City of Woodland

Meeting Agenda

City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

July 19, 2022
6:00 PM

CITY COUNCIL

CLOSED SESSION
5:30 PM

A. CALL TO ORDER

B. CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code §54956.8)
   Properties: Assessor's Parcel Numbers 005-644-016, 005-223-001, 005-223-002, 005-223-003, and 027-852-005
   Agency Negotiators: City Manager and City Attorney
   Negotiating Parties: Petrovich Properties LLC, and Main & East LLC
   Under Negotiation: Price and terms of payment

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

C. CALL TO ORDER

D. ROLL CALL

E. PLEDGE OF ALLEGIANCE

F. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed 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. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to CouncilMeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

2. SUBJECT: General Public Comments

WRITTEN COMMUNICATIONS: This section is reserved for "General" Public Comments emailed within two (2) hours prior to the Council Meeting. These comments will be provided to the City Council and incorporated into the meeting minutes. Any other written communication submitted for items specific to this agenda will be attached as a file to the associated agenda item.

G. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

3. SUBJECT: Long Range Calendar

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

H. PRESENTATIONS

4. SUBJECT: Certificate of Appreciation for Dan Sokolow

RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the Certificate of Appreciation for Dan Sokolow in recognition of his many years of public service.

I. CONSENT CALENDAR

5. SUBJECT: Community Services Department Quarterly Status Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Community Services Department Quarterly Status Report for the period of April through June 2022.

6. SUBJECT: Fiscal Year 2022 Report on Affordable Housing Loan Portfolio and Status of City Affordable Housing Funds

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive and file the Fiscal Year 2022 report on the City’s affordable housing loan portfolio and use of affordable housing in-lieu and Spring Lake affordable housing off-site funds.

7. SUBJECT: Receive and File the Manufactured Home Fair Practices Commission Annual Report for the 2021 Program Year

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2021 program year.

8. SUBJECT: Climate-Safe California Campaign Endorsement and Environmental Sustainability Community Input Meeting Summary

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) receive a summary of the Environmental Sustainability Community Input

Meeting, and 2) adopt Resolution No. _____, endorsing the Climate-Safe California campaign.

9. SUBJECT: Construction Contract for the Fifth and Clover Streets Sewer Rehabilitation, CIP 22-18, and Re-allocate Project Funding

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____:
1.) Authorizing the City Manager to create a new capital project, the Fifth and Clover Streets Sewer Rehabilitation Project, CIP 22-18 and allocate $550,000 from CIP 08-21, Annual Sewer Repair and Replacement, to CIP 22-18; and
2.) Award a construction contract with C.E. Cox General Engineering for construction services in the amount of $400,579 for the Fifth and Clover Street Sewer Rehabilitation Project and approve construction contingencies of up to an additional 25% of the contract award amount ($100,144.75).

10. SUBJECT: FY23 OTS STEP Grant Award Acceptance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, (1) authorizing the City to accept the FY2022/23 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant in the amount of $100,000 and (2) authorizing the City Manager to appropriate $100,000 in the OTS STEP Grant program budget in the State Grants Fund (325).

11. SUBJECT: Construction Contract for 2022 Road Maintenance Project, CIP 22-06

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a resolution of the City Council to: 1) Approve a construction contract for the 2022 Road Maintenance Project, CIP 22-06; award the construction contract in the amount of $729,486 to George Reed Inc. with both approval and award contingent on the expiration of the bid protest period for this project; authorize a contract contingency up to 15% ($109,422.90) ; and authorize the City Manager to execute the construction contract and change orders; and 2) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $97,556.00; authorize a contract contingency up to 10% ($9,755.60); and authorize the City Manager to execute the agreement and amendments.

12. SUBJECT: 2022 Spring Lake Parks Project, CIP 20-03; Award Construction Contract

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, a resolution of the City Council to 1) Appropriate $5,239,253 of additional Fund 640 - SLIF Parks & Recreation funding to the project; and 2) Approve a construction contract for the 2022 Spring Lake Parks Project, CIP 20-03; award the construction contract in the amount of $4,202,700 to Olympic Construction, Inc.; authorize a contract contingency up to 10% ($420,270); and authorize the City Manager to execute the construction contract and change orders; and 3) Approve a consultant services agreement for construction management and inspection services with Associated

Engineering Consultants, Inc. in the amount of $601,958; authorize a contract contingency up to 10% ($60,195.80); and authorize the City Manager to execute the agreement and amendments.

13. SUBJECT: Purchase of Magnesium Hydroxide MgOH for the Water Pollution Control Facility

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to purchase $282,000 of magnesium hydroxide from Hill Brothers Chemical Company in FY22.

14. SUBJECT: Agreement with Woodland Police Officers' Association (WPOA)

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, implementing a three (3) year agreement (July 1, 2022 to June 30, 2025) with the Woodland Police Officers' Association (WPOA) as described herein. Resolution No. 7948, which was adopted on July 5, 2022, is hereby replaced and superseded in its entirety by this Resolution.

15. SUBJECT: Salary Schedule effective July 1, 2022

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council approve the City of Woodland salary schedule effective July 1, 2022.

J. PUBLIC HEARINGS

16. SUBJECT: PUBLIC HEARING - Spring Lake Ruby Estates -Request to approve a Tentative Subdivision Maps (TSM #5221) a Zoning Amendment to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and a Development Agreement for a parcel of land located within the Spring Lake Specific Plan Area to allow the development of 87 single-family lots, consistent with the Medium Density General Plan land use designation and multi-family R-15 specific plan designation for the property. APN: 042-030-054

    RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) receive the staff report (2) conduct a public hearing and (3) adopt Resolution No. _____, approving Tentative Subdivision Map #5221; adopt Resolution No. _____, approving Site Plan and Architectural Design Review; adopt Resolution No. _____, approving The use of the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with CEQA; introduce and waive the first reading of Ordinance No. _____, approving a Planned Development overlay and Conditional use Permit; introduce and waive the first reading of Ordinance No. ___approving the Amended and Restated Development Agreement between the City of Woodland and The New Home Company of Northern California LLC, to use and develop the Ruby Estates project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

17. SUBJECT: PUBLIC HEARING - Weed Abatement Program Parcels not in Compliance

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, to hear and approve the list of parcels that were out of compliance for weed abatement requirements for the year 2021 and direct the Tax Collector of Yolo County to assess liens against real property to reimburse the City of the cost of removal of weeds, refuse, and dirt from the property.

18. SUBJECT: PUBLIC HEARING - Waste Management Liens

RECOMMENDATION FOR ACTION: Staff recommends that the City Council conduct a Public Hearing to receive input from property owners and adopt Resolution No. _____, “A Resolution Requesting Collection of Charges on Tax Roll”.

19. SUBJECT: PUBLIC HEARING - Gateway Landscaping & Lighting District

RECOMMENDATION FOR ACTION: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2022/2023 annual levy report and Resolution No. _____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

20. SUBJECT: Public Hearing and Approval of Fiscal Year 2021/22 Community Development Block Grant Consolidated Annual Performance and Evaluation Report

RECOMMENDATION FOR ACTION: Staff recommends that the City Council take the following actions:
1) Hold a public hearing to receive community input on the Fiscal Year 2021/22 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER); and
2) Adopt Resolution No.__, approving the FY 2021/22 CDBG CAPER in substantially the same form presented to Council and incorporating the financial reports completed through the Federal Integrated and Disbursement System on the expenditure of CDBG funds during FY 2021/22 and public comments received at tonight's public hearing and direct staff to submit the CAPER to the U.S. Department of Housing and Urban Development.

21. SUBJECT: Public Hearing on the Fiscal Year 2022/23 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan

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

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2022/23 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt Resolution No._____ to approve the Fiscal Year FY 2022/23 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel and City staff (Attachment B);
3. Direct staff to complete the FY 2022/23 Action Plan, as well as any other related documents required by the U.S. Department of Housing and

Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2022/23 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Finance Officer to make the budget allocations as specified.

K. REPORTS OF THE CITY MANAGER

22. SUBJECT: Agreement with Center for Land-Based Learning - Mobile Farmers Market

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to negotiate and enter into an Agreement to provide City funding for Woodland Mobile Farmers Market Project and appropriating $250,000 in General Fund reserve balances

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Meeting of the City of Woodland scheduled for Tuesday, July 19, 2022 was posted on Friday, July 15, 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: July 19, 2022
ITEM #: F.2
SUBJECT: General Public Comments

ITEM: This section is reserved for "General" Public Comments received via email within two (2) hours prior to the start of the City Council Meeting. Any other written communication submitted for items specific to this agenda will be attached as a file.

Attachments:

1. General public email comments received

Ana Gonzalez

General

From: Frank Reyes <freyes@ucdavis.edu>
Sent: Thursday, June 30, 2022 7:49 AM
To: Council Meetings
Subject: Written Comment - July 5th

Good Evening Councilmembers,

I'm writing to bring to your attention the need for more resilient transportation infrastructure to give the residents of Woodland more options of getting around town instead of driving around a car which now averages a monthly payment of $700 a month and requires insurance, maintenance, gas and/or electricity. Public investment is needed to provide protected bike infrastructure especially in some of the larger intersections in town that give generous turning radius to drivers speeding into turns. Placing solid bollards and later designing Dutch style intersections can provide this level of protection needed to protect vulnerable pedestrians and bicyclists of all ages. In addition, bus stop shade structures are sorely lacking in many locations and well designed or artistic shelters should be placed in many locations for our hot summers. Another idea to insulate our most vulnerable citizens to financial shock would be a bicycle program aimed at providing substantial financial assistance in the purchase of a bike and/or e-bike much like Contra Costa County 511 has in place.

Thank you,

Frank Reyes

General

Ana Gonzalez

From: Communicate Ccib <ccib.communications@gmail.com>
Sent: Friday, July 1, 2022 5:55 PM
Subject: Speed Limit Removal

The usage of speed limits on public roads has increased traffic congestion, decreased roadway safety, and reduced property values and economic output. This policy has made public roads less helpful in transporting people, freight, and other necessities. This inefficiency is due to the lower speeds at which vehicles can transport people and freight and the increase in traffic congestion. In addition, the roadway is less safe because of speed limits, and it increases the likelihood of accidents.

Speed limit signage, especially those displaying a lower numerical value, diminishes neighboring properties' aesthetics affecting businesses, individuals, and commercial and residential property values. The speed limits have also reduced the economic output of businesses and individuals, making it less cost-competitive to do business or reside in areas with speed limits. Policymakers should have speed limits withdrawn. Please remove speed limits on public roads.

General

Ana Gonzalez

From: Judy Tischer <judy.tischer@gmail.com>
Sent: Tuesday, July 5, 2022 8:12 AM
To: Council Meetings
Subject: Fireworks Ban

As a Woodland resident since 1992, I am concerned about the proliferation of fireworks for an on going period before and after the 4th of July and around New Year Celebrations. Our dog shakers and pants and will not eat. Our sleep is interrupted by explosions that go off from daylight hours to the early hours of dawn. The bulk of these fireworks are illegal and pose fire hazards as well as disruption. Our Woodland police must spend hours fielding calls and attempting to apprehend and fine these individuals. I ask that our City Council consider enacting a fireworks ban, or failing that, limiting fireworks to designated day only in safe places as well as strongly enforcing penalties for illegal fireworks. Please consider ways to make Woodland a safer and more livable place. Judy Tischer 863 Tufts Court, Woodland.

Sent from my iPad

General

Ana Gonzalez

From: Karson Yajko <karsonyajko@yahoo.com>
Sent: Tuesday, July 5, 2022 11:08 AM
To: Tania Garcia Cadena
Cc: Jennifer Robinson; Emily Walling; Ana Gonzalez
Subject: City Council Item Request- Fireworks
Attachments: Staff_Report_Item_8B.pdf

Dear Councilmemeber Garcia-Cadena,

I am writing to you because I would like to suggest that a Staff Report be written and brought to City Council regarding an Ordinance to the Municipal Code to ban and limit the use and sale of fireworks within City of Woodland. Fireworks are a nuisance and dangerous to our community. As you know California and our region is in extreme drought, it is frankly irresponsible to risk a fire hazard with untrained civilians quite literally playing with fire. This activity, that occurs year-round has the potential to pose a strain on our city's Fire Department. I believe we should employ a fine based system used by many other local municipalities. For example, the City of Vacaville has a fine system in place to increase in amount with every violation. This will promote safety and with a fully staffed Code Compliance unit, this ordinance can boost City revenue. With this system in place we can still allow for City sanctioned fireworks shows that have been in place for years. This will simply insure that only licensed, insured professionals will be permitted launch pyrotechnics within our City borders.

This Ordinance to our Municipal Code would be extremely beneficial to many of the most vulnerable in our community. Including but not limited to, active duty veterans, animals and pets and neurodivergent individuals.

In summation, The benefits to enforcing illegal fireworks violations are as follows:
1. Increased revenue to the City.
2. Practicing drought safety.
3. Protecting the mental health of those vulnerable in our community.
4. Reducing litter as a result from the fireworks (which are not biodegradable and pollute waterways when littered)
5. Resident safety

Thank you for your time and I have attached a Staff Report that was written by my colleagues as an example.

