days on mkt)**
Sale Price: **\$515,000 - Confirmed**
Price/SF: **\$349.15**

Bldg Type: **Class C Office**
Year Built/Age: **Built 1924 Age: 97**
RBA: **1,475 SF**
Land Area: **10,890 SF (0.25 AC)**
Zoning: **C-2**

PrFrma Cap Rate: -

Parcel No: -
Financing: -
Comp ID: **5571244** - Research Status: **Confirmed**

2 609 Court St**SOLD****Woodland, CA 95695****Yolo County**

Recorded Buyer: **Gurpreet Singh**
513 Bluebird Pl
Davis, CA 95616

Recorded Seller: **Nine Twenty Three Strategies I**Recorded Buyer: **Sonia E Reichert**

Recorded Seller: -

Sale Date: **06/10/2021**
Sale Price: **\$420,000**
Price/SF: **\$140.00**

Bldg Type: **Class C Office**
Year Built/Age: **Built 1934 Renov 2004 Age: 87**
RBA: **3,000 SF**

PrFrma Cap Rate: -

Zoning: **C2, County**

Parcel No: **005-202-007-000**
Financing: -
Comp ID: **5566418** - Research Status: **Public Record**

Woodland, CA 95695

Yolo County



Recorded Buyer: **Anthony & Elva Y Velasquez**
 1735 Miramonte Ct
 Woodland, CA 95695

Recorded Seller: **Henderson Family 1999 Trust**

Recorded Buyer: **Elva Velasquez**

Recorded Seller: -

Sale Date: **05/21/2021**

Sale Price: **\$520,000**

\$/SF Land Gross: **\$19.57 (\$852,446.30/AC)**

Land Area: **26,572 SF (0.61 AC)**

Year Built/Age: -

RBA: -

PrFrma Cap Rate: -

Zoning: **Comm**

Parcel No: **006-122-002-000**

Financing: -

Comp ID: **5533173** — Research Status: **Public Record**

Woodland, CA 95695

Yolo County



Recorded Buyer: **Richland Partners Lp**
 1155 W Shaw Ave
 Fresno, CA 93711

Recorded Seller: **Lewis George E**

Sale Date: **11/17/2021**

Sale Price: **\$625,000**

Price/SF: **\$165.87**

Bldg Type: **RetailFreestanding**

Year Built/Age: **Built 1955 Age: 66**

GLA: **3,768 SF**

Land Area: **17,860 SF (0.41 AC)**

PrFrma Cap Rate: -

Zoning: **C-2**

Parcel No: **006-021-007-000**

Financing: -

Comp ID: **5780061** — Research Status: **Public Record**

5 105 Main St - Long John Silver's**SOLD****Woodland, CA 95695****Yolo County**

Map Page: Thomas Bros. Guide 315-J4

Recorded Buyer: **Bgo El Patio**
1 Bridge Plz N
Fort Lee, NJ 07024Recorded Seller: **Lj Remainder Lic**Sale Date: **08/30/2021**Sale Price: **\$600,000**Price/SF: **\$318.30**Bldg Type: **RetailFast Food**
Year Built/Age: **Built 1978 Age: 43**
GLA: **1,885 SF**
Land Area: **27,878 SF (0.64 AC)**
Zoning: **Commercial**

PrFrma Cap Rate: -

Parcel No: **005-670-010-000**

Financing: -

Comp ID: **5673548** - Research Status: **Public Record****6 514-518 Main St****SOLD****Woodland, CA 95695****Yolo County**

Map Page: Thomas Bros. Guide 315-J3

Recorded Buyer: **Kasra Holding LLC**
729 Sunrise Ave
Roseville, CA 95661Recorded Seller: **Farhoomand J & Moghada Trust**

Recorded Buyer: -

Recorded Seller: **FARHOOMAND J & MOGHADAM TRUST**
1001 Broadway
Millbrae, CA 94030637 Eisenhower St
Davis, CA 95616
(916) 972-1100
Kayvan HaddadanSale Date: **02/12/2021 (157 days on mkt)**Sale Price: **\$655,000 - Confirmed**Price/SF: **\$35.60**Bldg Type: **RetailStorefront Retail/Office**
Year Built/Age: **Built 1873 Age: 148**
RBA: **18,397 SF**

PrFrma Cap Rate: -

Actual Cap Rate: -

Zoning: **C2**
Sale Conditions: **Building in Shell Condition ...**Parcel No: **006-561-006-000**

Financing: -

Comp ID: **5404104** - Research Status: **Confirmed**

7 535 Main St**SOLD****Woodland, CA 95695****Yolo County**

Recorded Buyer: **Julia G Jamison**
27030 County Road 23
Esparto, CA 95627

Recorded Seller: **L R & Shull E F/tr**

Sale Date: **06/23/2021**

Sale Price: **\$192,000**

Price/SF: **\$41.36**

Bldg Type: **RetailStorefront**

Year Built/Age: **-**

GLA: **4,642 SF**

Land Area: **1,742 SF (0.04 AC)**

Zoning: **C-2**

PrFrma Cap Rate: **-**

Parcel No: **005-211-012-000**

Financing: **-**

Comp ID: **5569921** – Research Status: **Public Record**

8 301 Walnut St - Holy Rosary Church**SOLD****Woodland, CA 95695****Yolo County**

Recorded Buyer: **Anne Muvvie Mezger Marks Llc**
250 W Main St
Woodland, CA 95695

Recorded Seller: **Sacramento**

Sale Date: **12/08/2021 (4443 days on mkt)**

Sale Price: **\$1,500,000**

Price/SF: **\$57.43**

Bldg Type: **SpecialtyReligious Facility**

Year Built/Age: **Built 1925 Age: 96**

RBA: **26,121 SF**

Land Area: **43,124 SF (0.99 AC)**

Zoning: **CBD**

PrFrma Cap Rate: **-**

Parcel No: **005-312-009-000, 005-312-010-000, 005-312-011-000**

Financing: **Down payment of \$1,500,000 (100.0%)**

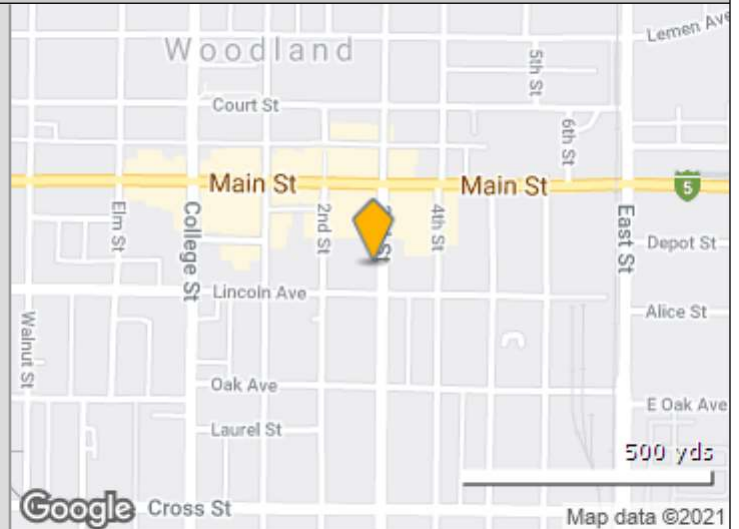
Comp ID: **5808538** – Research Status: **In Progress**

1

446 3rd St**SOLD****Woodland, CA 95695**

Sale on 7/1/2021 for \$515,000 (\$349.15/SF) - Public Record

1,475 SF Class C Office Building Built in 1924

**Buyer & Seller Contact Info**

Recorded Buyer: -
True Buyer: -

Recorded Seller: **Alan L Mitchell**
True Seller: **Alan L Mitchell**
Alan Mitchell
528 College St
Woodland, CA 95695
(530) 668-8255
Seller Type: **Individual**
Listing Broker: **Coldwell Banker Select**
Becky Martin
(530) 304-8023

Transaction Details

ID: 5571244

Sale Date:	07/01/2021 (300 days on market)	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Office
Sale Price:	\$515,000-Confirmed	Year Built/Age:	Built in 1924 Age: 97
Asking Price:	\$510,000	RBA:	1,475 SF
Price/SF:	\$349.15	Land Area:	0.25 AC (10,890 SF)
Price/SF Land Gross:	\$47.29		
Percent Leased:	100.0%		
Tenancy:	Single		
No. of Tenants:	2		
Tenants at time of sale:	Ponticello Enterprises; WAIS Investment Center		

446 3rd St**SOLD**

1,475 SF Class C Office Building Built in 1924 (con't)

Current Building Information

ID: 7838726

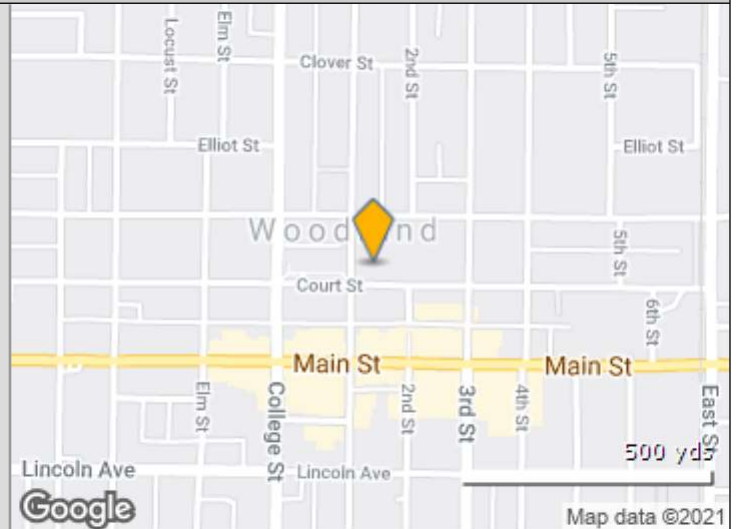
Bldg Type:	Office	Bldg Status:	Built in 1924
Class:	C	RBA:	1,475 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/mo:	-
Tenancy:	Single	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied:	No	Stories:	1
Zoning:	C-2	Typical Floor Size:	1,475 SF
Land Area:	10,890 SF	Building FAR:	0.14
		Const Type:	Wood Frame
Expenses:	2020 Tax @ \$3.26/sf		
Parking:	6 Surface Spaces are available; Ratio of 4.07/1,000 SF		
Amenities:	Air Conditioning, Central Heating, Conferencing Facility, Fireplace, Hardwood Floors, Raised Floor, Security System		