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Thank You,

Karson Yajko
City of Woodland Resident, District 3

General

Ana Gonzalez

From: Ehren McLarty <ehren.mclarty@gmail.com>
Sent: Tuesday, July 5, 2022 12:27 PM
To: Council Meetings
Subject: Fireworks in City of Woodland

Dear City Council Members,

I would like to request that the City Council consider measures to better regulate the use of fireworks in the City of Woodland.
For the last several years the use of fireworks has increased dramatically in the city, not just on the Fourth of July, but generally for several weeks leading up to the holiday and for most of the summer following the holiday. Particularly, the use of illegal aerials/mortars/etc. has increased. As I'm sure the council members are aware, last night there were numerous occurrences of these types of fireworks being set off. The people setting off these types of fireworks seem to be more and more brazen about their use as well – whereas in the past we would see one or two from various locations around the city, now we see numerous aerials coming from the same location. Last night there was at least one competing "show" going on the entire time that the official city show at the high school was running.
The use of these types of fireworks is also more frequent over a longer period of time than in previous years. On the Fourth of July I could hear loud explosions going on all day, at least once an hour, and the nights of July 2 and July 3 there were frequent explosions, including the use of large aerial fireworks. The fireworks can be heard well into the night, at least into the midnight hour, which is well past the city noise ordinance.

There is a reason these types of fireworks are illegal in Woodland. They are dangerous. I have heard of several residential fires that started in Woodland yesterday, thought to be due to the use of illegal aerial fireworks. These fireworks can cause significant injuries. My father is an emergency physician in another California city. The first patient he saw during his holiday shift yesterday was a man who set off an illegal firework that exploded early and almost entirely blew off his hand.
These fireworks are also distressing to many people, particularly when the explosions are so numerous, so loud, and go on for so long. Veterans with PTSD, people with various mental health illnesses, and young children can be severely affecting by the constant noise. Animals too are often terrified by the explosions, resulting in many lost and injured pets. I myself generally love the whole experience of watching fireworks – I enjoy the sound, sight, and even smell and always love attending the city show. I have no past negative experience with fireworks or other explosives, I do not suffer from anxiety, I have no particular reason to be frightened or triggered by fireworks. But even I was starting to get jumpy by yesterday afternoon after listening to explosions all day and I'm in constant fear of someone else's fireworks landing on my house or yard and starting a fire. The use of fireworks late into the night and throughout the summer is also inconsiderate of those who need to sleep so that they can be ready for work in the morning.

In general, there seems to be progressive disregard for the needs of other people around us in our community. The fireworks are perhaps the worst example, but even the use of loud music in confined neighborhoods, loud gatherings late at night, etc. has been increasingly a problem, at least in my neighborhood. What kind of people celebrate a free community by doing whatever they please no matter how many people it endangers or inconveniences?

I am very grateful for the freedom we have in this country and support the maintenance of that freedom. But with freedom comes responsibility; the responsibility to use that freedom wisely in a way that does not endanger or distress your neighbors and community. And when citizens abuse freedom to the point of endangering others and causing significant distress and hardship to others, boundaries have to be set and enforced. I plead with the City Council and the Woodland Police Department to make a plan to prevent the acquisition and use of illegal fireworks and to restrict the use of all fireworks to a reasonable time of the day and year in order to maintain a safe and respectful community.

Ana Gonzalez General

From: Kelly Newsom <kellyrnewsom@gmail.com>
Sent: Tuesday, July 5, 2022 2:00 PM
To: Council Meetings
Cc: Kelly Newsom
Subject: Comments for tonight's City Council Meeting

Dear Woodland City Council Members,

My name is Kelly Newsom. I am a former downtown small business owner and a very concerned Woodland resident. I'm writing to you regarding the hate crime threats, scare tactics and hate slurs/statements made toward those attending an event on Thursday, June 30 at Mojo's Bar and Lounge by domestic terrorists.

I call upon the Mayor, all City Counsel members, City of Woodland City Manager, and Chief Kaff to not only continue its investigation of the events but to also explicitly answer the question; Why were domestic terrorists allowed to threaten the lives of our community members and not be immediatley arrested?

In two videos shared online (source unknown by me), plus the officer body cam shared by Chief Kaff's online message, a man aggressively approaching Mojo's door can be heard saying, "I'm going to kill you" PRIOR to the person inside Mojo's spraying the pepper spray. These words were said after name calling in a threatening and hateful manner (as heard in all videos) AND after weeks of threats made to the people/organization(s) organizing this event.

The statement made by this domestic terrorist constitutes a hate crime and therefore he should have been taken into custody immediately.

The department of Justice website states, "The "crime" in hate crime is often a violent crime, such as assault, murder, arson, vandalism, or threats to commit such crimes...."
- https://www.justice.gov/hatecrimes/learn-about-hate-crimes/chart

The California Department of Justice website states, "In California, under the Ralph Act, Civil Code § 51.7, your civil rights may be violated if you have been subjected to hate violence or the threat of violence – even where the incident does not rise to the level of a hate crime and may be otherwise constitutionally-protected from prosecution by the government – because of your actual or perceived: sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, political affiliation....."
- https://oag.ca.gov/hatecrimes

The FBI website defines domestic terrorism as, "Domestic terrorism: Violent, criminal acts committed by individuals and/or groups to further ideological goals stemming from domestic influences, such as those of a political, religious, social, racial, or environmental nature."
- https://www.fbi.gov/investigate/terrorism

Again, The statement made by this domestic terrorist, "I'm going to kill you", constitutes a hate crime and therefore he should have been taken into custody immediately.

General

Ana Gonzalez

From: Aaron Sikes <aaron.sikes@gmail.com>
Sent: Tuesday, July 5, 2022 2:49 PM
To: Council Meetings
Subject: GPC - Fireworks

Members of the Council:

I write to share my experiences as a resident of the city during last night's 4th of July celebrations. This was my first Independence Day in Woodland, since moving here in late July of 2021.

Last night was nothing short of insanity. I'm disgusted and outraged by the blatant disregard for public safety, personal property, public infrastructure, and the city's urban forest. Up and down the streets in our neighborhood (in the northern section of District 2) people were gathered in groups at the streetside tossing sparking bombs into the roadway (forcing motorists into oncoming lanes), lighting rockets, and launching aerial explosives directly above homes, trees, and power lines. It's a wonder nobody was killed (that I know of).

Whatever ordinances are in place to address the use of fireworks, the general public either does not know about them or chooses not to care. I understand a fireworks violation carries a $1000 fine, yes? Whatever the fee, it seems a financial penalty is not enough of a deterrent. May I propose jail time, perhaps community service cleaning up the streets? Something. Anything!

Sincerely,

Aaron Sikes, a US Army veteran who would rather not relive the experience of combat environments outside his home.

--
AJ Sikes
he/him
Freelance Editor and Author
http://www.ajsikes.com

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: G.3
SUBJECT: Long Range Calendar

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

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

Background:
This calendar is being provided for planning purposes only and is intended to keep the Council apprised of upcoming agenda items and plan for upcoming Council items.

Ken Hiatt
City Manager

Attachments:
1. Council Long Range Calendar

UPDATED COUNCIL LONG RANGE CALENDAR

SUMMER RECESS – JULY 20, 2022 THRU AUGUST 15, 2022

August 16TH **REGULAR MEETING**

Consent Calendar
City Council Meeting Minutes of July 5, 2022 and July 19, 2022
Annexations – Westucky, Barnard Court, & North East Street Industrial
Tax Exchange Agreements with Yolo County – Pending Annexations
Designate Voting Delegates – League of CA Cities
Ruby Estates SL R-15 PD & DA - 2nd Reading
Authorize Bidding, 2022 Well Demolition Project, CIP #21-05
Approve Federal Cost Sharing Agreement and appropriate funding for LCCFRR Project, CIP #22-16
Approve Ballot Argument in favor of Cannabis Tax Ballot Measure
Bid Authorization for Library Book Mobile

Regular Calendar
Draft Equity Action Plan
Tree Ordinance Amendments - 1st Reading

September 6TH **REGULAR MEETING**
City Council Meeting Minutes of August 16, 2022
Prostate Cancer Awareness Month
Historic Preservation Commission - 1st Reading Ordinance Amendment
Update Conflict of Interest Code
Tree Ordinance Amendments – 2nd Reading
Woodland Research Technology Park – Final EIR & Specific Plan

Future Topics / Study Sessions:

Youth Master Plan (September)
Comprehensive Zoning Update (Fall 2022)
Waste Management Residential Smart Truck (TBD)
Rule 20A Undergrounding District (TBD)

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: H.4
SUBJECT: Certificate of Appreciation for Dan Sokolow

Recommendation for Action: Staff recommends that the City Council approve the Certificate of Appreciation for Dan Sokolow in recognition of his many years of public service.



Ken Hiatt
City Manager

Attachments:

1. Sokolow Certificate of Appreciation

CITY OF WOODLAND

Certificate of Appreciation

RECOGNIZING DANIEL SOKOLOW FOR HIS MANY YEARS OF PUBLIC SERVICE

WHEREAS, Dan Sokolow has had a distinguished career in public service spanning over 32 years; he has been with the City of Woodland since 2008 starting as an Associate Planner and then ultimately retiring as a Senior Planner. Dan's career in public service began as a Community Liaison for Congressman Vic Fazio from 1990 – 1996 and for the City of Winters from 1996 – 2008 starting as an Administrative Assistant II and including other roles such as Community Development Director and Redevelopment/Housing Manager; and

WHEREAS, Dan has played pivotal roles on some of the City's most significant projects including spending over two years on the Yolo Superior Courthouse Project and countless hours on the East Beamer Way Emergency Shelter. Most recently, he also spent fifteen months assisting the City's Homeless Coordinator with Project Roomkey, sheltering vulnerable homeless in local motels during the COVID-19 pandemic; and

WHEREAS, Dan is the face of the City's Community Development Block Grant Program and implementing the City's affordable housing program helping non-profit organizations and low income residents achieve goals and projects that may not have been feasible without his assistance; and

WHEREAS, Dan has been an integral member of the Community Services Department, happily participating in department events and programs that are outside of his normal job duties, such as being the prize redemption man at the City's annual Recreation Exposition, playing Santa Claus for toddler and senior programs, and even dressing up as a T-Rex. His colleagues will miss break-time games of basketball and his project updates during staff meetings. Everyone that has worked with Dan will just miss his overall willingness to help and his depth of knowledge on the projects and programs he works on.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland does hereby recognize Daniel Sokolow for over 32 years of dedicated public service, especially his 14 years to the citizens of Woodland.

DATED: July 19, 2022

WOODLAND
City of Trees
CALIFORNIA

_____
Mayra Vega, Mayor

Vicky Fernandez, Mayor Pro Tempore
Council Member

Tania Garcia-Cadena,

Rich Lansburgh, Council Member

Tom Stallard, Council Member

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: I.5
SUBJECT: Community Services Department Quarterly Status Report

Recommendation for Action: Staff recommends that the City Council receive the Community Services Departmental Quarterly Status Report for the period from April through June 2022.

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

Discussion:
This Quarterly Status Report covers the period from April through June 2022. The report presents a summary of recreation programming, events, affordable housing, the community development block entitlement program, and parks and recreation facilities operations and maintenance. This report also contains a narrative descriptive of major work performed and/or notable Department highlights.

Conclusion:
Staff recommends that the City Council receive the Community Services Department Quarterly Status Report for the period from April through June 2022.

Prepared by: Kris Bain, Community Services Program Manager

Reviewed by: Christine Engel, Community Services Director

Ken Hiatt
City Manager

Attachments:
1. CSD Quarter 4 Status Report FY22

Community Services Department Fourth Quarter Report FY22

The following provides a summary of the Community Service Department's programs, activities, and events for the fourth quarter, April through June 2022.

This report refers to participant hours; the methodology for calculating participant hours is described at the end of the document. *Participant totals (total participants and total participant hours) are the total amount of participants/hours for the entire reporting period (i.e. in most cases three months).*

Quarterly Highlights

- Approximately 27,093 participant hours were recorded for aquatics; and youth, teen and adult recreation classes and sports.
- Approximately 976 participant hours were recorded for senior programs and senior events.
- With funding from Measure J, approximately $13,000 was distributed to families for camperships to help off-set program registration fees for programs such as Swim Lessons and Summertime Fun Club.
- Approximately 1,992 people attended events at the Community & Senior Center during facility rentals.
- Woodland Sports Park hosted Headfirst Honor Roll Camps June 21-24 with over 500 participants and brought in $5,000 in revenue.

Program Marketing

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

- Direct Marketing: Staff send digital flyers promoting the summer activities and programs to current and past program participants. Staff also used banners and yard signs in strategic city locations to promote seasonal hiring and adult sports.
- School flyers: One school flyer (May 2022) was emailed to current and past customers to promote summer activities and programs.
- Senior Newsletter: The "Senior Gram" newsletter was mailed to 370 households every month. It was also available on the CSD webpage for download.
- Social Media: The Department utilizes Facebook and Instagram to advertise upcoming events and recreation programs.
- Outreach: Staff visited several school meetings (in person and virtually) to promote spring and summer programs, camperships, and upcoming events. Staff also met on campus with students to promote seasonal hiring.

- Rec2Go: Rec2Go provided departmental outreach at several community events and activities such as the Honey Festival, Downtown Farmer's Market, the Summer Reading Program Kick-off at the Library, Food Truck Mania, a field day at Freeman Elementary, and several park events.



Local youth playing with Rec2Go at a Saturday morning Farmer's Market

Parks & Recreation Facilities

Community & Senior Center Facility Reservations

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

	General Facility Rentals *Includes rentals receiving discounts*	**Facility Rentals** *with Fees Waived*
Number of Rentals	21	14
Approximate Participants	1,156	836
Total Fees	**$20,689**	**$21,750 (waived)**

Sports Park Tournament Reservations

Tournament rentals are available for the Sports Park Complex. Local tournament directors have the first choice of dates for the following year during the tournament weekend allocation period each August. During the fourth quarter, the Sports Park was reserved for youth baseball, softball, and soccer tournaments.

Tournament Rentals of Sports Park	
Number of Rentals	10
Number of Teams	159
Total Fees Collected	**$31,350**

Bike Repair and Bottle Filling Stations Added at Parks

The John and Eunice Davidson Fund has graciously donated funds for the purchase of outdoor bike repair stations. Station come equipped with air pumps and tools, as well as a water bottle filler. The stations will be located in Woodside Park near the southwest shade structure, in Crawford Park near the tennis courts, and in Jack Slaven Park near the spray feature.

Previously the John and Eunice Davidson Fund has provided funding for several park improvements such as installation of new play equipment at Crawford Park, installation of exercise stations and new play features at Ferns Park and Woodside Park, and walking path improvements at Woodside Park.



Parks and Recreation Facility Maintenance and Improvement Projects

Park/Recreation Facility	Projects Completed
Beamer Park	Restroom replacement completed. Cored the concrete and trenched new conduit and ran power to the controller panel to relocate the irrigation controller to the new restroom building.
Campbell Park	Welded and reinstalled light pole.
Cline Park	Pruned trees for safety and clearance.
Community & Senior Center	Installed tamper-resistant protective covers for thermostats. Repaired three broken breakaway net bands on the basketball hoops. Continuing to tighten toilet fixtures and seal tiles and basins in the bathrooms. Further LED light ballast and bulb (conversion from CFLs). Performed maintenance on the front fountain: drained, cleaned filters, emptied baskets, and refilled. Continued investigating fountain leak. Installed safe in YMCA fitness center office. Rebuilt hand wash station in kitchen back to functionality. Removed graffiti from restrooms. Replaced air filters.
Ferns Park	Bench installed in the refurbished nature area. Drip irrigation added in the Nature Area to water new plants.
Klenhard Park	Built a block wall as a divider.
Legacy Grove	Piles of mulch were staged throughout the grove for volunteers to spread amongst the trees and trees were pruned.
Pioneer Park	Planks were replaced on picnic tables and benches and playground wood fiber was added to the playgrounds
Rick Gonzales Park	Field mowing completed in the undeveloped area.
Schneider Park	Pruned trees for safety and clearance.
Slaven Park	UV filtration system for the water feature replaced and repaired.
Spring Lake Park	Field mowing completed in the undeveloped area.
Woodland Regional Park	Cleared weeds and brush in open area.



Families enjoying Jack Slaven Park water feature the day it re-opened after repairs were made

Urban Forestry

Mandela Washington Fellows Tree Planting

For the sixth year, UC Davis was selected to host 25 Mandela Washington Fellows through the Mandela Washington Fellowship, the flagship program of the Young African Leaders Initiative (YALI). This Fellowship brings exceptional young leaders from Sub-Saharan Africa to a leading University for a leadership and learning program focused on public management. This year's UC Davis Mandela Washington Fellows represented 15 countries in Sub-Saharan Africa. They are professionals and leaders in their fields and represent areas of expertise in the environment, energy, water, climate change, public health, and agriculture – areas that mesh well with UC Davis' strengths. As part of the program, the City and Woodland Tree Foundation hosted Mandela Washington Fellows for a tree planting in Woodland on June 14th. Mayor Pro Tempore Fernandez and Council Member Stallard met with the young leaders and assisted them with the tree planting at the Community & Senior Center.

Youth Camperships for Summer Programs

During this quarter, camperships were available for qualified families of youth participants of Swim Lessons, Summertime Fun Club, Summer Teen Pack, and Lifeguard Training who meet a low-income requirement. "Camperships" are scholarships that result in a fee reduction for the program (programs are not offered for free) and are available until funds are exhausted or until the program begins. Qualified applicants may receive camperships for more than one program. Over $33,000 was earmarked within Measure J for campership distribution for Summer 2022 programs, and through the end of the fourth quarter, $13,655 was distributed for families in the varying programs.

Applicants for camperships must complete a campership applications (online or paper) with documentation they meet all of the campership criteria. To be eligible for a campership, families must meet the following criteria:

- Be a resident of Woodland (PO Boxes and County Road addresses are not accepted).
- Meet a low-income requirement based on HUD's State Income Limits for Yolo County "Low Income" classification (50%-80% of area median income). *Reference* www.hcd.ca.gov/state-and-federal-income

Campership Distribution by program

Program	# Camperships given	# 1st time Recipients	Amount provided By Measure J	Actual Program Fee	Reduced Program Fee (With Campership)
Swim Lessons	74	48	$1,885 *$4,000 donated by Woodland Kiwanis*	$80	$15
Summertime Fun Club	39	19	$7,615	1st session - $450 2nd session - $400	1st session - $180 2nd session - $175
Summertime Fun Club Extended Care	5	2	$2,250	1st session - $900 2nd session - $800	1st session - $450 2nd session - $400
Summer Teen Pack	9	1	$1,580	1st session - $450 2nd session - $400	1st session - $180 2nd session - $175
Woodland Wreckers (Swim Team)	4	4	$325	$165	$100

- Information on Summer 2022 participation will be provided in the next quarterly report

RECREATION ACTIVITIES - Aquatics

All aquatic programs are held at the Charles Brooks Community Swim Center. Aquatic programming is available for children as young as six months old through seniors and includes swimming lessons, lifeguard training, recreation swimming, recreation swim teams, lap swim and water aerobics. During the spring, the primary programming at the pool is lap swim, water aerobics, and the use of the pool by the Woodland Swim Team and the Woodland and Pioneer High Schools.

Aquatics Program	Total Participants	Participant Hours	Fees Collected
Lap Swim & Water Aerobics	4,297	4,297	$2,133
Lifeguard Training	29	232	$4,640
Woodland Swim Team	N/A	N/A	$10,040
Woodland Joint Unified School District	73	N/A	$0
Total	**4,399**	**4,529**	**$16,813**

Pool Facility Rentals

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

Woodland Swim Team

Woodland Swim Team is a year round USA Club Team that has rented the Charles Brooks Community Swim Center for practices and meets since 1952. The Woodland Swim Team held regular practices during this quarter and hosted three swim meets. Fees Collected: $10,040 ($1,910 monthly rental fee)

Woodland Joint Unified School District

Woodland and Pioneer High School swim teams utilize the pool for practices and meets before and after school from February through mid-May, Monday through Friday. Both teams started usage of the pool for their spring season during this period. Use of the facility is covered through the Joint Use Agreement between the City and Woodland Joint Unified School District.

RECREATION ACTIVITIES - Youth & Teen

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

Youth Recreation Program	Total Participants (3 months)	Participant Hours (3 months)	Fees Collected (3 months)
After School Teen Pack - Measure J	1,036	2,021	Free Program
Baby & Me – Measure J	95	95	Free program
Rec2Go - Measure J	625	625	Free program
Total	**1,756**	**2,741**	***No fees collected***



Mom & baby participants of Baby & Me meet-up group

RECREATION ACTIVITIES - Contract Classes

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

Contract Class	Total Participants (3 months)	Participant Hours (3 months)	Fees Collected (3 months)	Total Expense (3 months)	Net Revenue (3 months)
Boxing Youth	156	4,056	$1,602	$1,974	$(372)
Boxing Adult	79	2,054	$2,067	$3,000	$(933)
Cello Tennis Academy	231	1,488	$17,286	$15,416	$1,870
Country Line Dance	305	2,793	$1,812	$1,268	$544
Dancing with Anja	11	34	$227	$143	$84
Dynamic Dancing	17	121	$1,201	$743	$458
Mad Science	44	660	$6,293	$4,405	$1,888
National Academy of Athletics	73	438	$1,643	$0	$1,643
Pilates	20	160	$696	$446	$250
Rock Steady Boxing*	36	144	$	$650	$(650)
Tai Chi & Qi Gong	16	64	$640	$448	$192
Yoga	27	181	$875	$448	$427
Total	**1,015**	**12,193**	**$34,342**	**$28,941**	**$5,401**

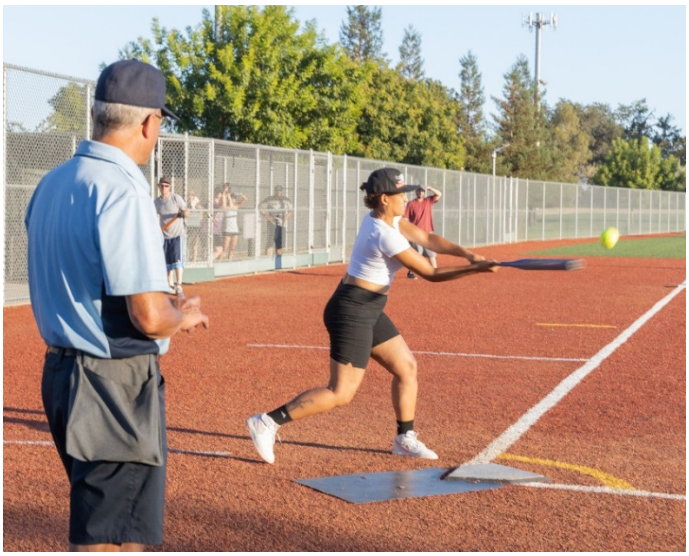
* The City receives a reimbursement from the Woodland Recreation Foundation for the Rock Steady expenses.

RECREATION ACTIVITIES - Adult Sports

Adult sports activities are offered through the City. Activities include drop-in sports as well as organized softball, basketball, and volleyball leagues. Drop-in basketball (open gym) numbers are not reported, however, participation for the other programs is listed below.

Drop-In Participation	Participants	Participant Hours	Fees Collected
Badminton	864	2,592	Free
Volleyball	323	646	$1,108
Total	**1,187**	**3,238**	**$1,108**

Sports League participation	Teams	Participants	Participant Hours	Fees Collected
Softball (spring league)	33	495	3,960	$16,500
Volleyball (spring league)	6	54	432	$2,250
Total	**39**	**549**	**4,392**	**$18,750**



Player participating in Co-ed Softball League at the Sports Park

RECREATION ACTIVITIES – Senior Activities

Programs at the Woodland Senior Center include art classes; exercise classes; games; leisure programs and activities; education resources; support groups, and special events resulting in a total of participant hours during the fourth quarter.

Senior Programs

Program	Total Sign-ins	Participant Hours	Fees Collected
Exercise Classes	98	49	$0
General Programs	124	248	$0
Support Groups	79	79	Free Program
Collette Trip: South Dakota	1	112	$340*
Total	**302**	**488**	**$340**

*The Woodland Senior Center earns 10% commission on all completed Collette trips booked with the Center.

Senior Events

Event	Total Participants	Participant Hours	Fees Collected
Senior Center Inc. Installation Dinner	100	200	$0
Senior Resource Fair	175	88	$0
Hand & Foot Card Party	50	200	$0
Total	**325**	**488**	**$0**

GRANTS AND HOUSING

In addition to implementing recreation and senior programs, the Community Services Department also implements the Community Development Block Grant Entitlement program, grants for non-profit organizations, and affordable housing programs. The highlights of these programs for the fourth quarter of FY22 are provided below.

Status of CDBG Construction Activities

FY 2019/20 Allocations

City of Woodland, Library ADA Restrooms Upgrades: Construction of ADA improvements for the two public restrooms is scheduled for completion in 2022. Funding includes FY 2019/20 and 2021/22 allocations.

FY 2020/21 Allocations

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

Friends of the Mission, 925 North Street (seven-unit affordable housing apartment complex for formerly homeless families and individuals) **and Walter's House** (44-bed transitional housing/treatment program for single women and men) **Water Heater Efficiency projects**: A construction contract has been awarded and the tankless water heater units will be installed in summer 2022. The new units will increase the energy efficiency rating from 59 to 97 percent.

FY 2021/22 Allocations

City of Woodland, ADA Accessibility Project: The project will be bid out and constructed in summer 2022. Up to twelve ADA-compliant curb ramps will be installed.

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

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

State Homekey Grant Application for Permanent Supportive Housing Project

The City of Woodland and co-applicant Friends of the Mission (FOM) were awarded a $15 million+ State of California Homekey grant for the 61-unit Permanent Supportive Housing (PSH) project at the East Beamer Way campus. More than half of the housing units are under construction in Woodland at Cutting Edge Modular, Inc. and Cutting Edge is starting the install the units at the project site located on East Beamer Street near County Road 102.

Vista del Robles Affordable Housing Project

Chelsea Development Corporation broke ground on its 72-unit affordable housing project in April with loan assistance from the City of Woodland. The housing development is being constructed at the corner of West Main Street and Ashley Avenue and amenities for the project include a clubhouse with a lounge, computer room, offices, restrooms, kitchen, and laundry area; a multipurpose grass field; and 3,000 square foot tot lot. Other features are barbeque and seating areas, outside adult exercise stations, and a basketball court.