Location Information

Metro Market:	Sacramento
Submarket:	Yolo County/Davis/Woodland
County:	Yolo
CBSA:	Sacramento--Roseville--Arden-Arcade, CA
CSA:	Sacramento-Roseville, CA
DMA:	Sacramento-Stockton-Modesto, CA

609 Court St**SOLD****Woodland, CA 95695**

Sale on 6/10/2021 for \$420,000 (\$140.00/SF) - Public Record
 3,000 SF Class C Office Building Built in 1934, Renov 2004

**Buyer & Seller Contact Info**

Recorded Buyer: **Gurpreet Singh**
 513 Bluebird Pl
 Davis, CA 95616
Sonia E Reichert

Recorded Seller: **Nine Twenty Three Strategies I**

Transaction Details

ID: 5566418

Sale Date:	06/10/2021	Sale Type:	-
Escrow Length:	-	Bldg Type:	Office
Sale Price:	\$420,000	Year Built/Age:	Built in 1934, Renov 2004 Age: 87
Asking Price:	-	RBA:	3,000 SF
Price/SF:	\$140.00	Land Area:	0.26 AC (11,400 SF)
Price/SF Land Gross:	\$36.84		

Percent Leased: **100.0%**
 Tenancy: **Multi**

Percent Improved: **57.1%**
 Total Value Assessed: **\$357,000 in 2020**
 Improved Value Assessed: **\$204,000**
 Land Value Assessed: **\$153,000**
 Land Assessed/SF: **\$13.00**

Parcel No: **005-202-007-000**
 Document No: **022707**
 Sale History: **Sold for \$420,000 (\$140.00/SF) on 6/10/2021**
Sold on 10/31/2019 Non-Arms Length
Sold on 12/20/2018
Sold on 11/7/2018
Sold on 11/5/2018
Sold on 3/13/2017
Sold for \$347,000 (\$115.67/SF) on 6/13/2013
Sold for \$600,000 (\$200.00/SF) on 12/10/2004
Sold for \$271,000 (\$90.33/SF) on 6/6/2000
Sold for \$260,000 (\$86.67/SF) on 3/31/1994

609 Court St**SOLD**

3,000 SF Class C Office Building Built in 1934, Renov 2004 (con't)

Current Building Information

ID: 38612

Bldg Type:	Office	Bldg Status:	Built in 1934, Renov 2004
Class:	C	RBA:	3,000 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/mo:	-
Tenancy:	Multi	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied:	No	Stories:	2
Zoning:	C2, County	Typical Floor Size:	1,500 SF
Land Area:	11,400 SF	Building FAR:	0.26
Lot Dimensions:	190x60	Const Type:	Wood Frame
Expenses:	2020 Tax @ \$1.25/sf		
Street Frontage:	60 feet on Court		
Parking:	10 Surface Spaces are available; Ratio of 3.00/1,000 SF		

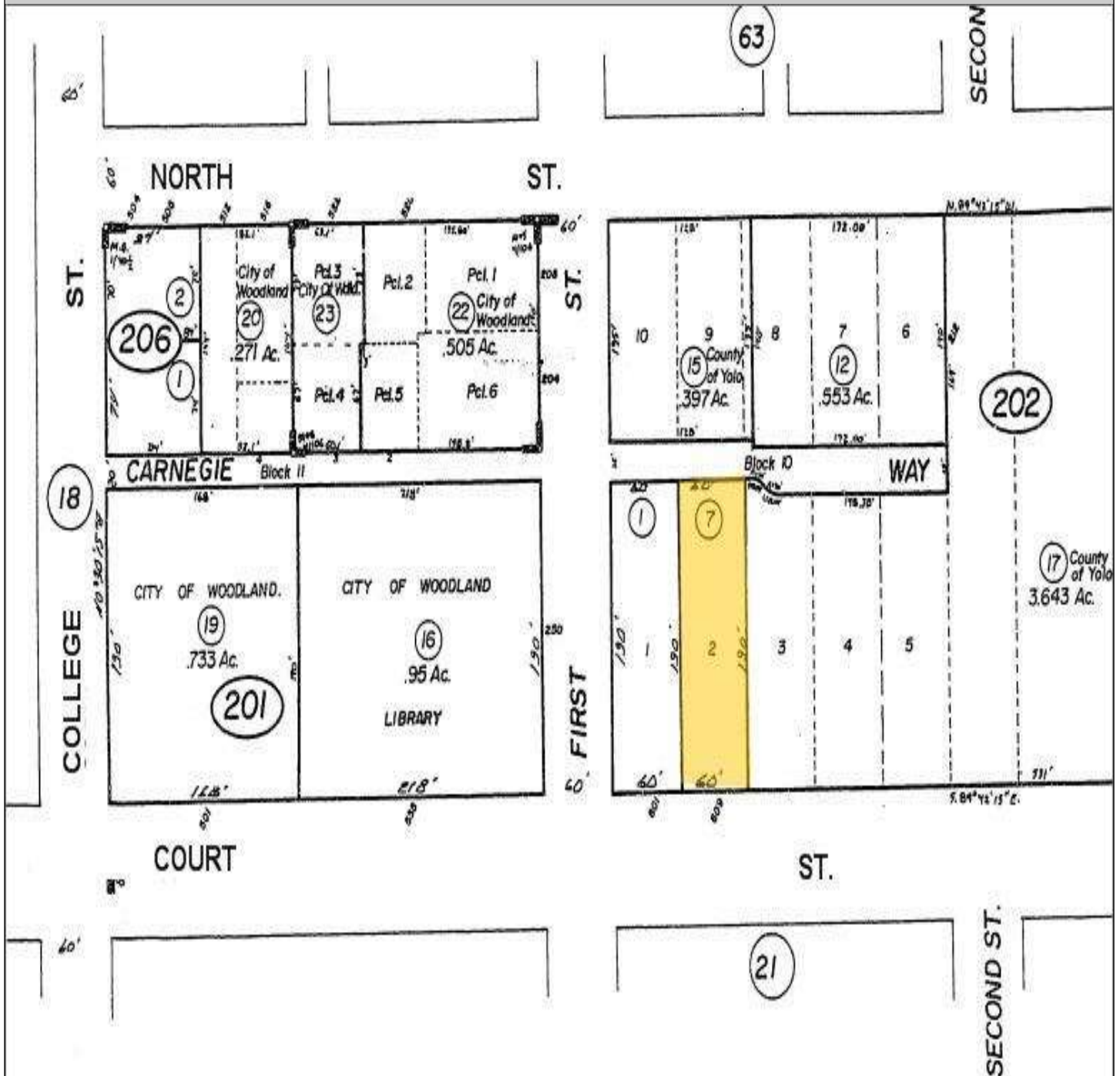
Location Information

Metro Market:	Sacramento
Submarket:	Yolo County/Davis/Woodland
County:	Yolo
CBSA:	Sacramento--Roseville--Arden-Arcade, CA
CSA:	Sacramento-Roseville, CA
DMA:	Sacramento-Stockton-Modesto, CA

609 Court St**SOLD**

3,000 SF Class C Office Building Built in 1934, Renov 2004 (con't)

Parcel Number: 005-202-007-000
Legal Description: Lot 2 blk 10 bk D pg 722.
County: Yolo

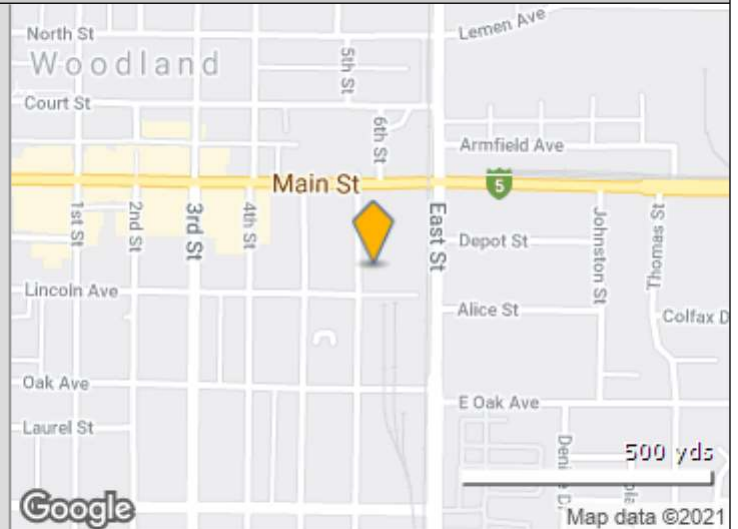
Plat Map: 609 Court St

3

1101 Lincoln Ave**SOLD****Woodland, CA 95695**

Sale on 5/21/2021 for \$520,000 (\$19.57/SF) - Public Record

Commercial Land of 0.61 AC (26,572 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: **Anthony & Elva Y Velasquez**
 1735 Miramonte Ct
 Woodland, CA 95695
Elva Velasquez

Recorded Seller: **Henderson Family 1999 Trust**

Listing Broker: **Yolo County Realty Inc**
Kurt Hunt
 (530) 681-7006

Transaction Details

ID: 5533173

Sale Date: **05/21/2021**
 Escrow Length: **-**
 Sale Price: **\$520,000**
 Asking Price: **550000**
 Price/SF Land Gross: **\$19.57 (\$852,459.02/AC)**

Land Area: **0.61 AC (26,572 SF)**
 Proposed Use: **Commercial, Office Park**

Zoning: **Comm**

Percent Improved: **-**
 Total Value Assessed: **\$450,392 in 2020**
 Improved Value Assessed: **-**
 Land Value Assessed: **\$450,392**
 Land Assessed/SF: **\$16.00**

Topography: **Level**
 On-Site Improv: **Finish grade**
 Off-Site Improv: **Electricity, Gas, Sewer, Streets, Water**

Parcel No: **006-122-002-000**
 Document No: **020174**

1101 Lincoln Ave**SOLD**

Commercial Land of 0.61 AC (26,572 SF) (con't)

Current Land Information

ID: 10383226

Zoning:	Comm	Proposed Use:	Commercial/Office Park
Density Allowed:	-	Land Area:	26,572 SF (0.61 AC)
Number of Lots:	-	On-Site Improv:	Finish grade
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	-
Improvements:	-		
Topography:	Level		
Off-Site Improv:	Electricity, Gas, Sewer, Streets, Water		

Location Information

Metro Market:	Sacramento
Submarket:	Yolo County/Davis/Woodland
County:	Yolo
CBSA:	Sacramento--Roseville--Arden-Arcade, CA
CSA:	Sacramento-Roseville, CA
DMA:	Sacramento-Stockton-Modesto, CA

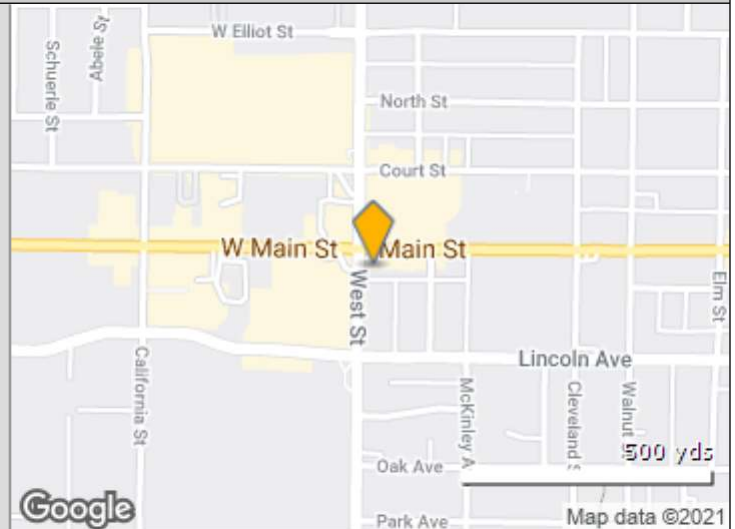
2 Main St

SOLD

4

Woodland, CA 95695

Sale on 11/17/2021 for \$625,000 (\$165.87/SF) - Public Record
3,768 SF Retail Freestanding Building Built in 1955



Buyer & Seller Contact Info

Recorded Buyer: **Richland Partners Lp**
1155 W Shaw Ave
Fresno, CA 93711

Recorded Seller: **Lewis George E**

Transaction Details

ID: 5780061

Sale Date:	11/17/2021	Sale Type:	-
Escrow Length:	-	Bldg Type:	Retail - Freestanding
Sale Price:	\$625,000	Year Built/Age:	Built in 1955 Age: 66
Asking Price:	-	GLA:	3,768 SF
Price/SF:	\$165.87	Land Area:	0.41 AC (17,860 SF)
Price/SF Land Gross:	\$35.00		
Percent Leased:	100.0%	Percent Improved:	62.2%
Tenancy:	Single	Total Value Assessed:	\$647,552 in 2021
		Improved Value Assessed:	\$403,056
		Land Value Assessed:	\$244,496
		Land Assessed/SF:	\$13.00
No. of Tenants:	1		
Tenants at time of sale:	Mengali's Florist Woodland		
Parcel No:	006-021-007-000		
Document No:	043459		

2 Main St**SOLD**

3,768 SF Retail Freestanding Building Built in 1955 (con't)

Current Retail Information

ID: 7882244

Property Type:	Retail - Freestanding	GLA:	3,768 SF
Center:	-	Total Avail:	3,768 SF
Bldg Status:	Built in 1955	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C-2	Land Area:	17,860 SF
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.21
Rent/SF/mo:	For Sale Only	No. of Stores:	-
CAM:	-		
Street Frontage:	244 feet on Main St 146 feet on Memorial Ln 245 feet on West St		
Expenses:	2020 Tax @ \$1.80/sf		
Parking:	17 free Surface Spaces are available		
Features:	Bus Line		

Location Information

Metro Market:	Sacramento
Submarket:	Yolo County Ret/Woodland Ret
County:	Yolo
CBSA:	Sacramento--Roseville--Arden-Arcade, CA
CSA:	Sacramento-Roseville, CA
DMA:	Sacramento-Stockton-Modesto, CA

105 Main St - Long John Silver's**SOLD****Woodland, CA 95695**

Sale on 8/30/2021 for \$600,000 (\$318.30/SF) - Public Record

1,885 SF Retail Fast Food Building Built in 1978

**Buyer & Seller Contact Info**

Recorded Buyer: **Bgo El Patio**
 1 Bridge Plz N
 Fort Lee, NJ 07024

Recorded Seller: **Lj Remainder Llc**

Transaction Details

ID: 5673548

Sale Date:	08/30/2021	Sale Type:	-
Escrow Length:	-	Bldg Type:	Retail - Fast Food
Sale Price:	\$600,000	Year Built/Age:	Built in 1978 Age: 43
Asking Price:	-	GLA:	1,885 SF
Price/SF:	\$318.30	Land Area:	0.64 AC (27,878 SF)
Price/SF Land Gross:	\$21.52		
Percent Leased:	-		
Tenancy:	Single	Percent Improved:	45.0%
		Total Value Assessed:	\$600,000 in 2021
		Improved Value Assessed:	\$270,000
		Land Value Assessed:	\$330,000
		Land Assessed/SF:	\$11.00
Parcel No:	005-670-010-000		
Document No:	032673		
Sale History:	Sold for \$600,000 (\$318.30/SF) on 8/30/2021 Sold on 8/30/2021 Non-Arms Length Sold for \$600,000 (\$318.30/SF) on 4/15/2021 Sold on 12/15/2000 Non-Arms Length		

105 Main St - Long John Silver's**SOLD**

1,885 SF Retail Fast Food Building Built in 1978 (con't)

Current Retail Information

ID: 1469300

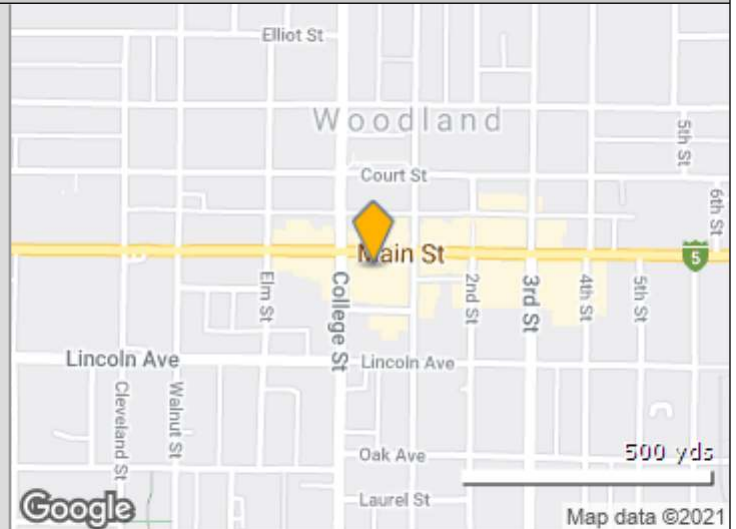
Property Type:	Retail - Fast Food	GLA:	1,885 SF
Center:	Long John Silver's	Total Avail:	1,885 SF
Bldg Status:	Built in 1978	% Leased:	0.0%
Owner Type:	-	Bldg Vacant:	1,885 SF
Zoning:	Commercial	Land Area:	27,878 SF
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	0.07
Rent/SF/mo:	Withheld	No. of Stores:	-
CAM:	-		
Street Frontage:	198 feet on Main St (with 1 curb cut)		
Expenses:	2020 Tax @ \$2.84/sf		
Parking:	30 free Surface Spaces are available		
Features:	Bus Line		

Location Information

Metro Market:	Sacramento
Submarket:	Yolo County Ret/Woodland Ret
County:	Yolo
CBSA:	Sacramento--Roseville--Arden-Arcade, CA
CSA:	Sacramento-Roseville, CA
DMA:	Sacramento-Stockton-Modesto, CA
Map(Page):	Thomas Bros. Guide 315-J4

514-518 Main St**SOLD****6****Woodland, CA 95695**

Sale on 2/12/2021 for \$655,000 (\$35.60/SF) - Public Record
 18,397 SF Retail Storefront Retail/Office Building Built in 1873

**Buyer & Seller Contact Info**Recorded Buyer: **Kasra Holding LLC**Recorded Seller: **FARHOOMAND J & MOGHADAM TRUST**

1001 Broadway
 Millbrae, CA 94030

Farhoomand J & Moghada Trust

True Buyer: **Kayvan Haddadan**
Kayvan Haddadan
 637 Eisenhower St
 Davis, CA 95616
 (916) 972-1100

True Seller: **-**Buyer Type: **Individual**

Buyer Broker: **Darish Damon**
Darish Damon
 (530) 574-3333

Listing Broker: **Compass**
Rico Bautista
 (650) 787-4800

Transaction Details

ID: 5404104

Sale Date: **02/12/2021 (157 days on market)**
 Escrow Length: **-**
 Sale Price: **\$655,000-Confirmed**
 Asking Price: **\$795,000**
 Price/SF: **\$35.60**
 Price/SF Land Gross: **\$83.54**

Sale Type: **Investment**
 Bldg Type: **Retail - Storefront Retail/Office**
 Year Built/Age: **Built in 1873 Age: 148**
 GLA: **18,397 SF**
 Land Area: **0.18 AC (7,841 SF)**

Percent Leased: **-**
 Tenancy: **Multi**
 Sale Conditions: **Lease Option, High Vacancy
 Property, Building in Shell
 Condition, REO Sale**

Percent Improved: **64.4%**
 Total Value Assessed: **\$562,500 in 2020**

Improved Value Assessed: **\$362,500**
 Land Value Assessed: **\$200,000**
 Land Assessed/SF: **\$25.00**

No. of Tenants: **1**

Copyrighted report licensed to Cushman & Wakefield - 13779.