Participant Hours Calculation

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

Drop In Programs

1 Class meeting (in hours) x Total sign-ins
Examples include Water Aerobics & Lap Swim, Badminton, and Night Hoops

Classes/Camps/Leagues

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

Individual Entry

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

Event

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

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

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: I.6
SUBJECT: Fiscal Year 2022 Report on Affordable Housing Loan Portfolio and Status of City Affordable Housing Funds

Recommendation for Action: Staff recommends that the City Council receive and file the Fiscal Year 2022 report on the City's affordable housing loan portfolio and use of affordable housing in-lieu and Spring Lake affordable housing off-site funds.

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

Fiscal Impact:
There is no fiscal impact.

Background:
The City's affordable housing loan portfolio dates from the late 1980s with a majority of the loans issued in the period of 2006 – 2013. The current principal loan value of the portfolio exceeds $27,000,000 and includes loans held by the Woodland Housing Successor Agency. The Successor Agency was established in 2012 to assume housing loans held by the former Woodland Redevelopment Agency. Repayment of City housing loans is deferred with a few exceptions. The City's portfolio consists of 142 loans and the attached inventory details the portfolio. Street addresses and parcel numbers have been removed from the owner-occupied loans in order to not identify individual borrowers.

While the City has relied on Federal/State grants and loans to support affordable housing rental projects, it has been receiving Spring Lake off site affordable housing fees and affordable housing in-lieu fees since 2005 and 2016, respectively. The use of these funds have been focused on affordable housing rental projects. Affordable housing in-lieu fees have been generated from subdivisions in the Spring Lake Specific Plan area and include one subdivision located outside of Spring Lake, the Prudler development at the corner of East Street and Sports Park Drive. For the off-site fee, the City receives $1,100 for each market rate unit in Spring Lake prior to final map recordation.

Discussion:

Affordable Housing Loan Portfolio
Management of the City's affordable housing loan portfolio includes the organization and maintenance of the physical files; maintaining an electronic database of loan agreements, promissory notes, deeds of trust, and affordability agreements; regularly updating a spreadsheet system for tracking individual loans with key borrower information (property address, borrower name, assessor parcel number, source of funds for loan, principal amount of loan, start date of loan, loan term, interest rate, and City monitoring responsibilities); monitoring affordable housing properties (owner-occupied homes and rental projects); preparing payoff notices; reviewing loan subordination requests for compliance with City loan funding sources; and working with individual City borrowers who are experiencing financial difficulties that may put them at risk of defaulting on their principal loans.

The City's ongoing responsibilities for its affordable housing portfolio vary. For example, the City is a HOME funds lender for three multifamily projects: Sycamore Pointe (11 HOME units), Terracina at Spring Lake (85

HOME units), and Rochdale Grange (43 HOME units). Pursuant to Federal HOME requirements, the City monitors each project in January, which involves inspecting a representative sample of the units, reviewing tenant files and property owner documents (insurance coverage, financials, and reserve accounts), and an overall inspection of the exterior facilities. For owner-occupied loans (first time homebuyers and rehabilitations), the City contacts the property owners on an annual basis and requires them to certify continued owner-occupancy and provide proof of homeowner insurance coverage. Currently, the City monitors approximately 70 owner-occupied properties. In some instances, borrowers have received more than one loan from the City.

Affordable Housing In-Lieu and Spring Lake Off-Site Affordable Housing Fees
For Fiscal Year 2022, the City received in-lieu and off-site fee revenues in the amounts of $879,766 and $283,650, respectively. During the fiscal year, the City Council approved a $500,000 loan (funded through the Affordable Housing In-Lieu Fees Fund – 327) for a 72-unit affordable housing rental development at 310 West Main Street. Developed by Chelsea Development Corporation, construction of Vista del Robles started in April 2022.

Currently, the City is receiving affordable housing in-lieu fees from two projects paid at building permit issuance: Spring Lake Central Phase 3 (Richmond America) in the amount of $4,240 per residential unit paid and Prudler (Lennar Homes) in the amount of $6,076 per residential unit. Prudler's amount is subject to an annual Construction Cost Index escalator and a portion of the in-lieu fees, an amount of $526,493, was paid prior to the final map recordation.

Conclusion:
Staff recommends that the City Council receive and file the Fiscal Year 2022 report on the City's affordable housing loan portfolio and use of affordable housing in-lieu and Spring Lake affordable housing off-site funds.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, Community Services Director

Ken Hiatt
City Manager

Attachments:
1. Housing Loans Inventory

CITY OF WOODLAND

2022 Housing Loan Portfolio

(1998 HOME FTHB Units)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Abele Street		HOME	39,259	23-May-02	30 yrs	3% simple	Deferred payment.
2	West Lincoln Avenue		HOME	38,305	2-Oct-01	30 yrs	3% simple	Deferred payment.
3	Princeton Place		HOME	40,000	23-Sep-01	30 yrs	3% simple	Deferred payment.
4	Thomas Street		HOME	39,000	28-Jan-02	30 yrs	3% simple	Deferred payment.
5	Van Buren Place		HOME	40,000	17-Jun-02	30 yrs	3% simple	Deferred payment.
6	Woodland Avenue		HOME	29,070	6-Feb-02	30 yrs	3% simple	Deferred payment.
			TOTAL	**225,634**				

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information. In May, City staff verifies payment of property taxes through the Yolo County Assessor's website.

CITY OF WOODLAND

2022 Housing Loan Portfolio

(CDBG Owner-Occupied Rehabilitations)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Betty Court (See Notes)		CDBG	35,000	15-Apr-98	See note	3% simple	Deferred payment.
2	Coloma Way		CDBG	42,906	22-Jan-08	30 yrs	3% simple	Deferred payment.
3	Coral Drive		CDBG	47,380	2-Sep-09	30 yrs	3% simple	Deferred payment.
4	Fourth Street		CDBG	36,000	5-Sep-01	?	3% simple	?
5	Harvard Court		CDBG	10,750	18-Aug-10	15 yrs	3% simple	Deferred payment.
6	Schuerle Street		CDBG	40,708	3-Aug-10	30 yrs	3% simple	Deferred payment.
7	Sixth Street		CDBG	72,549	23-Jan-09	30 yrs	3% simple	Deferred payment.
			TOTAL	**285,293**				

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information. In May, City staff verifies payment of property taxes through the Yolo County Assessor's website.

Notes

Repayment of Betty Court loan deferred until sale or death, whichever occurs first.

CITY OF WOODLAND

2022 Housing Loan Portfolio

(Greenwood RDA Units)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Hecke Drive		RDA Tax Increment	38,320	9-May-03	45 years	None*	Deferred payment.
2	Hecke Drive		RDA Tax Increment	40,720	21-May-03	45 years	None*	Deferred payment.
3	Hecke Drive		RDA Tax Increment	53,920	9-Jun-03	45 years	None*	Deferred payment.
4	Hecke Drive		RDA Tax Increment	54,800	20-May-03	45 years	None*	Deferred payment.
5	Hershey Drive		RDA Tax Increment	38,320	18-Apr-03	45 years	None*	Deferred payment.
			TOTAL	**226,080**				

*If during the 45-year term of the promissory note, the property is sold to a non-eligible household or maker then deferred contingent interest is paid. The deferred contingent interest is calculated at the lower of the highest rate then allowed by law or two percent (2%) over the prime interest rate announced by Wells Fargo Bank, N.A. (or any successor financial institution). After ten years of home ownership, the principal loan is reduced by ten percent (10%) and an additional ten percent for each subsequent five-year period of ownership. After 45 years of ownership, the principal and interest are forgiven. Loan amounts in table reflect principal reductions that have occurred to date.

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information. City staff verifies payment of property taxes in May through the Yolo County Tax Collector's website.

CITY OF WOODLAND

2022 Housing Loan Portfolio

(Inclusionary/Non-Inclusionary Units)

	Street Address/Borrower	APN	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	Boyle Place		BEGIN	30,000.00	160ct08	30 yrs	3% simple	Deferred payment.
2	Boyle Place		BMPP	29,543.00	160ct08	30 yrs	Recapture	Deferred payment.
3	Boyle Place		CalHome	35,000.00	29-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
4	Boyle Place		BMPP	62,543.00	29-Sep-08	30 yrs	Recapture	Deferred payment.
5	Boyle Place		HOME	75,000.00	29-Sep-08	30 yrs	3% simple	Deferred payment.
6	Boyle Place		BEGIN	30,000.00	29-Sep-08	30 yrs	3% simple	Deferred payment.
7	Boyle Place		CDBG	12,863.00	29-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
8	Briscoe Court		BMPP	118,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
9	California Street		HOME	9,000.00	4-Jun-13	30 yrs	3% simple	Deferred payment.
10	Campos Avenue		CalHome	35,000.00	16-Oct-08	30 yrs	SNA	Shared net appreciation, defer pay.
11	Campos Avenue		BMPP	37,171.00	16-Oct-08	30 yrs	Recapture	Deferred payment.
12	Campos Avenue		BEGIN	30,000.00	16-Oct-08	30 yrs	3% simple	Deferred payment.
13	Campos Avenue		HOME	45,000.00	16-Oct-08	30 yrs	3% simple	Deferred payment.
14	Campos Avenue		CalHome	35,000.00	10-Jun-08	30 yrs	SNA	Shared net appreciation, defer pay.
15	Campos Avenue		HOME	30,000.00	10-Jun-08	30 yrs	3% simple	Deferred payment.
16	Campos Avenue		BEGIN	30,000.00	10-Jun-08	30 yrs	3% simple	Deferred payment.
17	Campos Avenue		BMPP	40,171.00	10-Jun-08	30 yrs	Recapture	Deferred payment.
18	Campos Avenue		BMPP	128,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
19	Campos Avenue		CalHome	35,000.00	31-Jan-08	30 yrs	SNA	Shared net appreciation, defer pay.
20	Campos Avenue		BMPP	45,822.00	31-Jan-08	30 yrs	Recapture	Deferred payment.
21	Campos Avenue		CDBG	20,000.00	31-Jan-08	30 yrs	SNA	Shared net appreciation, defer pay.
22	Campos Avenue		BMPP	108,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
23	Campos Avenue		RDA TI	45,000.00	26-Oct-09	30 yrs	3% simple	Deferred payment.
24	Campos Avenue		BEGIN	30,000.00	26-Oct-09	30 yrs	3% simple	Deferred payment.
27	Harry Lorenzo Drive		BMPP	42,910.00	20-Apr-17	30 yrs	Recapture	Deferred payment.
28	Hawkins Court		BMPP	57,042.00	24-Sep-08	30 yrs	Recapture	Deferred payment.
29	Hawkins Court		HOME	70,000.00	24-Sep-08	30 yrs	3% simple	Deferred payment.
30	Holland Way		CalHome	35,000.00	21-Nov-07	30 yrs	SNA	Shared net appreciation, defer pay.
31	Holland Way		BMPP	69,832.00	21-Nov-07	30 yrs	Recapture	Deferred payment.
32	Holland Way		CDBG	25,000.00	26-Nov-07	30 yrs	SNA	Shared net appreciation, defer pay.
33	Holland Way		BMPP	118,955.79	20-Mar-07	30 yrs	Recapture	Deferred payment.
34	Liberty Lane		BEGIN	30,000.00	30-Oct-06	30 yrs	3% simple	Deferred payment.

CITY OF WOODLAND

2022 Housing Loan Portfolio

(Inclusionary/Non-Inclusionary Units)

35	Liberty Lane		BMPP	109,536.00	10-Jul-06	30 yrs	Recapture	Deferred payment.
36	Liberty Lane		BEGIN	30,000.00	12-Jul-06	30 yrs	3% simple	Deferred payment.
37	Liberty Lane		BMPP	109,536.00	12-Jul-06	30 yrs	Recapture	Deferred payment.
38	Mack Way		CalHome	27,917.00	24-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
39	Mack Way		BMPP	25,543.00	24-Sep-08	30 yrs	Recapture	Deferred payment.
40	Mack Way		HOME	60,000.00	24-Sep-08	30 yrs	3% simple	Deferred payment.
41	Mack Way		BEGIN	30,000.00	24-Sep-08	30 yrs	3% simple	Deferred payment.
42	Mack Way		BMPP	87,413.00	2-Jul-08	30 yrs	Recapture	Deferred payment.
43	Mack Way		CalHome	35,000.00	12-Aug-08	30 yrs	SNA	Shared net appreciation, defer pay.
44	Mack Way		HOME	55,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
45	Mack Way		BMPP	82,413.00	12-Aug-08	30 yrs	Recapture	Deferred payment.
46	Mack Way		BEGIN	30,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
47	Mack Way		HOME	15,000.00	5-Mar-09	30 yrs	3% simple	Deferred payment.
48	Mack Way		BEGIN	30,000.00	5-Mar-09	30 yrs	3% simple	Deferred payment.
49	Mack Way		BMPP	6,182.00	5-Mar-09	30 yrs	Recapture	Deferred payment.
50	Mezger Drive		HOME	63,000.00	13-Jun-13	30 yrs	3% simple	Deferred payment.
51	Mezger Drive		HOME	75,000.00	12-Jun-13	30 yrs	3% simple	Deferred payment.
52	Mezger Drive		HOME	15,000.00	10-Jul-13	30 yrs	3% simple	Deferred payment.
53	Miekle Avenue		HOME	70,000.00	13-Jun-07	30 yrs	3% simple	Deferred payment.
54	Miekle Avenue		BMPP	89,508.00	13-Jun-07	30 yrs	Recapture	Deferred payment.
55	Miekle Avenue		HOME	50,000.00	7-Aug-07	30 yrs	3% simple	Deferred payment.
56	Miekle Avenue		BMPP	74,518.00	7-Aug-07	30 yrs	Recapture	Deferred payment.
57	Miekle Avenue		CalHome	35,000.00	28-Oct-08	30 yrs	SNA	Shared net appreciation, defer pay.
58	Miekle Avenue		BMPP	9,171.00	28-Oct-08	30 yrs	Recapture	Deferred payment.
59	Miekle Avenue		HOME	25,000.00	28-Oct-08	30 yrs	3% simple	Deferred payment.
60	Miller Court		BMPP	86,196.00	23-Aug-07	30 yrs	Recapture	Deferred payment.
61	Miller Court		HOME	50,000.00	23-Aug-07	30 yrs	3% simple	Deferred payment.
62	Molly Avenue		HOME	69,760.82	29-Jul-13	30 yrs	3% simple	Deferred payment.
63	Neal Way		CalHome	35,000.00	17-Sep-08	30 yrs	SNA	Shared net appreciation, defer pay.
64	Neal Way		HOME	27,000.00	17-Sep-08	30 yrs	3% simple	Deferred payment.
65	Neal Way		BEGIN	30,000.00	17-Sep-08	30 yrs	3% simple	Deferred payment.
66	Neal Way		BMPP	29,543.00	17-Sep-08	30 yrs	Recapture	Deferred payment.
67	Neal Way		BEGIN	30,000.00	15-Sep-08	30 yrs	3% simple	Deferred payment.
68	Neal Way		BMPP	62,413.00	15-Sep-08	30 yrs	Recapture	Deferred payment.