12/29/2021

514-518 Main St**SOLD**

18,397 SF Retail Storefront Retail/Office Building Built in 1873 (con't)

Tenants at time of sale: **S S & N LLC**Parcel No: **006-561-006-000**Document No: **004851**

Sale History: **Sold for \$655,000 (\$35.60/SF) on 2/12/2021**
Sold for \$734,572 (\$39.93/SF) on 2/5/2020 Non-Arms Length
Sold on 12/26/2019 Non-Arms Length
Sold for \$562,500 (\$30.58/SF) on 9/16/2015
Sold for \$325,000 (\$17.67/SF) on 3/5/2002
Sold on 9/5/2001 Non-Arms Length

Current Retail Information

ID: 980627

Property Type:	Retail - Storefront Retail/Office	GLA:	18,397 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Built in 1873	% Leased:	100.0%
Owner Type:	Individual	Bldg Vacant:	0 SF
Zoning:	C2	Land Area:	7,841 SF
Owner Occupied:	No	Lot Dimensions:	-
		Building FAR:	2.35
Rent/SF/mo:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	168 feet on Main St (with 0 curb cut)		
Property Mix:	Office	(66.0%)	
	General Retail	(34.0%)	
Expenses:	2020 Tax @ \$0.32/sf		

Location Information

Metro Market: **Sacramento**
 Submarket: **Yolo County Ret/Woodland Ret**
 County: **Yolo**
 CBSA: **Sacramento--Roseville--Arden-Arcade, CA**
 CSA: **Sacramento-Roseville, CA**
 DMA: **Sacramento-Stockton-Modesto, CA**
 Map(Page): **Thomas Bros. Guide 315-J3**

514-518 Main St**SOLD**

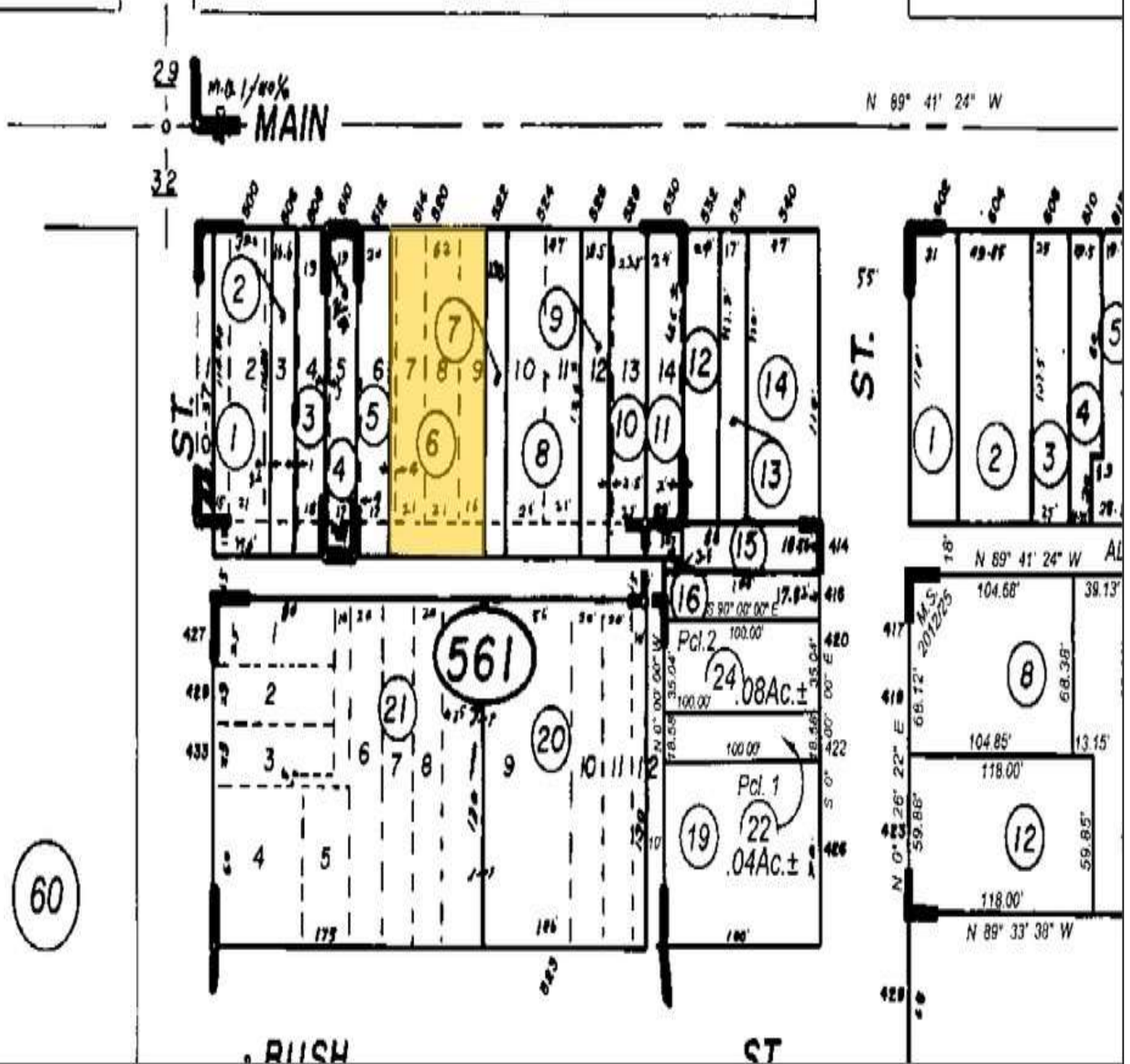
18,397 SF Retail Storefront Retail/Office Building Built in 1873 (con't)

Parcel Number: **006-561-006-000**
Legal Description: -
County: **Yolo**

Plat Map: 514-518 Main St

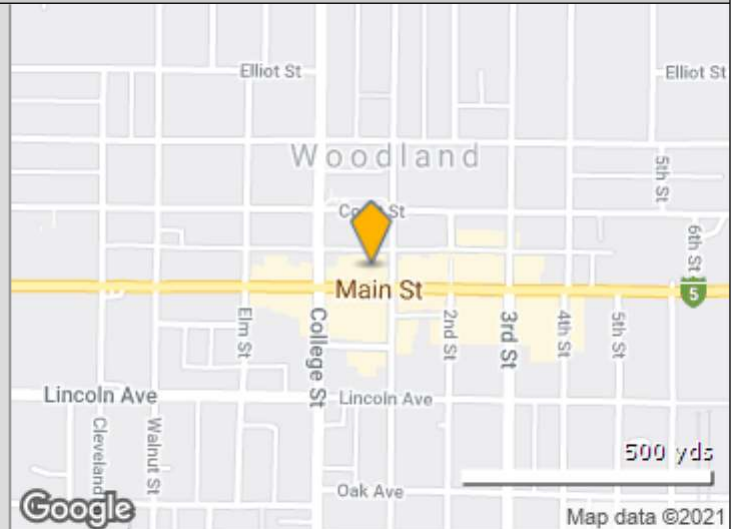
NOTES:

- Cert. of Compliance, Doc # 2013-0024208-00 Y.C.R.
APN: 006-561-022 & -024

DR. J
Pg. 21

535 Main St**SOLD****Woodland, CA 95695**

Sale on 6/23/2021 for \$192,000 (\$41.36/SF) - Public Record
 4,642 SF Retail Storefront Building

**Buyer & Seller Contact Info**

Recorded Buyer: **Julia G Jamison**
 27030 County Road 23
 Esparto, CA 95627

Recorded Seller: **L R & Shull E F/tr**

Transaction Details

ID: 5569921

Sale Date:	06/23/2021	Sale Type:	-
Escrow Length:	-	Bldg Type:	Retail - Storefront
Sale Price:	\$192,000	Year Built/Age:	-
Asking Price:	-	GLA:	4,642 SF
Price/SF:	\$41.36	Land Area:	0.04 AC (1,742 SF)
Price/SF Land Gross:	\$110.19		
Percent Leased:	100.0%	Percent Improved:	50.0%
Tenancy:	Single	Total Value Assessed:	\$140,570 in 2020
		Improved Value Assessed:	\$70,285
		Land Value Assessed:	\$70,285
		Land Assessed/SF:	\$40.00

Parcel No: **005-211-012-000**
 Document No: **024576**
 Sale History: **Sold for \$192,000 (\$41.36/SF) on 6/23/2021**
Sold on 9/15/2017
Sold on 9/15/2017
Sold for \$120,000 (\$25.85/SF) on 4/29/2011

535 Main St**SOLD**

4,642 SF Retail Storefront Building (con't)

Current Retail Information

ID: 7172514

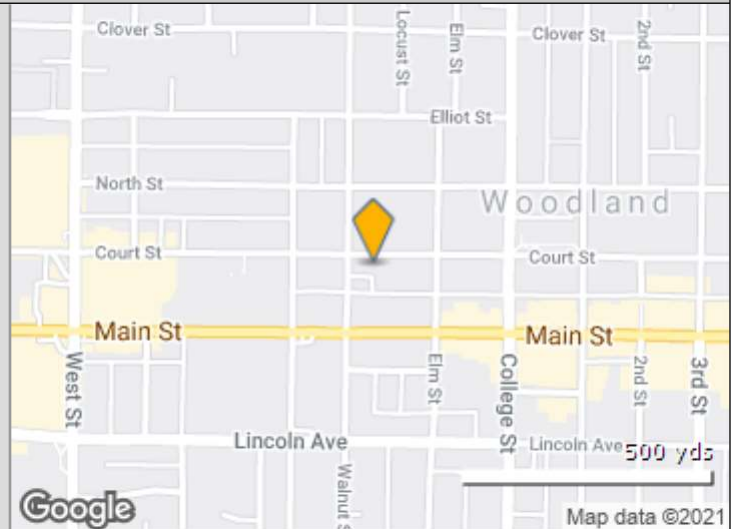
Property Type:	Retail - Storefront	GLA:	4,642 SF
Center:	-	Total Avail:	0 SF
Bldg Status:	Existing	% Leased:	100.0%
Owner Type:	-	Bldg Vacant:	0 SF
Zoning:	C-2	Land Area:	1,742 SF
Owner Occupied:	Yes	Lot Dimensions:	-
		Building FAR:	2.66
Rent/SF/mo:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	36 feet on Main St		
Expenses:	2020 Tax @ \$0.32/sf		

Location Information

Metro Market:	Sacramento
Submarket:	Yolo County Ret/Woodland Ret
County:	Yolo
CBSA:	Sacramento--Roseville--Arden-Arcade, CA
CSA:	Sacramento-Roseville, CA
DMA:	Sacramento-Stockton-Modesto, CA

301 Walnut St - Holy Rosary Church**SOLD****Woodland, CA 95695**

Sale on 12/8/2021 for \$1,500,000 (\$57.43/SF) - In Progress
 26,121 SF Religious Facility Building Built in 1925

**Buyer & Seller Contact Info**

Recorded Buyer: **Anne Muvvie Mezger Marks Llc**
 250 W Main St
 Woodland, CA 95695

Recorded Seller: **Sacramento**

Listing Broker: **Cushman & Wakefield**
Ken Reiff
 (916) 617-4241

Transaction Details

ID: 5808538

Sale Date: 12/08/2021 (4,443 days on market)	Sale Type: Owner User
Escrow Length: -	Bldg Type: Religious Facility
Sale Price: \$1,500,000	Year Built/Age: Built in 1925 Age: 96
Asking Price: -	GLA: 26,121 SF
Price/SF: \$57.43	Land Area: 0.99 AC (43,037 SF)
Price/SF Land Gross: \$34.85	
Percent Leased: 100.0%	Percent Improved: 84.2%
Tenancy: Multi	Total Value Assessed: \$1,276,394 in 2021
Transfer Tax: \$1,650	Improved Value Assessed: \$1,074,504
	Land Value Assessed: \$201,890
	Land Assessed/SF: \$4.00
No. of Tenants: 1	
Tenants at time of sale: Holy Rosary Church	
Financing: Down payment of \$1,500,000.00 (100.0%)	
Legal Desc: Please refer to deed.	
Parcel No: 005-312-009-000, 005-312-011-000, 005-312-010-000	
Document No: 045695	

301 Walnut St - Holy Rosary Church

SOLD

26,121 SF Religious Facility Building Built in 1925 (con't)

Current Building Information

ID: 7261769

Bldg Type:	Religious Facility	Bldg Status:	Built in 1925
Class:	-	RBA:	26,121 SF
Total Avail:	0 SF	% Leased:	100.0%
Bldg Vacant:	0 SF	Rent/SF/mo:	-
Tenancy:	Single	Elevators:	0
Owner Type:	-	Core Factor:	-
Owner Occupied	No	Stories:	1
Zoning:	CBD	Typical Floor Size:	26,121 SF
Land Area:	43,037 SF	Building FAR:	0.61
		Const Type:	Masonry
Parking:	25 Surface Spaces are available; Ratio of 1.00/1,000 SF		

Location Information

Park Name:	Holy Rosary Church
Metro Market:	Sacramento
Submarket:	Yolo County/Davis/Woodland
County:	Yolo
CBSA:	Sacramento--Roseville--Arden-Arcade, CA
CSA:	Sacramento-Roseville, CA
DMA:	Sacramento-Stockton-Modesto, CA

301 Walnut St - Holy Rosary Church

SOLD

26,121 SF Religious Facility Building Built in 1925 (con't)

Parcel Number: 005-312-009-000, 005-312-011-000, 005-312-010-000
 Legal Description: -
 County: Yolo

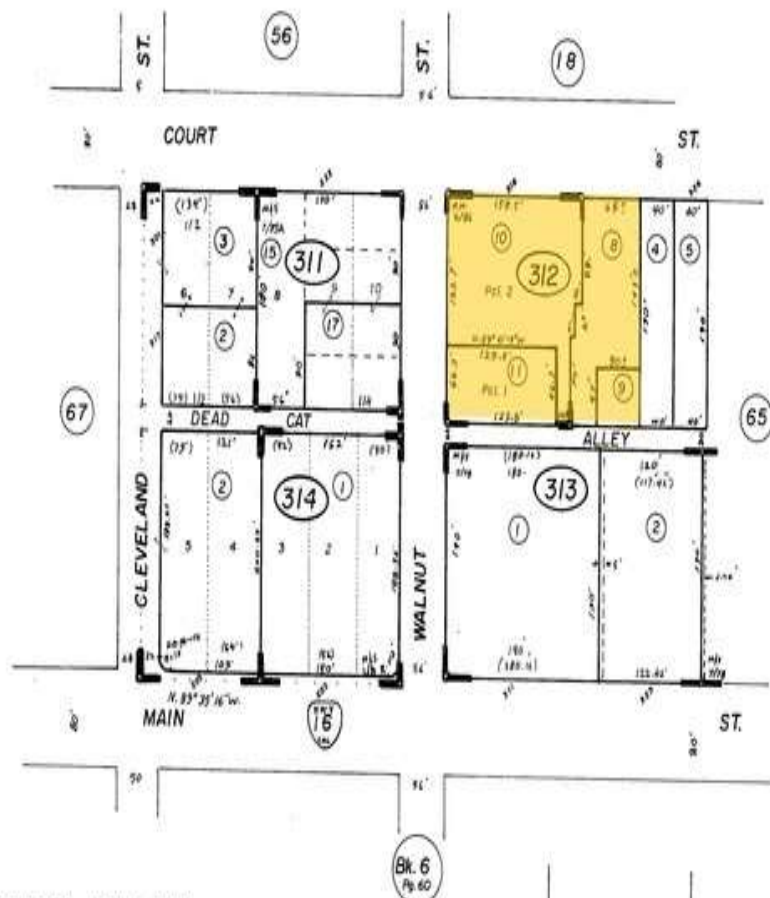
Plat Map: 301 Walnut St

104

POR. SEC. 29, T. 10N., R. 2E., M.D.B. & M.

CAUTION - These maps ARE NOT to be used for legal descriptions.

5-31



D.Bk. 46, Pg. 172 - Miller's Addn.
 M. & S. Bk. 1, Pg. 8 - Sec. 29, T. 10N., R. 2E., City of Woodland.
 M. & S. Bk. 5, Pg. 75A - Lots 9 & 10, Miller's Addn.
 M. & S. Bk. 7, Pg. 78 - Florence Klaer
 P.M. Bk. 2, Pg. 86 - Plat Map 2508 for Holy Rosary Catholic Church
 M. & S. Bk. 10, Pg. 95 - S.W. 1/4 Sec. 29, T. 10N., R. 2E., for City of Woodland

MR. 7244 L 11/11/22
 MR. 1551 L 12/11/24
 MR. 4019 C 5/11/27
 MR. 2135 K 8/21/25
 MR. 3190 D 7/31/27
 DDT 2760 1/21/27
 DDT 2291 10/11/24
 DDT 2381 7/1/25
 D.D.T. 722 5/1/23
 - REVISIONS -

CITY OF WOODLAND
 Assessor's Map Bk. 5, Pg. 31
 County of Yolo, Calif.

90/91

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Property Address	City	State	Property Type	Building SF	Sale Price	Building Price Per SF	Sale Date	Building Class	Year Built	Land Area AC	Land Area SF	Zoning	Recording Date	Assessed Improved	Assessed Land	Assessed Value	Assessed Year	Assessed Land Per Square Foot	
301 Walnut St	Woodland	CA	Specialty	26,121	\$1,500,000	57.43	12/8/2021	C	1925	0.99	43037	CBD	12/8/2021	1,074,504	201,890	1,276,394	2021	\$ 4.69	
2 Main St	Woodland	CA	Retail	3,768	\$625,000	165.87	11/17/2021	C	1955	0.41	17860	C-2	11/17/2021	403,056	244,496	647,552	2021	\$ 13.69	\$ 13.69
105 Main St	Woodland	CA	Retail	1,885	\$600,000	318.30	8/30/2021	C	1978	0.64	27878	Commercial	8/30/2021	270,000	330,000	600,000	2021	\$ 11.84	\$ 11.84
446 3rd St	Woodland	CA	Office	1,475	\$515,000	349.15	7/1/2021	C	1924	0.25	10890	C-2						\$ -	
535 Main St	Woodland	CA	Retail	4,642	\$192,000	41.36	6/23/2021	C		0.04	1742	C-2	6/23/2021	70,285	70,285	140,570	2020	\$ 40.35	
609 Court St	Woodland	CA	Office	3,000	\$420,000	140.00	6/10/2021	C	1934	0.26	11400	C2, County	6/10/2021	204,000	153,000	357,000	2020	\$ 13.42	\$ 13.42
1101 Lincoln Ave	Woodland	CA	Land		\$520,000		5/21/2021			0.61	26572	Comm	5/21/2021	0	450,392	450,392	2020	\$ 16.95	\$ 16.95
514-518 Main St	Woodland	CA	Retail	18,397	\$655,000	35.60	2/12/2021	B	1873	0.18	7841	C2	2/5/2021	362,500	200,000	562,500	2020	\$ 25.51	
																			\$ 13.97 Ave



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 15, 2022
ITEM #: G.8
SUBJECT: Revisions to the Redevelopment and Housing Analyst

Recommendation for Action: Staff recommends that the City Council adopt changes to the Housing Analyst I/II in the Mid Management Professional Association (MMPA) and approve the current salary range of 120 and 124 and the attached salary schedule reflecting the title change.

Staff Contact:

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

Fiscal Impact:

This action to adopt the revised job description does not result in any fiscal impact.

Discussion:

The City's activities and programs related to housing are currently managed by the Senior Planner in the Community Services Department. This employee has expressed a desire to retire within the next several months. Before the Senior Planner took over the work effort related to the housing programs, the City utilized the position of Redevelopment and Housing Analyst I/II to manage these programs, and staff believes the housing related job duties can be assigned to this job classification moving forward; however, the job description and title need revision. The current position title and job description references work related to redevelopment, which was eliminated by the State in 2012. The proposed job description for Housing Analyst I/II removes references to redevelopment and has been updated to reflect the City's current housing related programs. The salary range assigned to the positions remains unchanged.

The changes to the job description have been reviewed and approved by MMPA.

The City's salary schedule also needs to be updated to reflect the change in job title.

Conclusion:

Staff recommends that the City Council adopt changes to the Housing Analyst I/II in the Mid Management Professional Association (MMPA) and approve the current salary range of 120 and 124 and the attached salary schedule reflecting the title change.

Prepared by: Sheila McShane, Human Resources Manager

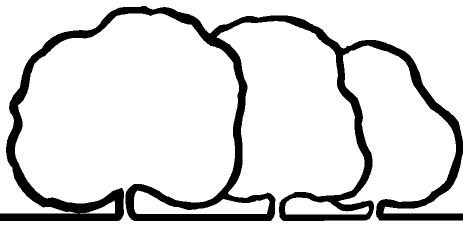
Reviewed by: Kimberly McKinney, Director of Administrative Services

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

Ken Hiatt
City Manager

Attachments:

1. Housing Analyst I/II Job Description- updated 2022
2. Salary Schedule February 2022



HOUSING ANALYST I/II

DEFINITION

Administers the City's affordable housing programs including homebuyer loans, project funding assistance, housing monitoring, housing portfolio, and inclusionary housing; implements the City's CDBG and Continuum of Care programs and other federal and state grants; serves as the City's representative for the Yolo County Homeless and Poverty Action and represents the City at other homeless-related meetings; serves as staff to the City's Manufactured Home Fair Practices Commission; and performs a variety of highly specialized administrative work. Working closely with Community Development Department staff on the development and implementation of the City's Housing Element and related policies.

SUPERVISION RECEIVED AND EXERCISED

General supervision is provided by the Community Services Director or designee within a broad framework of policies and objectives. The Housing Analyst I is an entry level position and will perform the most basic and routine tasks to assist the department. The Housing Analyst II is a journey level position and will perform responsible and complex technical assignments in support of the department. Exercises discretion and independent judgment with respect to assigned duties.