CITY OF WOODLAND

2022 Housing Loan Portfolio

(Inclusionary/Non-Inclusionary Units)

69	Neal Way		HOME	40,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
70	Neal Way		BMPP	77,413.00	12-Aug-08	30 yrs	Recapture	Deferred payment.
71	Neal Way		BEGIN	30,000.00	12-Aug-08	30 yrs	3% simple	Deferred payment.
72	Nicolson Circle		BEGIN	30,000.00	21-Oct-08	30 yrs	3% simple	Deferred payment.
73	Nicolson Circle		BMPP	33,171.00	21-Oct-08	30 yrs	Recapture	Deferred payment.
74	Nicolson Circle		HOME	20,000.00	21-Oct-08	30 yrs	3% simple	Deferred payment.
75	Ochoa Court		BMPP	96,196.00	23-Aug-07	30 yrs	Recapture	Deferred payment.
76	Ochoa Court		HOME	50,000.00	23-Aug-07	30 yrs	3% simple	Deferred payment.
77	Ortiz Avenue		HOME	70,000.00	7-Aug-07	30 yrs	3% simple	Deferred payment.
78	Ortiz Avenue		BMPP	63,909.00	7-Aug-07	30 yrs	Recapture	Deferred payment.
79	Rico Court		HOME	70,000.00	5-Dec-08	30 yrs	3% simple	Deferred payment.
80	Rico Court		BMPP	52,042.00	5-Dec-08	30 yrs	Recapture	Deferred payment.
81	Rominger Street		HOME	74,741.00	29-Nov-12	30 yrs	3% simple	Deferred payment.
82	Rominger Street		HOME	71,500.00	12-Dec-11	30 yrs	3% simple	Deferred payment.
83	Savala Court		BMPP	46,042.00	11-Mar-09	30 yrs	Recapture	Deferred payment.
84	Simpson Street		RDA TI	47,030.00	4-Jan-10	30 yrs	3% simple	Deferred payment.
85	Simpson Street		BMPP	12,010.00	4-Jan-10	30 yrs	Recapture	Deferred payment.
86	Simpson Street		HOME	40,000.00	15-Jun-09	30 yrs	3% simple	Deferred payment.
87	Stonehaven Loop		BMPP	112,042.00	12-Feb-08	30 yrs	Recapture	Shared net appreciation, defer pay.
88	Strong Drive		BMPP	43,029.00	23-Mar-17	30 yrs	Recapture	Deferred payment.
89	Vaca Court		BMPP	142,042.00	21-Dec-07	30 yrs	Recapture	Shared net appreciation, defer pay.
90	Village Lane		BEGIN	30,000.00	9-May-07	30 yrs	3% simple	Deferred payment.
91	Village Lane		BMPP	118,135.00	9-May-07	30 yrs	Recapture	Deferred payment.
92	Village Lane		BEGIN	30,000.00	21-May-07	30 yrs	3% simple	Deferred payment.
93	Village Lane		BMPP	108,335.00	21-May-07	30 yrs	Recapture	Deferred payment.
94	Village Lane		BEGIN	30,000.00	9-May-07	30 yrs	3% simple	Deferred payment.
95	Village Lane		BMPP	118,135.00	9-May-07	30 yrs	Recapture	Deferred payment.
96	Village Lane		HOME	60,000.00	15-May-07	30 yrs	3% simple	Deferred payment.
97	Village Lane		BEGIN	30,000.00	15-May-07	30 yrs	3% simple	Deferred payment.
98	Village Lane		BMPP	108,335.00	15-May-07	30 yrs	Recapture	Deferred payment.
99	Village Lane		BEGIN	30,000.00	9-May-07	30 yrs	3% simple	Deferred payment.
100	Village Lane		BMPP	118,135.00	9-May-07	30 yrs	Recapture	Deferred payment.
101	Village Lane		BEGIN	30,000.00	30-May-07	30 yrs	3% simple	Deferred payment.
102	Village Lane		BMPP	108,335.00	30-May-07	30 yrs	Recapture	Deferred payment.

CITY OF WOODLAND

2022 Housing Loan Portfolio

(Inclusionary/Non-Inclusionary Units)

103	Village Lane		BEGIN	30,000.00	15-May-07	30 yrs	3% simple	Deferred payment.
104	Village Lane		BMPP	118,135.00	15-May-07	30 yrs	Recapture	Deferred payment.
				TOTAL	**5,496,081.98**			

Source of Funds Legend

BEGIN = Building Equity and Growth in Neighborhoods

BMPP = Below Market Purchase Price (City and property owner share in portion of sale proceeds that exceeds initial market price - recapture provision.)

CDBG = Community Development Block Grant

HTF = Housing Trust Fund

RDA TI = Redevelopment Agency Tax Increment

SL Off-Site Fund = Spring Lake Off-Site Affordable Housing Fund

Ongoing City Responsibilities

Annual request for certification of owner-occupancy sent in April/May. Property owner returns signed certification and copy of homeowner insurance information.

In May, City staff verifies payment of property taxes through the Yolo County Tax Collector's website.

CITY OF WOODLAND

2022 Housing Loan Portfolio, Multi-Family Projects

	Street Address	APN	Project Name	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	709 East St	066-092-069	Casa del Sol	RDA Tax Increment	150,000.00	27-Dec-00	20 yrs	5% simple	In repayment, balance less than $30,000.
2	709 East St	066-092-069	Casa del Sol	CDBG Section 108	1,000,000.00	10-Nov-06	55 yrs	1.25% simple	Deferred payment, residual cash flow provision.
3	436 Main St	See below	Hotel Woodland	RDA Tax Increment	245,076.93	10-Jan-94	30 yrs	4.44% simple	Deferred payment, residual cash flow provision.
4	436 Main St	See below	Hotel Woodland	CDBG	400,000.00	11-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
5	436 Main St	See below	Hotel Woodland	CDBG	74,342.00	16-Sep-96	30 yrs	4.44% simple	Deferred payment, residual cash flow provision.
6	436 Main St	See below	Hotel Woodland	CDBG	50,000.00	18-Oct-95	30 yrs	4.44% simple	Deferred payment, residual cash flow provision.
7	436 Main St	See below	Hotel Woodland	CDBG	89,422.00	3-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
8	436 Main St	See below	Hotel Woodland	CDBG	42,000.00	3-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
9	436 Main St	See below	Hotel Woodland	CDBG	800,000.00	3-Aug-95	30 yrs	4% simple	Deferred payment, residual cash flow provision.
10	1313 E Gibson Rd	066-200-052	Leisureville	HOME & CDBG	1,227,381.00	7-Apr-95	30 yrs	3% simple	Deferred payment, residual receipts provision.
11	2170 Farmers Central Rd	042-010-062	Mutual Housing 1	Spring Lake Off-Site Affordable Hsng Fund	910,000.00	20-Dec-13	57 yrs	3% simple	Deferred payment, residual receipts provision, and maturity date December 23, 2070.
12	2170 Farmers Central Rd	042-010-062	Mutual Housing 2	Spring Lake Off-Site & Affdble Hsng In-Lieu	1,500,000.00	12-Mar-18	55 yrs	3% simple	Deferred payment, residual receipts provision, and mauturity date May 1, 2074.
13	2090 Heritage Parkway	042-580-009	Rochdale Grange	HOME	4,000,000.00	25-Feb-10	55 yrs	3% simple	Deferred payment, residual receipts provision.
14	521 Pioneer Ave	027-860-027	Sycamore Pointe	HOME	885,000.00	1-May-99	32 yrs	3% simple	Deferred payment, maturity date 31Dec31.
15	1620 Miekle Ave	042-580-018	Terracina	HOME	4,189,000.00	12-Sep-06	55 yrs	3% simple	Deferred payment, residual receipts provision.
16	1620 Miekle Ave	042-580-018	Terracina	Land & cash from mkt rate developer.	1,732,000.00	20-Dec-07	55 yrs	None	No repayment and interest accrual as long as units affordable and other obligations meet.
17	1620 Miekle Ave	042-580-018	Terracina	Cash from mkt rate developer	722,122.00	20-Dec-07	35 yrs	3.4% simple	Deferred payment.
18	310 W Main St	064-170-049	Vista del Robles	Affordable Housing In-Lieu	500,000.00	28-Mar-22	55 yrs	3% simple	Deferred payment and residual receipts provision.

TOTAL 18,516,343.93

Notes

1. Hotel Woodland (436 Main St) APNs are 006-620-009, 010, 011, 012, 013, 014, 015, 016, and 017.

2. Loans for Items 6-8 are covered under one promissory note.

Ongoing City Responsibilities

1. Casa del Sol (709 East St) - Loan assisted borrower with demolition of Dana Motel site. Ongoing City responsibilities limited to servicing loan.

2. Casa del Sol (709 East St) - Review of annual audit for residual cash flow calculation. Loan becomes fully amortized between years 40 and 55.

3 through 9. Hotel Woodland (436 Main St) - Review of annual audit for project and residual cash flow calculation and review of annual tax credit project status report.

10. Leisureville (1313 E. Gibson Rd) - Review of annual audit, residual receipts calculation, proposed annual budget, and semi-annual reports. Also, income verify new residents applying for CDBG-funded low-income loan share program.

11. Mutual Housing 1- Affordable housing monitoring addressed by covenants recorded by senior lenders (State of California and USDA) and California Tax Credit Allocation Committee. Staff reviews annual audit for residual cash flow calculation.

12. Review of proposed annual budget, annual audit, annual residual receipts calculation, and annual tax credit project status report.

13 - 17. Affordable housing monitoring conducted on annual basis through unit inspections and unit file reviews. The results of the monitoring reported to California Department of Housing and Community Development (HOME program).

18. Review of annual tax credit project status report and annual residual receipts calculation.

WOODLAND HOUSING SUCCESSOR AGENCY
2022 Housing Loan Portfolio

	Street Address/Borrower	APN	Project Name	Source of Funds	Loan Amount	Loan Date	Loan Term	Interest Rate	Notes
1	709 East St/Community Housing Opportunities Corporation	066-092-069	Casa del Sol	HELP (CalHFA)	1,000,000	18-Dec-01	8 yrs	3% simple	Deferred payment, due 17-Dec-09.
2	186 Muir St/Heritage Oaks, L.P.	064-271-011	Heritage Oaks	HELP (CalHFA)	N/A	N/A	N/A	N/A	See Note
3	35 West Clover St/Fair Plaza Senior Apartments, L.P.	064-242-006	Fair Plaza East	HELP (CalHFA), Redevelopment Tax increment	1,317,000	3-Apr-08	32 yrs	3.5% simple	Deferred payment, due 1-Apr-40.
				TOTAL	**2,317,000**				

Note

Heritage Oaks loan was paid off in 2019 and affordability covenant remains in effect through at least February 1, 2060.

Ongoing Successor Agency Responsibilities

Borrowers for Heritage Oaks and Fair Plaza East required to submit annual report to the Housing Successor Agency in order for staff to verify compliance with affordability covenants. Staff reviews annual audits of Casa del Sol and Fair Plaza to determine whether residual receipts payments to the City are triggered.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: I.7
SUBJECT: Receive and File the Manufactured Home Fair Practices Commission Annual Report for the 2021 Program Year

Recommendation for Action: Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2021 program year.

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

Fiscal Impact:
For 2021, the City collected registration fees of $9,690 from three of the five manufactured home parks located in Woodland with the revenues helping offset the City costs incurred to administer the program. Two of the parks are not required to pay registration fees: Leisureville is a cooperative and residents purchase a share of the non-profit cooperative (Leisureville Community Association) at the time of entry, while the residential units at Casa del Sol are subject to long-term affordability agreements or long-term leases.