EXAMPLES OF DUTIES

The following are typical illustrations of duties encompassed by the job class, not an all-inclusive or limiting list:

ESSENTIAL JOB FUNCTIONS

Explains, interprets and analyzes affordable housing policies and regulations for the public. Implements and interprets the local, state and federal legislation on inclusionary housing policies. Provides information to housing developers regarding compliance with regulatory agreements for residential projects. Negotiates complex agreements and policies related to affordable housing, effectively soliciting the input of developers, affordable housing advocates, and other stakeholders. Manage housing consultant contracts. Reviews proformas and financial assistance options. Evaluates requests for loans and grant financing and bond issuances for projects leading to funding recommendations. Coordinates and facilitates the development of affordable subsidized and inclusionary housing in the Spring Lake Specific Plan area, as well as infill sites throughout the City. Manages and monitors affordable housing program (all inclusionary units) for rental and for sale properties. Administers the City's Community Development Block Grant and Continuum of Care programs including funded activities. Prepares state and federal grant applications and assists in locating alternative funding sources for community development

activities and completes all related reporting. Administers projects and programs funded by the State HOME Program and other federal and state funding sources, including contract management and long-term compliance monitoring. Regular, predictable, consistent and timely attendance is an essential function of the position, in that Employee must be present to work to complete assigned tasks.

OTHER JOB FUNCTIONS:

Researches and analyzes technical and statistical data to implement goals, objectives and policies of the Housing Element and makes recommendations to improve program activities. Prepares and presents staff reports to a variety of audiences. Coordinates with the Finance Department in preparation and administration of the Housing Program budget and maintenance of affordable housing program portfolio. Performs related duties as assigned.

QUALIFICATIONS

Knowledge of:

Principles and practices of municipal organization. Regulations and laws related to assigned areas of responsibility and redevelopment law. Principles and practices of inclusionary housing as it relates to housing programs. Methods of public and private financing. Budget administration practices. Research techniques, sources and availability of information and methods of report presentation.

Ability to:

Coordinate and administer various housing programs. Communicate clearly and concisely, orally and in writing. Establish and maintain effective working relationships with others. Plan, organize and schedule projects and responsibilities. Obtain grant funding and develop City's annual Community Development Block Grant Program.

Minimum Education and Experience:

Housing Analyst I & II -

Education:

Bachelor's degree from an accredited college or university with major coursework in community development, planning, public or business administration, economics or related field.

Housing Analyst I

Experience:

One year of responsible work experience in housing, community development, public administration, or a related field is preferred.

Housing Analyst II

Experience:

Two years of professional work experience in housing, community development, public administration, or a related field.

License or Certificate:

Required upon hire, possession of a valid California Driver's License.

ADA COMPLIANCE

Physical Ability: Positions in this class frequently require climbing, balancing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, talking, hearing, seeing, and repetitive motions.

Heavy Work: Exerting in excess of 25 pounds of force occasionally, and in excess of 50 pounds of force rarely to move objects.

Other Requirements:

Sensory Requirements: Requires the ability to recognize and identify similarities and differences between shade, degree or value of colors, shapes, sounds, forms, textures or physical appearance associated with objects and people. This is an essential function of the position as incumbents regularly up to 100% of the time use their sensory skills.

Environmental Factors: May occasionally be subjected to moving mechanical parts, electrical currents, vibrations, fumes, odors, dusts, gases, poor ventilation, chemicals, oils, extreme temperatures, work space restrictions, intense noises, and environmental dangers.

Council Action: February 15, 2022

CITY OF WOODLAND - SALARY SCHEDULE
Effective February 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 February 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		
Housing Analyst I (formerly Redevelopment & Housing Analyst I)	120	MM	\$5,496.16	\$5,770.97	\$6,059.50	\$6,362.48	\$6,680.61	\$7,014.64		
Housing Analyst II (formerly Redevelopment & Housing Analyst II)	124	MM	\$6,066.73	\$6,370.06	\$6,688.57	\$7,022.99	\$7,374.15	\$7,742.86		
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		

CITY OF WOODLAND - SALARY SCHEDULE
Effective February 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
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		
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		

CITY OF WOODLAND - SALARY SCHEDULE
Effective February 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
Recreation Supervisor	50	GS	\$4,950.33	\$5,197.84	\$5,457.73	\$5,730.63	\$6,017.15	\$6,318.01		
Redev. & Housing Analyst I * (renamed to Housing Analyst I)	120	MM	\$5,496.16	\$5,770.97	\$6,059.50	\$6,362.48	\$6,680.61	\$7,014.64		
Redev. & Housing Analyst II * (renamed to 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	\$8,556.83	\$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	\$8,556.83	\$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		

CITY OF WOODLAND - SALARY SCHEDULE

Effective February 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
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		
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		

CITY OF WOODLAND - SALARY SCHEDULE
Effective February 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
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			
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		

CITY OF WOODLAND - SALARY SCHEDULE
Effective February 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
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		
Heavy Equipment Mechanic	46	GS	25.87	27.17	28.53	29.95	31.45	33.02		
Housing Analyst I (formerly Redevelopment & Housing Analyst I)	124	MM	29.17	30.63	32.16	33.77	35.46	37.23		
Housing Analyst II (formerly Redevelopment & Housing Analyst II)	136	MM	32.20	33.81	35.50	37.28	39.14	41.10		
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			

CITY OF WOODLAND - SALARY SCHEDULE
Effective February 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 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		
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		
Redev. & Housing Analyst I * (renamed to Housing Analyst I)	120	MM	29.17	30.63	32.16	33.77	35.46	37.23		
Redev. & Housing Analyst II * (renamed to 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		

CITY OF WOODLAND - SALARY SCHEDULE
Effective February 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
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		
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: February 15, 2022							



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 15, 2022
ITEM #: G.9
SUBJECT: Increase in Construction Contingency for the 2021 Sewer & Water Repair & Replacement Project, CIP 20-14

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving an increase in construction contingency up to \$526,478 for a total contract amount of up to \$4,791,256.50 for the 2021 Sewer & Water Repair & Replacement Project, CIP 20-14.

Staff Contact:

Mark Miller, Associate Engineer - (530) 661-5968; mark.miller@cityofwoodland.org

Fiscal Impact:

The 2021 Sewer & Water Repair & Replacement Project (CIP 20-14) is fully funded in the Capital Improvement Program Budget which was approved by City Council on June 15, 2021. Council also approved the total Project budget of \$5.55 million on February 16, 2021, which includes the construction contract with Wahlund Construction, Inc., in an amount of \$4,264,778.50, authorization of up to 10% construction contract contingency (\$426,478), construction inspection, other project expenses and staff time. Due to changes in the work on account of both unforeseen conditions and added scope, construction is expected to cost more than originally estimated and the construction contingency requires an additional \$100,000 to cover the additional costs. This will bring the total construction contingency up to \$526,478 (12.3% of the original construction contract). The total project budget remains at \$5.55 million.

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

Background:

CIP 20-14 was scoped as a part of the annual program to replace aging water mains and repair sewer deficiencies, as well as a continuance of the sewer trunk interceptor installed with CIP 20-07, the 2020 Sewer and Water Repair and Replacement Project. Elements of CIP 20-14 include installation of more than 6,000 linear feet of water main, new water service connections for 75 residences, replacement of more than 45 sewer laterals and the construction of 2,800 linear feet of sewer main.

Discussion:

There are three main items that resulted in increased costs for the project; the first being that unmarked utilities caused an extension of the water and sewer pipeline bore and jack tunneling operations beneath the railroad on Gum Avenue. This resulted in approximately \$230,000 of additional construction costs. The second main item relates to approximately \$200,000 of added scope to the Project in support of the upcoming Matmor Road & E. Gum Avenue Rehabilitation Project, CIP 19-05, which requires water and sewer utilities be lowered or repaired before road rehabilitation would begin. The third main item relates to the condition of Marshall Avenue, where it was discovered during construction of CIP 20-14 that there is insufficient road base beneath the surface asphalt and additional work is required to properly repair the street. These three items, in combination with one existing change order already executed during the Project, have necessitated an increase in the approved construction contingency.

The engineer's estimate for Project construction was \$5 million. With this recommended increase in authorized construction contingency, the estimated total construction cost will amount to less than \$4.8 million for a project where 100-year-old utilities are being replaced on existing streets and there is a need to accommodate

an upcoming road reconstruction project.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving an increase in construction contingency up to \$526,478 for a total contract amount of up to \$4,791,256.50 for the 2021 Sewer & Water Repair & Replacement Project, CIP 20-14.

Prepared by: Mark Miller, Associate Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
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. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE AN INCREASE IN CONSTRUCTION CONTINGENCY FOR CIP 20-14, THE 2021 SEWER & WATER REPAIR & REPLACEMENT PROJECT

WHEREAS, the City Council approved Resolution 7650 on February 16, 2021, to execute a construction contract with Wahlund Construction, Inc. in the amount of \$4,264,778.50 and approved up to 10% construction contract contingency (\$426,478) for the 2021 Sewer & Water Repair & Replacement Project, CIP 20-14 (the “Project”) with a total Project budget of \$5,550,000; and

WHEREAS, additional construction contingency is necessary to cover changes in the Project. The current approved construction contract contingency is \$426,478 and the anticipated contract change order total is \$526,478, which covers costs related to the repair of Marshall Avenue, the extension of pipeline bore and jack lengths beneath the railroad, and additional work on Matmor Road and East Gum Avenue in support of an upcoming City road rehabilitation project; and

WHEREAS, the City Council wishes to approve an increase in Project construction contingency up to \$526,478 for a total contract amount of up to \$4,791,256.50.

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

Section 1. The City Council hereby approves Project construction contingency of up to \$526,478 for a total contract amount of up to \$4,791,256.50.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 15th day of February 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: February 15, 2022
ITEM #: G.10
SUBJECT: Black History Month Proclamation

Recommendation for Action: Staff recommends that the City Council proclaim the month of February 2022, as "Black History Month."

Background:

The observance of February as "Black History Month" has been recognized nationally for more than 90 years. The theme for 2022 is Black Health and Wellness. This focus will celebrate the contributions and breakthroughs of Black professionals as well as speak to the cultural richness of those "non-traditional" health and wellness practitioners (e.g., doulas, midwives, etc.).

Prepared by: Ana B. Gonzalez

Attachments:

1. Black History Month Proclamation_2022

**PROCLAMATION
BLACK HISTORY MONTH
“BLACK HEALTH AND WELLNESS
FEBRUARY 2022**

WHEREAS, Black History Month was developed by Carter G. Woodson, known as the “Father of Black History” whose parents were enslaved, was an author, historian and the second African American to earn a Ph.D. at Harvard University; and

WHEREAS, he founded the Association for the Study of Negro Life and History, now called the Association for the Study of African American Life and History; and

WHEREAS, the theme for 2022 focuses on the importance of Black Health and Wellness; and

WHEREAS, this theme acknowledges the legacy of not only Black scholars and medical practitioners in Western medicine, but also other ways of knowing (e.g., birthworkers, doulas, midwives, naturopaths, herbalists, etc.) throughout the African Diaspora; and

WHEREAS, in order to foster good health and wellness Black people have embarked on self-determination, mutual aid and social support initiatives to build hospitals, medical and nursing schools (i.e. Meharry Medical College, Howard University College of Medicine, Provident Hospital and Training School, Morehouse School of Medicine, etc.) and community clinics; and

WHEREAS, the rise of fields, such as Public and Community Health and Health Informatics have led to a rise in preventive care and a focus on body positivity, physical exercise, nutrition, exploring other dietary options such as veganism and vegetarianism, and gardening; and

WHEREAS, Black Health and Wellness not only includes one’s physical body, but also emotional and mental health; and

NOW, THEREFORE, BE IT RESOLVED THAT, the City Council of the City of Woodland does hereby proclaim the Month of February, 2022 as “BLACK HEALTH AND WELLNESS.”

Dated: February 15, 2022

Mayra Vega, Mayor

Vicky Fernandez, Mayor Pro Tem

Rich Lansburgh, Council Member

Tania Garcia-Cadena, Council Member

Tom Stallard, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 15, 2022
ITEM #: G.11
SUBJECT: Proclaim Women in Construction Week

Recommendation for Action: Staff recommends that the City Council proclaim March 6-12, 2022 as Women in Construction Week.

Background:

The National Association of Women in Construction (NAWIC) will celebrate Women in Construction (WIC) Week March 6-12, 2022. NAWIC's mission is to enhance the success of women in the construction industry. Locally, the NAWIC Sacramento Chapter #63 members are involved in construction and construction-related fields throughout the entire region and here in Northern California. Woodland has 18+ construction-related companies.

WIC Week provides an occasion for NAWIC members across the country to raise awareness of the opportunities available for, and the growing role of, women in the construction industry. The focus of WIC Week is to highlight women as a visible component of the construction industry and give back to communities. The Sacramento Chapter #63 will have several activities during WIC Week, including virtual Careers in Construction panel presentations. Each day of WIC Week, women will be sharing their role in the construction process. Those roles range from pre-construction services through project completion. These video presentations will be made available for distribution throughout the region and beyond. Other WIC Week activities include:

- Women in Construction Lobby Day at the State Capitol
- Proclamations from Cities and Counties
- Habitat for Humanity Women Build (30 women team)
- WEAVE Clothing Drive and Opportunities in Construction
- Job Site Tour of the new Rancho Cordova Fire Station
- Virtual Happy Hour Member Mixer
- Social Media Posts and Member Highlights
- ...and more

Prepared by: Ana B. Gonzalez, City Clerk

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

Ken Hiatt
City Manager

Attachments:

1. Women in Construction Week - Proclamation

**CITY OF WOODLAND
PROCLAMATION
WOMEN IN CONSTRUCTION WEEK
MARCH 6-12, 2022**

WHEREAS, the National Association of Women in Construction (NAWIC) Sacramento Chapter #63 has distinguished itself for 60 years as the voice of women in construction in the Sacramento region as well as Northern California; and

WHEREAS, the work done by the Sacramento Chapter of NAWIC has benefited the region through community development and educational programs; and

WHEREAS, the Sacramento Chapter of NAWIC has unceasingly promoted the employment and advance of women in the construction industry; and

WHEREAS, the construction community, represented by Sacramento Chapter of NAWIC has been a driving force in fostering community development through renovation and beautification projects; promotion of skilled trades careers; and a positive vision of the future; and

WHEREAS, the Sacramento Chapter of NAWIC has sought to achieve successful results for the Sacramento region and surrounding areas in a cooperative spirit with other organizations; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland does hereby recognize the National Association of Women in Construction Sacramento Chapter #63 and its many dedicated volunteers for its steadfast work on behalf and support of women in construction, and do proudly proclaim the week of March 6-12, 2022 as “Women in Construction Week,” and encourage our citizens to congratulate the organization on its many accomplishments.

DATED: February 15, 2022

Mayra Vega, Mayor

Vicky Fernandez, Mayor Pro Tempore

Tania Garcia-Cadena, Council Member

Rich Lansburgh, Council Member

Tom Stallard, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 15, 2022
ITEM #: G.10
SUBJECT: Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05;
Approve Plans and Specifications and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications and authorizing bid advertisement for the Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05.

Staff Contact:

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

Fiscal Impact:

The Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05, is included in the Capital Budget in the amount of \$10,565,000. Funding includes \$4,396,000 in Road Maintenance and Rehabilitation Account (RMRA-SB1) funds, \$2,953,000 in Measure E funds, \$3,016,000 in Measure F funds, \$100,000 in Water Enterprise funds, and \$100,000 in Sewer Enterprise funds.

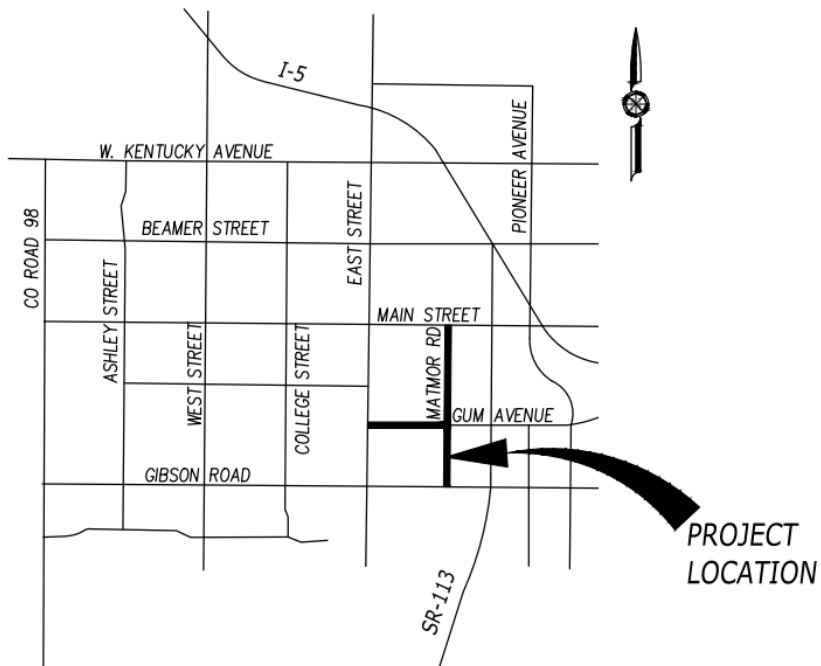
The project budget includes the costs for design, project management, construction management/inspection and construction.

There is no impact to the General Fund.

Background:

In April 2017, Senate Bill 1 (SB1) was passed by the Legislature and signed into law by Governor Jerry Brown to address the significant funding shortfall for road maintenance and repair in the state. The bill includes funding for State transportation infrastructure, public transportation and cities and counties. The bill includes annual accountability provisions for cities and counties that ensure the community has access to information on projects proposed for SB1 funding and requirements to report on actual funding expenditures. Beginning in November 2017, the State Controller began depositing SB1 funding into the RMRA, a portion of which is distributed by formula directly to cities and counties. Since the City of Woodland began receiving its allocation, staff has annually identified this project to the California Transportation Commission (CTC) to accrue RMRA–SB1 funding until there are sufficient funds for construction.

The project will improve the mile-long corridor of Matmor Road from E. Main Street to Gibson Road, and the half-mile-long corridor of E. Gum Avenue from East Street to Matmor Road (see vicinity map below).

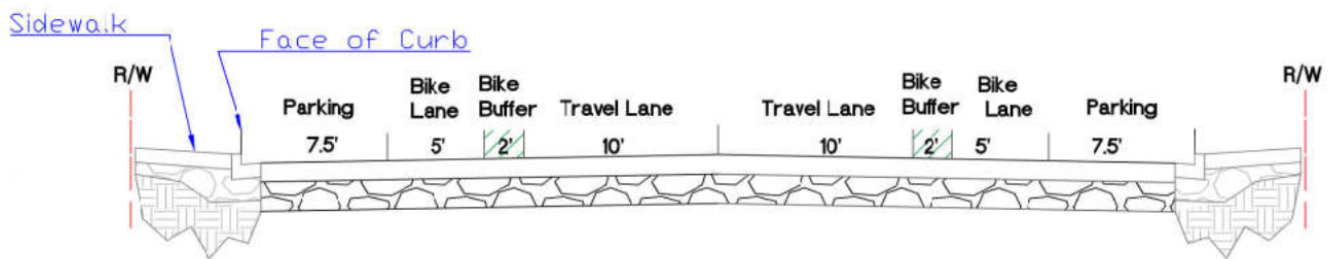


VICINITY MAP

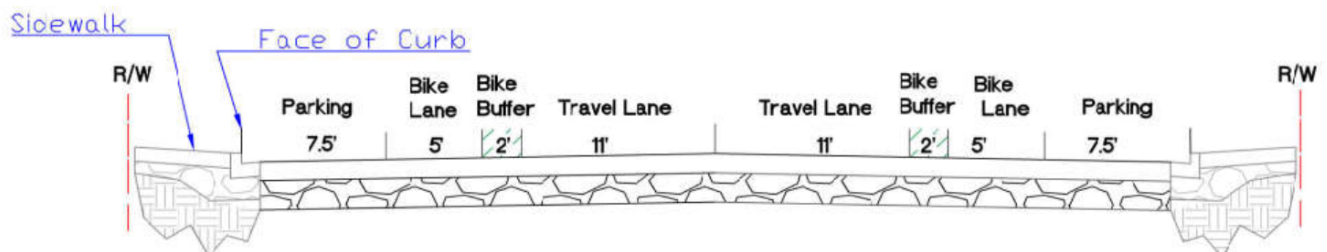
SCALE: NTS

The improvements include pavement rehabilitation, restriping narrower travel lanes to slow traffic, adding buffered bike lanes, constructing ADA compliant curb ramps and sidewalk repairs, installing drainage improvements, and completing traffic signal improvements. The project will transform the Matmor Road and E. Gum Avenue corridors into complete streets providing improved bicycle, pedestrian and vehicle facilities to ensure the corridors meet the needs of all modes of travel.

E. Gum Avenue (East St to Matmor Rd):



Matmor Road (Gibson Rd to E. Main St):



In response to a published Request for Qualifications for design of this project, Statements of Qualification were received from eight interested consulting teams. These submittals were reviewed, scored and ranked by staff and Bennett Engineering was selected to design the project. On February 16, 2021, Council approved the design contract with Bennett Engineering and shortly thereafter design for the project began.