Background:
The City's voters adopted Measure T in November 2001, which added Chapter 16B to the Woodland Municipal Code, entitled Manufactured Home Space Rent Control. Chapter 16B was subsequently moved to Chapter 5.36 in the code. The purpose of the ordinance (Measure T) is to protect the owners and residents of manufactured homes from unreasonable space rental increases while simultaneously recognizing and providing for the need of park owners to receive a just and reasonable return on their property. The ordinance also provided for the establishment of the Manufactured Home Fair Practices Commission of the City of Woodland (Woodland Municipal Code § 5.36.040A). Its membership consists of five regular members and two alternate members, none of whom are permitted to be either a manufactured home owner or resident or otherwise have any interest in a manufactured home park (§ 5.36.040B(1)). The Commission reviews all proposed rent increases for mobile home spaces subject to the rent control provisions of the ordinance.

Discussion:
For program year 2021, there were a total of 630 manufactured home spaces in the City, of which 341 spaces are subject to the registration and rent ceiling provisions of the City's Manufactured Home Space Rent Control Ordinance.

Conclusion:
Staff recommends that the City Council receive and file the Manufactured Home Fair Practices Commission Annual Report for the 2021 program year.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, CSD Director



Ken Hiatt
City Manager

Attachments:

1. 2021 Annual Report

City of Woodland

ANNUAL REPORT 2021
MANUFACTURED HOME FAIR PRACTICES COMMISSION

AUTHORITY

The City of Woodland's mobile home rent control ordinance specifies that the Manufactured Home Fair Practices Commission (MHFPC) render "at least semiannually a comprehensive written report to the City Council concerning the commission's activities, holdings, actions results of hearings and all other matters pertinent to this chapter…" (§5.36.040(M)(6).) The City Council is provided copies of minutes of MHFPC meetings during the year, but this document represents a more formal reporting of the Commission's activities for the 2021 program year.

The City's ordinance also specifies: "The city manager is hereby directed to maintain an accurate accounting of all direct and indirect costs of administering the regulations contained in this chapter. The city manager shall submit a report to the commission and city council of such costs and any recommendation for a change in the registration fee at least annually from and after the effective date of this chapter." (§5.36.060(E).)

FINANCIAL STATUS

For program years 2002 through 2005, park owners were required to pay an annual registration fee of $137 per-space. Starting in program year 2006, the Commission recommended and the City Council approved a lower registration fee of $30 per space. The $30 per-space fee continues to remain in effect until changed by the City Council upon the recommendation of the Commission.

MHFPC COMMISSIONERS AND STAFF

In 2021, the MHFPC Commissioners were:

Name	Term Expires
Dick Cronin	6/30/2021
Kathy Trott, Member	6/30/2021
Ben Cadranel, Member	6/30/2023
VACANCY, Regular Member	n/a

VACANCY, Regular member	n/a
VACANCY, Alternate Member	n/a
VACANCY, Alternate Member	n/a

Dan Sokolow from the City's Community Services Department serves as staff to the Commission.

2021 STATISTICS

In 2021, there were a total of 630 manufactured home spaces in the City of Woodland, of which 341 spaces are subject to the registration and rent ceiling provisions of the City of Woodland's Manufactured Home Space Rent Control ordinance.

Mobile Home Park	Spaces in Park	Regulated Spaces
Bell's	39	39
Leisureville	150	0
Idle Wheel	153	153
Casa del Sol	157	18
Royal Palm	131	131
TOTAL	**630**	**341**

2021 ACTIVITY BY PARK:

Bells Trailer Village:

- All 39 spaces at Bells Trailer Village were registered with the Commission.
- Registration fees of $1,170 were paid to the City in November 2020.
- Based on a review of the 2020 registration, it appears that Bell's has not implemented the 2.31% increase in the space rent ceiling previously approved by the Commission in 2020. Instead, Bell's implemented the 1.80% increase approved by the Commission in 2019.
- Bells completed its annual re-registration process on time and requested a permissive adjustment in 2021.
- The MHFPC approved a permissive adjustment increase to the space rent ceiling of 1.17% in 2021.

Idle Wheel:

- All 153 spaces at Idle Wheel were registered with the Commission.
- Registration fees of $4,590 were paid to the City in December 2020.
- All regulated space rents as of December 31, 2020 appeared to be within the 2.31% increase (permissive adjustment) in the space rent ceiling previously approved by the Commission in 2020.
- The Commission's 2017 decision on Idle Wheel's Special Adjustment application also included a limited term monthly charge for residents starting at $7.17 for a period of ten years. (The charge is collected for 20 years and is reduced after ten years and again after fifteen years.) Staff reported that Idle Wheel has been collecting a monthly amount of $7.17 according to the annual registration.
- Idle Wheel completed its annual re-registration process on time and requested a permissive adjustment in 2021.

- The Commission approved a permissive adjustment increase to the space rent ceiling of 1.17% in 2021.

Royal Palm:

- All 131 spaces at Royal Palm were registered with the Commission.
- Registration fees of $3,930 were paid to the City in December 2020.
- All regulated space rents as of December 31, 2020 appeared to be within the 2.31% increase (permissive adjustment) in the space rent ceiling previously approved by the Commission in 2020.
- The Commission's 2018 decision on Royal Palm's Net Operating Income application also included a limited term monthly charge for residents starting at $15.38 for period of three years. (The charge is collected for six years and is reduced after three years.) Staff reported that Idle Wheel has been collecting a monthly amount of $15.38 which is the amount approved by the Commission for the first three years.
- Royal Palm completed its annual re-registration process on time and requested a permissive adjustment in 2021.
- The Commission approved a permissive adjustment increase to the space rent ceiling of 1.17% in 2021.

Leisureville:

- There are 150 spaces at Leisureville. Management claims there are no space renters, and that all residents have an ownership interest in the park. Because Leisureville did not have at least 2 spaces rented or held out for rent, Leisureville is exempt from the Ordinance and the Commission took no action.

Casa del Sol:

- For 2021, Community Housing Opportunities Corporation submitted an annual registration listing 156 of the 157 park spaces at Casa del Sol; the one park space not listed is used for the park manager. Of the 156 units, 138 are subject to recorded affordable housing covenants which restrict tenancies to low- and very-low income households and require rents affordable to residents at those income levels. The remaining 18 units are held out for median income households and claimed by CHOC to be exempt under Cal. Civil Code section 798.17, a state law preempting local rent control for spaces under specified long-term leases (greater than one year). As a result, registration fees were not paid for these spaces, but CHOC is required to annually re-confirm the exemption for the spaces.

Commission Meetings for Program Year 2021

For Program Year 2021, the Manufactured Home Fair Practices Commission held one meeting that took place on May 26.

Respectfully Submitted,

Dated: June 10, 2022

_____

Dan Sokolow, MHFPC Staff

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: I.8
SUBJECT: Climate-Safe California Campaign Endorsement and Environmental Sustainability Community Input Meeting Summary

Recommendation for Action: Staff recommends that the City Council 1) receive a summary of the July 9, 2022 Environmental Sustainability Community Input Meeting, and 2) adopt Resolution No. ___, endorsing the Climate-Safe California campaign.

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

Discussion:
The Sustainability Advisory Committee (SAC) hosted its inaugural Environmental Sustainability Community Input Meeting on July 9, 2022. This meeting was designed to gauge the community about their interests and concerns on environmental topics such as climate change, air quality, energy efficiency, water quality and general conservation efforts to help create a city that is more sustainable, healthy, and resilient. The attendees were also provided information on the Climate-Safe California campaign, in which they were able to provide comments, feedback, or questions about this initiative. The attached report provides a summary of the meeting and feedback gathered from the community members in attendance.

City Council was provided a presentation from the SAC on the Climate-Safe California campaign on June 21, 2022. The presentation included an analysis of the initiative to evaluate the potential implications for the community and its nexus to the City's Climate Action Plan. Council directed the SAC to bring the resolution back to Council after the July 9 Community Input Meeting with a summary and findings on the community's concerns and feedback regarding environmental sustainability and the Climate-Safe California campaign, which is included with this staff report and draft resolution.

The SAC hosted a community input meeting on July 9th that was attend by over 40 community stakeholders. The SAC has prepared a summary of the meeting and the input received. (Attachment 1)

Feedback from the community demonstrated broad support for the City to continue to be intentional about advancing sustainability initiatives. By endorsing the Climate-Safe California campaign, Woodland will join the long list of elected officials and organizations throughout California, including the County of Yolo, in support of this initiative.

Conclusion:
Staff recommends that the City Council 1) receive a summary of the July 9, 2022 Environmental Sustainability Community Input Meeting, and 2) adopt Resolution No. ___, endorsing the Climate-Safe California campaign.

Prepared by: Rosie Ledesma, Environmental Resource Analyst

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



Ken Hiatt
City Manager

Attachments:

1. July 9 Community Input Report (Final)
2. Resolution - Climate-Safe California

Results of the

Community Input Forum on Environmental Sustainability

July 9, 2022



Prepared for

City of Woodland

Prepared by

Allison Martin, Member

Woodland Sustainability Advisory Committee

allison.martin@cityofwoodland.org

July 12, 2022

Table of Contents

Background..... 2

Summary 3

Methodology..... 5

Participants 6

Results 7

Background

The City of Woodland Sustainability Advisory Committee ("Committee") was established in 2019 to help the City achieve its state mandated conservation and Climate Action Plan (CAP) goals, as well as provide recommendations to City Council regarding local environmental policies and issues. A component of those responsibilities is to serve as a forum for public input and feedback on local environmental sustainability topics and CAP implementation.

Community engagement is necessary for achieving a climate ready, resilient, and sustainable Woodland. Opportunities to regularly engage in these topics helps them become relevant and meaningful to a broader audience and fosters community-wide ownership of the environmental change residents and businesses wish to see. However, the last city-sponsored community input forum on sustainability topics had occurred prior to August 2012 as part of the CAP development process.

The Committee therefore identified the implementation of a community input forum as a key part of its 2021-2022 Work Plan, and hosted the "Community Input Forum for Environmental Sustainability" ("Forum") on Saturday, July 9, 2022. The Forum was held at the Leake Center of the Woodland Public Library and offered in two languages: English and Spanish. The Forum was facilitated and marketed as an opportunity for Woodland residents, business owners, and stakeholders to provide input on current interests, needs, concerns and ideas on the CAP or local environmental and sustainability topics.

The Forum agenda is included with this report as Appendix 1.

Summary

The English session of the Forum was attended by 42 community stakeholders, including Mayor Mayra Vega and Mayor Pro Tempore Vicky Fernandez, six Committee members (four of which organized the event), and Rosie Ledesma from the City of Woodland Environmental Services Division. While the Spanish session did have pre-registrants, there were no Spanish session attendees.

Participants were invited to provide feedback using three methods: verbally, as part of small breakout discussion groups, in writing using a pre/post event questionnaire, and by participating in a poll. Breakout group discussions were documented by group "listeners" (Committee members and Ms. Ledesma) and this data, along with the data from the pre/post questionnaire, was used to identify a total of fifteen (15) community priorities for environmental sustainability plus nine (9) key recommendations for the City of Woodland.

The top five (5) community priorities for environmental sustainability are:

1) Mitigating Climate Change

2) Waste Abatement (General)

3) Non-Motorized Transportation Planning

4) Water Conservation (General)

5) Climate Ready/Waterwise Landscaping

Numerous participant suggestions were analyzed for this report and cross-referenced with past Committee activities and recommendations. Together, this information culminates in nine (9) key recommendations for the City of Woodland that could be addressed concurrently, presently and in the very near future:

1) Endorse the Climate Safe California Campaign, as recommended by the Sustainability Advisory Committee, to help California address climate change through policies that also ensure a just transition for those communities dependent on the fossil fuel industry.

2) Fill all vacant positions within the Environmental Services Division (e.g., Environmental Sustainability Manager), with the additional recommendation of adding one coordinator-type position to oversee CAP implementation, education, and outreach.

3) Complete a greenhouse gas (GHG) inventory, which is a key metric for evaluating the CAP. The CAP calls for monitoring of GHGs at least every five years. The CAP was adopted in May 2017.

4) Update and expand the Environmental Services website (envirowoodland.org) to emphasize climate resiliency planning, energy conservation (including information on Valley Clean Energy accounts), cost savings programs, citizen education, and networking. Finalize and include the CAP interactive online dashboard developed in

2020. Make website content available in numerous languages other than English. This can be done in-house or with a contractor.

5) Update the City Bikeway Master Plan (2002) and pursue funding to continue expanding non-motorized transportation options, complete bike lanes, and improve biking conditions for safety.

6) Enroll the City's municipal accounts not currently supported by solar infrastructure into Valley Clean Energy's UltraGreen program.

7) Replace cleaning products used in city-owned public spaces with non-toxic alternatives, which will improve indoor air quality and protect the health of custodial workers, staff, and visitors.

8) Develop and implement education programs and resources in partnership with Woodland Joint Unified School District, emphasizing water and energy conservation as well as waste management. This can be completed in-house or with a contractor.

9) Develop and implement a more comprehensive outreach strategy to promote and educate residents about the City's water conservation and waste management programs. This can be completed in-house or with a contractor.

Methodology

Community input was solicited in three ways: 1) as verbal responses to three questions asked during small group breakout sessions, 2) as written responses to a pre/post event questionnaire; and 3) by raising/not raising hands as part of a poll.

Method 1: Breakout Group Discussions

Participants were broken up into smaller groups of 5-8 individuals and asked to take turns responding to each of three focus questions:

1) What environmental topics do you regularly think about? What are you thinking or feeling when these topics come to mind?

2) What have you encountered in the City that you feel addresses any of the topics discussed so far? What do you see as being the benefits, challenges or opportunities of these solutions?

3) What would you like to see the City implement to address any of the topics discussed today?

Each group was moderated by a Committee member or Environmental Services staff member who was also responsible for documenting and clarifying each participant's response. After all participants shared their responses, participants were encouraged to have a free-flowing discussion on the question at hand for as long as time allowed.

Method 2: Pre/Post Questionnaire

Upon arrival, participants were given a two-page questionnaire containing pre and post event questions as well as a demographics survey. Participants were instructed to complete the pre-questionnaire prior to the start of the Forum and the post-questionnaire within the last five minutes of the Forum. This questionnaire is attached as Appendix 2.

Method 3: Audience Polling

One of the objectives of the Forum was to gauge community interest in the Climate Safe California Campaign and whether or not City Council should endorse the Campaign at their July 19, 2022 meeting. Prior to the event, pre-registrants were e-mailed a link to the Campaign website to allow for research on the topic. Information on the campaign was also presented at the meeting. Following this discussion, the audience was asked to raise their hands if they think City Council should endorse the campaign.

Participants

As part three of the pre/post questionnaire instrument, participants were invited to respond to an optional demographic survey. This data was collected, sorted, and analyzed in order to understand the audience and what socio-economic experiences may be informing their interest and contributions.

A total of 25 individuals (63% of participants excluding Committee members and City staff) responded:

- 76% of respondents identified as female and 24% as male.
- 79% of female respondents identified as being white and not Hispanic or Latino; 16% identified as being Hispanic or Latino; and 5% identified as Asian. All male respondents (24% of the total sample) identified as being white and not Hispanic or Latino.
- The median age range of female respondents is 55-64 and the median age range of male respondents is 65-74. No participant identified as being younger than 25 or older than 84.
- 72% of respondents indicated that they have a post-graduate degree, with six more respondents identifying as having a bachelor's degree and one identifying as having an associate's degree. No participant identified as having a high school degree (or equivalent) or less educational experience.
- The median annual household income of respondents is $75,000-$99,999.

Using these respondents as a sample of the total participant cohort, Forum participants can be described as predominantly female, white, affluent, and well-educated. Therefore, special consideration should be made regarding recruitment practices for future input activities to ensure that historically marginalized and underrepresented groups are included.

Results

Climate Safe California Campaign

For Method 3 (audience polling), just over two-thirds of non-Committee and staff participants present at the time (29 out of 38 individuals) indicated that Woodland's City Council should endorse the Climate Safe California Campaign.

Community Priorities for Environmental Sustainability

The following narrative summarizes the responses collected using Methods 1 (breakout discussion groups) and Method 2 (pre/post questionnaire).

A total of 15 unique environmental topics or themes were identified by participants, and the top 5 topics mentioned (from most often to fifth most often) were:

1. Climate Change/Climate Change Impacts
2. Waste Abatement (General)
3. Non-Motorized Transportation Planning
4. Water Conservation (General)
5. Climate Ready/Waterwise Landscaping

- **Climate Change/Climate Change Impacts** is an aggregate category for a subset of climate change related concerns shared by Forum participants, including: air quality due to wildfires exacerbated by climate-change induced drought conditions; health impacts due to record-breaking heat conditions; drought and reduced agricultural yields; outbreak of tree diseases and insect/pest populations; and the projected increase in human autoimmune responses triggered by climate change induced conditions.

- **Waste Abatement** describes the programs, policies, and ordinances which reduce, reuse, or recycle solid waste as a means of eliminating refuse that would otherwise end up in the landfill or the natural environment. During this event, participants described four main areas of abatement concerns: a lack of community understanding and education around proper recycling practices; the need for ordinances eliminating non-recyclable take-out products provided by restaurants, such as Styrofoam containers, plastic bags, straws, and plastic utensils from the local waste stream; the impacts of littering and illegal dumping (urban blight); and society as a "throw away culture" (society's tendency to just 'throw things away' rather than invest in reusable options or reuse, repurpose, or compost refuse).

- **Non-Motorized Transportation Planning** describes plans that allow for ease of walking, bicycling, wheelchair use, and small-wheeled transport methods (scooters, skateboards, roller skates or blades, etc.) that would improve local air quality and reduce GHG emissions. Examples presented by participants include: incomplete and unsafe bike lanes on city streets (such as Court Street) and other general concerns for bicycling safety; the lack of pathways or safe routes used strictly for non-vehicular travel over long distances or to/from major city destinations located across town; and an outdated City Bikeway Master Plan that failed to account for the climate crises. Several participants referenced the need for a system similar

used by the City of Davis (Davis Green Belt).

- **Water Conservation** an aggregate category for a subset of water-conservation related concerns shared by Forum participants, including: the lack of water education in local schools, a need for the City to conduct outreach, enforcement and/or penalties for those with water exceedances; and acknowledgement that some private wells are going dry in rural Woodland/Yolo County.

- **Climate Ready/Waterwise Landscaping** describes concerns specific to public and private landscaping practices and retrofit opportunities, such as: the removal of healthy trees on private property, especially older oak trees that sequester carbon and mitigate climate change; homeowners replacing waterwise landscaping in new developments with grass sod; the absence of green roof/permeable landscaping that slows and filters stormwater run-off; the lack of resources for low-income populations to retrofit their lawns; and the lack of pollinator gardens in public spaces.

The remaining 10 environmental priorities identified by participants (after being aggregated, sorted, and ranked) include:

6. Education and Outreach
7. Indoor Air Quality
8. Urban Forests
9. Environmental Justice
10. Pesticides
11. Renewable Energy
12. Rezoning of Agricultural Land
13. Motorized Alternative Transportation
14. Biodiversity
15. Soil Conservation

Current Environmental Successes in Woodland

In both Methods 1 and 2, participants were invited to share what they 1) have observed in Woodland that successfully addresses their priority topics for environmental sustainability, as well as any potential challenges or opportunities associated with those solutions; and 2) what they specifically think the City of Woodland is already doing well regarding environmental sustainability. Those responses were aggregated and are summarized as follows:

- **Davis-Woodland Water Supply Project:** This award-winning and internationally recognized project improved Woodland's water quality and helped secure our water future. However, it is still important that residents, businesses, and schools conserve water as we do not know how long this current drought will last. Climate change and drought does affect water quality from our surface water source (Sacramento River).

There is an opportunity for more education on water resources and quality in schools and with the public.

- **Community Solar Program (Valley Clean Energy):** Auto-enrollment in Valley Clean Energy likely contributes to much of the reduction in Woodland's GHG inventory. There is opportunity to expand this program by auto-enrolling municipal accounts not currently supplied by the City's solar generation infrastructure into the Valley Clean Energy UltraGreen program, which provides electricity from 100% carbon-free and renewable sources.
- **Waterwise Landscape Tour:** The virtual waterwise landscape tour has been improving over the last two years and includes valuable resources. In some ways, it is more effective than the in-person tours but it might serve the community best to continue offering both opportunities (virtual and in-person landscape tours) in the future.
- **Environmental Rebate Programs:** Mulch and compost bin rebate programs are seemingly quite successful and seem to have been running out of funds sooner each year than they did in the past. It would be helpful if the City could also offer rebates for waterwise yard conversions (per square foot) and not just for conservation tools or equipment.
- **Woodland Tree Foundation:** The Woodland Tree Foundation honors their motto "building community through canopy." They produced a map of the City's largest valley oak trees and obtained a grant to increase trees in low canopy areas. They are the most successful citizen engagement group and could be a template for other community engagement projects, such as trash cleanup groups.
- **Sod-Free Yards in New Developments:** New developments such as Spring Lake have smaller yards that are initially installed with berms, swales, mulch, and drought tolerant plant. However, some homeowners convert these yards to contain sod. The City could have an ordinance preventing this type of conversion.
- **Crawford Park Rain Garden:** The Crawford Rain Garden was the first demonstration garden in the City; however, it lacks signage explaining why it was installed and how homeowners could do the same. The City could include more rain gardens in public spaces that could serve many more beneficial purposes.
- **Bee City, USA Designation:** Woodland was designated as a Bee-Friendly and Pollinator-Friendly City in 2019. The California Honey Festival is hosted in Woodland and helps perpetuate the important stories of pollinators.
- **EnviroWoodland Newsletter:** This monthly newsletter contains valuable news and resources and is easy to read. It would be helpful if it regularly included information from the Sustainability Advisory Committee, such as an update from the Chairperson and/or links to their most recent meeting minutes.
- **Woodland Regional Park Preserve:** Woodland Regional Park Preserve will be a valuable asset to the City as there is otherwise a complete lack of open space within City limits. Maintaining funding for K-12 and public education at this venue is necessary.
- **Organic Waste Management:** For the last few years, residents have been able to add food scraps and food soiled paper to their yard waste bins. Repurposing food waste is

becoming more of a requirement. However, continued outreach and education on what can and cannot go into the organics bin is necessary.

- **Bulky Waste Program:** (no additional comment)

Community Suggestions for Improvement

Specific community suggestions for environmental topics are listed here. Please note that not every topic previously identified as an area of concern received recommendations.

- **Climate Change/Climate Change Impacts:**
  - Advertise the Climate Action Plan and provide regular updates to the community. Make the information accessible online and send annual postcards to every Woodland postal address. There is a lack of transparency and accountability.
  - Complete the GHG inventory, which is a key step of for CAP evaluation.
  - Have a staff member and budget dedicated to CAP implementation and outreach.
  - Auto-enroll municipal accounts into Valley Clean Energy's UltraGreen program, as this is one of the City's best strategies for curbing its GHG emissions.
  - Continue adding Electric Vehicle (EV) charging stations; the ones at popular shopping centers are usually full on the weekends. More are needed.

- **Waste Abatement**
  - Impose and/or enforce a Citywide ban or ordinance on Styrofoam takeout products.
  - Educate and support restaurants who are failing to comply with Assembly Bill (AB) 1276 (legislation limiting the distribution of single-use foodware accessories and standard condiments to customers only upon request).
  - Provide outreach and education materials in languages other than English and Spanish; recreate educational materials that transcend language barriers by using pictures.
  - Deliver educational presentations in K-12 schools or start school composting or recycling collection programs.
  - Offer regular community trash cleanup projects, such as monthly "Adopt a Street" or "Adopt a Neighborhood" cleanups. The Cities of Vallejo and Suisun City have these programs that Woodland could use as a template. This will lead to more community engagement and cleaner neighborhoods.
  - Events happening within City limits (e.g., the Woodland Honest Festival) should be required to be zero waste; all vendors should be required to supply only compostable utensils, plates, etc. and this should be a part of the permit application process.
  - Explore and identify solutions for food-grade products that contain Per- and Polyfluoroalkyl Substances (PFAS) that are now being added to City compost bins and adding toxicity to soil and the environment.
  - Require grocers to offer only compostable (compostable in appropriate facility) plastic bags, like Trader Joe's in Davis does.

- **Non-Motorized Transportation Planning**
  - Finish and improve bike lanes in accordance with the 2002 City Bikeway Master Plan. Make biking safer.
  - Update 2002 City Bikeway Master Plan with an emphasis on replacing traditionally vehicle-friendly routes with non-motorized transportation pathways.

- Offer free safety reflective vests to help residents feel safer biking or walking instead of driving.
- Convert unused railroad systems into non-vehicular travel routes. An example of how this has been done is above Cannery Row in Monterey, CA ("rails to trails"). This could be done along Main Street.
- Offer rebates for those who purchase bikes and/or Electric Vehicle (EV) bicycles.
- Sites like the Community Center and Woodland Regional Park should be safely accessible without needing a vehicle to get there.
- Work with downtown property owners to offer student housing, which will encourage walking through downtown (rather than driving to downtown) and support local businesses.
- Amplify "May is Bike Month" and offer bigger incentives and recognition for participation.

- **Water Conservation**
  - Offer incentives and recognition for businesses and homeowners that cut back water usage, hopefully to inspire other customers.
  - Amplify promotion of AquaHawk (the City's water use alert program). Look at accounts and specifically reach out to "water wasters."
  - Offer "Brown is the New Green" lawn signs to people who let their lawns die as part of an outreach tool.
  - Deliver water education programs in K-12 schools or at the library.
  - Make sure City irrigation systems are set to only water in the middle of the night. Penalize the school districts for not doing the same. Encourage installation of greywater systems.

- **Climate Ready/Waterwise Landscaping**
  - Impose an ordinance, penalty or fine for installing grass sod on properties that are already retrofitted with waterwise/climate ready landscaping.
  - Apply for and implement an urban greening grant that would integrate climate-adaptive vegetation and green infrastructure.
  - Partner with railroads on their current and/or historic rights-of-way to create and maintain pollinator friendly habitat including native trees, shrubs, forbs, and wildflowers.
  - Start incorporating green roofs and other green infrastructure to slow surface runoff and filter out pollutants. Only select developers who will incorporate green infrastructure into their development project.
  - Add signage to the Crawford Park Rain Demonstration Garden to explain its purpose and how residents can integrate this into their own yards and gardens.