Discussion:

Upon Council authorization, the project will be advertised for bidding. Staff anticipates a bid opening and return to Council in March for construction contract award. The project is anticipated to take two construction seasons to complete with utilities, underground and concrete work to be completed in 2022 and roadway rehabilitation and signal upgrade work to be completed in 2023. Staff anticipates construction starting after award and completion by December 2023, weather permitting.

Public outreach will occur throughout the duration of construction. The construction contract requires the contractor to hold public meetings with adjacent/affected property owners to provide information regarding access restrictions, traffic control and progress of work. Meetings will be held based upon construction activities and public impact.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving the project plans and specifications and authorizing bid advertisement for the Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05.

Prepared by: Diana Ayón, Senior Associate Civil Engineer

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



Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Matmor and Gum Cross Sections Exhibit

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE PLANS AND SPECIFICATIONS AND
AUTHORIZING BID ADVERTISEMENT FOR THE
MATMOR ROAD AND E. GUM AVENUE REHABILITATION PROJECT, CIP 19-05**

WHEREAS, the City of Woodland has funding in the Capital Budget for the Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05 (the “Project”); and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and the Project is to be exempt under CEQA Guidelines; and

WHEREAS, the City wishes to approve the plans and specifications for the project through the adoption of this Resolution.

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

Section 1. The City Council hereby approves the plans and specifications for the Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05, which are available on file with the City Clerk.

Section 2. The City Council authorizes staff to advertise the Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05 for bids.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular City Council meeting held the 15th day of February 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

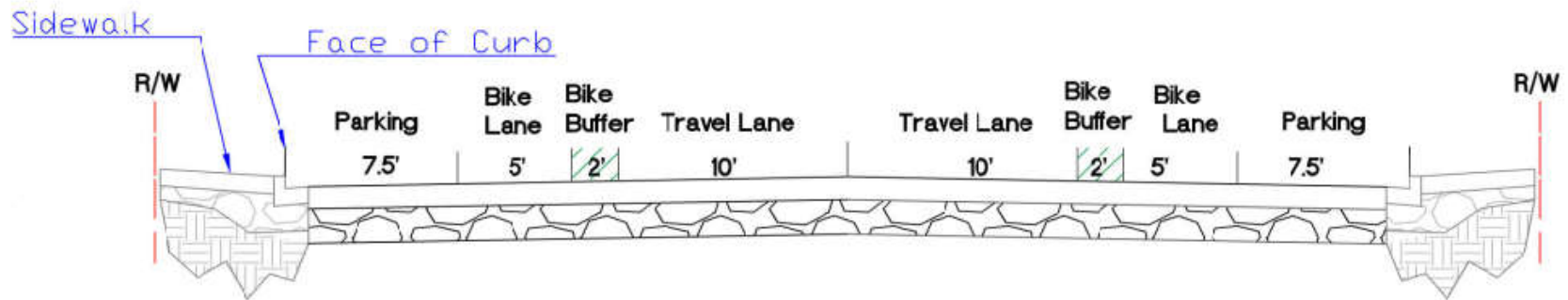
Mayra Vega, Mayor

ATTEST:

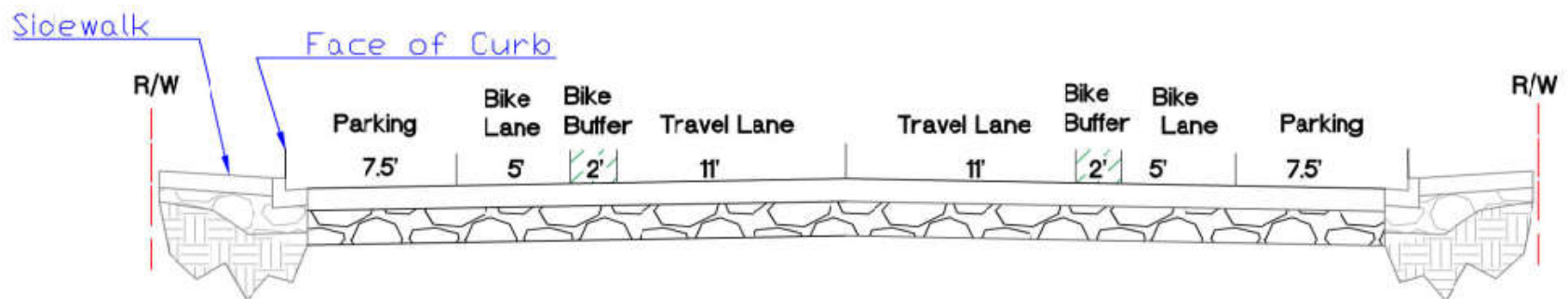
Ana B. Gonzalez, City Clerk

Matmor Road and E. Gum Avenue Rehabilitation Project, CIP 19-05

E. Gum Avenue (East St to Matmor Rd):



Matmor Road (Gibson Rd to E. Main St):





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 15, 2022
ITEM #: H.13
SUBJECT: Personal Cultivation of Cannabis Ordinance

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, amending the penalties to the Personal Cultivation of Cannabis Ordinance 17.108.070.

Staff Contact

Anthony Cucchi, Deputy Chief, (530) 661-7816, anthony.cucchi@cityofwoodland.org

Fiscal Impact

No fiscal impact.

Background

The current ordinance allows for personal cultivation of cannabis. Cannabis is only allowed to be cultivated indoors and cultivation outdoors is prohibited. Cannabis cultivation occurring within a residence and/or detached structure shall not exceed more than a cumulative total of six living plants at one time. Any violation of this chapter is declared to be a public nuisance.

According to Ord. 9.04.120, upon conviction thereof, the violator shall be punished by a fine not exceeding \$100.00 for a first violation, \$200.00 for a second violation within one year, and \$500.00 for each additional violation within one year.

Discussion

On occasion, the Woodland Police Department and Code Enforcement have located and observed locations in violation of the number of allowable plants and in violation of the location to personally cultivate cannabis. The potential revenue from illegal cannabis cultivation far outweighs the fines, making illegal cultivation worthwhile. It is common practice for violators to harvest cannabis during the 10-day abatement period before receiving a fine. The following are recommended changes to the current ordinance to deter violations:

Personal Cultivation of Cannabis Ordinance 17.108.070

1. The administrative citation penalty for each and every marijuana plant cultivated in violation of this Chapter shall be One Hundred Dollars (\$100) for the first plant over the authorized limit, Two Hundred Dollars (\$200) for the second plant over the authorized limit, Five Hundred Dollars (\$500) per plant for three or more plants over the authorized limit, plus One Thousand Dollars (\$1,000) per plant per day the plant remains unabated past the abatement deadline set forth in the administrative citation.
2. Any property upon which a violation of this Chapter is found shall be subject to immediate abatement by the City.
3. In addition to any administrative penalty assessed for violation of this Section, any person found in violation of this Section will be charged abatement costs and expenses as described in Section 9.04.090, calculated to recover the total costs incurred by the Chapter in enforcing this Section.
4. Each day a person is in violation of this Chapter shall be considered a separate violation.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, amending the penalties to the Personal Cultivation of Cannabis Ordinance 17.108.070.

Prepared by: Anthony Cucchi
Deputy Chief

Approved by: Derrek Kaff
Police Chief

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. Ordinance re Cannabis Penalties-c1

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA AMENDING SECTION 17.108.070 OF THE WOODLAND MUNICIPAL CODE TO CHANGE THE PENALTY PROVISIONS FOR VIOLATIONS OF CHAPTER 17.108 REGARDING PERSONAL CULTIVATION OF CANNABIS

WHEREAS, the current ordinance allows for personal cultivation of cannabis. Cannabis is only allowed to be cultivated indoors and cultivation outdoors is prohibited; and

WHEREAS, cannabis cultivation occurring within a residence and/or detached structure shall not exceed more than a cumulative total of six living plants at one time. Any violation of this chapter is declared to be a public nuisance; and

WHEREAS, upon conviction thereof, the violator shall be punished by a fine not exceeding \$100.00 for a first violation, \$200.00 for a second violation within one year, and \$500.00 for each additional violation within one year; and

WHEREAS, the Woodland Police Department and Code Enforcement have located and observed locations in violation of the number of allowable plants and in violation of the location to personally cultivate cannabis; and

WHEREAS, the potential revenue from illegal cannabis cultivation far outweighs the existing fines, making illegal cultivation worthwhile.

THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals. The recitals set forth above are true and correct and incorporated as though fully set forth herein.

Section 2. Amendment to the Woodland Municipal Code. Section 17.108.070 of the Woodland Municipal Code is hereby modified to read as follows:

17.108.070. Penalty.

- a. A violation of this chapter shall either be a misdemeanor or an infraction at the discretion of the prosecuting attorney. However, notwithstanding anything in this code to the contrary, persons violating this chapter shall not be subject to criminal liability under this code solely to the extent such conduct or condition is immune from criminal liability pursuant to the Compassionate Use Act of 1996 (Health and Safety Code Section 11362.5) and/or the Medical Marijuana Program (Health and Safety Code Section 11362.7 et seq.) as they may be amended. This section does not prohibit the City from

abating violations of this chapter by any administrative, civil or other non-criminal means. In such cases, a violation of this chapter may be considered the civil or administrative equivalent of an infraction or misdemeanor as applicable.

- b. The administrative citation penalty for each and every marijuana plant cultivated in violation of this Chapter shall be One Hundred Dollars (\$100) for the first plant over the authorized limit, Two Hundred Dollars (\$200) for the second plant over the authorized limit, Five Hundred Dollars (\$500) per plant for three or more plants over the authorized limit, plus One Thousand Dollars (\$1,000) per plant per day the plant remains unabated past the abatement deadline set forth in the administrative citation.
- c. Any property upon which a violation of this Chapter is found shall be subject to immediate abatement by the City.
- d. In addition to any administrative penalty assessed for violation of this Section, any person found in violation of this Section will be charged abatement costs and expenses as described in Section 9.04.090, calculated to recover the total costs incurred by the Chapter in enforcing this Section.
- e. Each day a person is in violation of this Chapter shall be considered a separate violation.

Section 3. Severability. If any provisions 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. The 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 4. Effective Date and Publication. The City Clerk shall certify to the adoption of this ordinance and shall cause this ordinance to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, including the vote for and against the same within fifteen (15) days of its adoption, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayra Vega, Mayor

ATTEST:

Ana Gonzalez, City Clerk

Dated: _____

APPROVED AS TO FORM:

Ethan Walsh, City Attorney