- **Environmental Justice**
  - Offer bilingual closed captioning of all City meetings (City Council, SAC, planning commission, etc.) to include vulnerable and marginalized groups.
  - Offer rebates for small landscape businesses when they switch their gas-powered equipment for electric equipment, helping to ensure a just transition for businesses like these.

- **Indoor Air Quality**
  - Replace carpets in City-owned public spaces with non-toxic flooring options. Emulate the Woodland Joint Unified Flooring policy.
  - Replace toxic cleaning chemicals in City-owned public spaces with non-toxic alternatives.
  - Promote carpeting and cleaning product companies that offer non-toxic options. Provide this information on EnviroWoodland.

Appendix 1

AGENDA

Community Input Forum on Environmental Sustainability

Saturday, July 9, 2022 | 1:00PM – 3:00PM
Leake Center | Woodland Public Library

TIME	TOPIC	PRESENTER
1:05	Welcome and Introductions	Sara Schremmer *Sustainability Advisory Committee*
1:15	Discussion Starter	Allison Martin *Sustainability Advisory Committee*
1:30	Presentation: Woodland Environmental Services	Rosie Ledesma *City of Woodland*
1:50	Group Agreements and Breakout Session	Sara Schremmer
2:30	Climate Safe CA Campaign and Next Steps	Sara Schremmer Liza Grandia *Sustainability Advisory Committee*
2:50	Raffle Winner Announcement, Exit Questionnaire, and Networking	

Please complete the pre-event questionnaire as soon as possible. Complete the exit questionnaire included on the same document after the event has concluded. Thank you!

Raffle prizes donated and sponsored by the City of Woodland Environmental Services Division

Woodland Sustainability Advisory Committee Membership

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Appendix 2

Community Input Event on Environmental Sustainability

Saturday, July 9, 2022

Welcome and thank you for joining us. Your input is essential and appreciated.

There are three parts to this questionnaire. Please complete the first box prior to the start of the event and the second box only after the event has concluded. The third box is optional but provides valuable information. Please return the completed questionnaire to event volunteers at the check-in table to receive a thank you gift provided by Planet Inc.

BOX 1 - Please complete this section immediately upon arrival.

1. How long have you been a Woodland resident? _____ years _____ months

2. What are your expectations for this event?

3. What are your **Top 3** priorities for environmental sustainability that you are hoping to share today? Why are they important to you?

4. What do you think the City of Woodland is doing well regarding environmental sustainability? Where do you think it could improve?

BOX 2 - Please complete this section after the meeting ends.

1. Did this event meet your expectations? Please describe why and/or why not.

continues on back

2. Did any of your **Top 3** priorities (Box 1, Question 3) change based on what you heard from other attendees today? Please explain.

3. Now that the event is finished, what do you think the City of Woodland is already doing well regarding environmental sustainability? Where do you think it could improve?

4. Is there anything else you would like to share?

- How did you hear about this event?
- What suggestions do you have for marketing events like this in the future? How can we connect with more people like you?

BOX 3 - Demographic Information (Optional)

Responses are voluntary and anonymous.

Gender: ❑ Male ❑ Female ❑ Non-Binary ❑ Other: _____

Race/Ethnicity (check all that apply): ❑ American Indian or Alaska Native ❑ Asian ❑ Black or African American ❑ Hispanic, Latino, or Spanish ❑ Native Hawaiian or Other Pacific Islander ❑ White ❑ Other: _____

Age Range: ❑ 18 and under ❑ 19-24 ❑ 25-34 ❑ 35-44 ❑ 45-54 ❑ 55-64 ❑ 65-74 ❑ 75-84 ❑ 85 and older

Education Level: ❑ Grade 12 or Less ❑ High School Degree or Equivalent ❑ Some College; No Degree ❑ Associate Degree ❑ Bachelor Degree ❑ Post Graduate Degree

Average Annual Household Income: ❑ Less than $10,000 ❑ $10,000-$24,999 ❑ $25,000-$49,999 ❑ $50,000-$74,999 ❑ $75,000-$99,9999 ❑ $100,000-$149,999 ❑ $150,000 or greater

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO ENDORSE THE CLIMATE-SAFE CALIFORNIA CAMPAIGN AND CALL UPON THE STATE OF CALIFORNIA TO ENACT SOLUTIONS TO REDUCE EMISSIONS

WHEREAS, the City of Woodland's 2035 Climate Action Plan (CAP) was adopted in 2017 identifying greenhouse gas (GHG) reduction strategies in order to meet the State's GHG reduction targets as set by AB 32 and SB 32;

WHEREAS, the City of Woodland Sustainability Advisory Committee was established as an advisory body to the City Council to provide CAP and sustainability related recommendations that align with the City's GHG reduction goals;

WHEREAS, Climate-Safe California was developed as a campaign focused on removing more climate pollution from the atmosphere than is emitted by 2030 through state adopted policies and solutions;

WHEREAS, this endorsement aligns with the goals of the Climate Action Plan and the Sustainability Advisory Committees responsibilities to bring forth a formal recommendation to the City Council for endorsement.

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

Section 1: The City Council of the City of Woodland endorses the Climate-Safe California campaign and calls on the State of California to enact the solutions outlined in Exhibit A as advised by the City of Woodland Sustainability Advisory Committee.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 19th day of July, 2022, by the following vote:

AYES:
NOES:
ABSENT
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

EXHIBIT A

City of Woodland calls on the State of California to enact the following solutions:

1. COMMIT TO 80% BELOW 1990 LEVELS OF GHG EMISSIONS AND NET NEGATIVE EMISSIONS BY 2030, accelerating existing state policy timelines.

2. SECURE A JUST TRANSITION FOR WORKERS, THEIR FAMILIES, AND COMMUNITIES WHO DEPEND ON FOSSIL FUEL INDUSTRIES, ensuring their economic well-being.

3. CLOSE THE CLIMATE GAP WHEN ENACTING CLIMATE POLICIES TO ENSURE LOWER-INCOME COMMUNITIES AND COMMUNITIES OF COLOR ARE NO LONGER DISPROPORTIONATELY HARMED by the health and economic consequences of fossil fuel development, production, and use, and have equitable access to climate-friendly solutions.

4. ENACT BY 2025 THE SUITE OF POLICIES REQUIRED BY SCIENCE TO PUT US ON TRACK FOR NET-NEGATIVE EMISSIONS BY 2030:

a. ACCELERATE THE PHASE-OUT OF FOSSIL FUEL DEVELOPMENT, PRODUCTION, AND USE

i. Immediately halt new oil and gas drilling and infrastructure development
ii. Invest now and ramp up public-private efforts to transition fossil fuel workers to good quality jobs or early retirement
iii. Ensure significantly greater GHG-free transportation and mobility, including no new internal combustion vehicles licensed by 2030
iv. Secure 100% clean, distributed, resilient electricity and storage, including mobile assets such as electric vehicles, by 2030
v. Ensure significantly greater GHG-reduction in buildings including 100% electric appliances required in all new buildings, by 2023

b. INCREASE NATURE-BASED CARBON SEQUESTRATION

i. Protect and increase natural carbon sequestration from the atmosphere to secure an additional ~100+ MMT of CO2e annually by 2030 through major investments in healthy soils and improved agricultural practices; forest, wetland, and other habitat and vegetation protection and management; and climate-smart habitat restoration at scale in California starting no later than 2022

c. INVEST IN COMMUNITY RESILIENCE

i. Fund and support every California community by 2025 to:

1. Develop and implement resilience measures as currently required by state law, such as community resilience centers and resilience staffing to reduce deleterious climate impacts on human health, from increased heat, fire and smoke exposure to flooding, drought, and spread of disease

2. Establish clean energy community microgrids and battery storage linked to electric transportation, empowering communities to keep the lights on for critical facilities such as fire stations and hospitals during planned or unplanned outages

d. GENERATE THE FUNDS NEEDED FOR SPEED AND SCALE CLIMATE ACTION

i. Generate by no later than 2025 an estimated $12-20 billion per year in new state funds to pay for this urgently needed suite of policies from progressive and equitable financing mechanisms, such as frequent flyer fees, green bonds, and a carbon fee and dividend type program

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: I.9
SUBJECT: Construction Contract for the Fifth and Clover Streets Sewer Rehabilitation, CIP 22-18, and Re-allocate Project Funding

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____:
1.) Authorizing the City Manager to create a new capital project, the Fifth and Clover Streets Sewer Rehabilitation Project, CIP 22-18 and allocate $550,000 from CIP 08-21, Annual Sewer Repair and Replacement, to CIP 22-18; and
2.) Award a construction contract with C.E. Cox General Engineering for construction services in the amount of $400,579 for the Fifth and Clover Street Sewer Rehabilitation Project and approve construction contingencies of up to an additional 25% of the contract award amount ($100,144.75).

Staff Contact:
Chris Fong, Senior Associate Civil Engineer, (530) 661-5972, chris.fong@cityofwoodland.org

Fiscal Impact:
The City has an ongoing program to repair and replace sewer collection lines throughout the City. The overall project budget for the annual sewer and replacement project is $5,049,180 in CIP 08-21 as identified in the FY 2022/23 budget approved by Council on June 21, 2022.

Since CIP 08-21 encompasses multiple projects, City staff are coming back to the Council at this time to move the costs for the Fifth and Clover Streets Sewer Rehabilitation Project to CIP 22-18 to allow better tracking of costs. The total project budget for CIP 22-18 will be $550,000. The construction contract for the Fifth and Clover Streets sewer rehabilitation work is for an amount of $400,579. Other items that make up the total project budget represent the amount allocated for construction management, inspection, and construction contingency.

Background:
City staff are continually reviewing the status of the City's sewer collection system. Repair and replacement of sewer lines is based on information obtained from the Asset Management System and annual CCTV evaluation of sewer lines. Projects are identified based on criticality and budget. Through this process, staff has identified that multiple open trench replacement of sewer mains are necessary on Fifth Street between Clover and Grafton and on Clover Street between Fifth and Railroad.

Discussion:
The City worked with Laugenour and Meikle to put together the plans and specifications for the Fifth and Clover Streets Sewer Rehabilitation Project. City Council approved Resolution No. 7925 on June 7, 2022 to approve the plans and specifications and to authorize bid advertisement for the Fifth and Clover Streets Sewer Rehabilitation project.

The City advertised bids on June 8, 2022. On July 6, 2022, the City received 5 bids for CIP 22-18 for base bids ranging from $400,579 to $668,888. The Engineer's estimate was $737,942. Per the bidding documents, low bid shall be determined by base bid alone. C.E. Cox General Engineering has been determined to be the lowest responsive, responsible bidder and has complied with all technical submittal requirements. Please see the following table for complete bid results.

CONTRACTOR	Base Bid Amount
C.E. Cox General Engineering	$ 400,579.00
Koios Engineering Inc.	$ 547,772.00
Gold Coast Pipeline	$ 586,554.00
Agronaut Constructors	$ 628,243.00
C&J General Engineering	$ 668,888.00

With authorization to award the contracts, staff anticipates beginning construction in August 2022 and completion by the end of the calendar year. The construction contract is available for review at the City Clerk's office.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____:
1.) Authorizing the City Manager to create a new capital project, the Fifth and Clover Streets Sewer Rehabilitation Project, CIP 22-18 and allocate $550,000 from CIP 08-21, Annual Sewer Repair and Replacement, to CIP 22-18; and
2.) Award a construction contract with C.E. Cox General Engineering for construction services in the amount of $400,579 for the Fifth and Clover Street Sewer Rehabilitation Project and approve construction contingencies of up to an additional 25% of the contract award amount ($100,144.75).

Prepared by: Chris Fong, Senior Associate Civil Engineer

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



Ken Hiatt
City Manager

Attachments:
1. Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING CONSTRUCTION CONTRACT FOR THE FIFTH AND CLOVER STREETS SEWER REHABILIATION, CIP 22-18, AND APPROPRIATE PROJECT FUNDING

WHEREAS, the City Council approved the plans and specifications and authorized advertisement for bids on June 7, 2022; and the City of Woodland advertised for bids on June 8, 2022; and

WHEREAS, on July 6, 2022 the City of Woodland received 5 bids, and C. E. Cox General Engineering was determined to be the lowest responsive bidder with a base bid of $400,579.00; and

WHEREAS, the City of Woodland wishes to enter into a Construction Contract with C.E. Cox General Engineering for CIP 22-18, Fifth and Clover Streets Sewer Rehabilitation for an amount of $400,579 (base bid amount), and the City Council wishes to authorize its execution through adoption of this resolution; and

WHEREAS, the City of Woodland wishes to have a construction contingency of up to 25% of the construction contract amount ($100,144.75); and

WHEREAS, the City Council wishes to appropriate $550,000 from CIP 08-21, Annual Sewer Repair and Replacement, to CIP 22-18, Fifth and Clover Streets Sewer Rehabilitation.

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

Section 1. The City Council hereby creates a new capital project, Fifth and Clover Streets Sewer Rehabilitation, CIP 22-18.

Section 2. The City Council hereby approves an appropriation of $550,000 in FYI 2022/23 from CIP 08-21, Annual Sewer Repair and Replacement to CIP 22-18, Fifth and Clover Streets Sewer Rehabilitation.

Section 3. The City Council hereby approves the Construction Contract with C.E. Cox General Engineering. in the amount of $400,579.00. The City Manager is hereby authorized and directed to execute the contract, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized herein does not change.

Section 4. The City Council hereby approves a fifteen (25%) percent construction contingency in the amount of $100,144.75.

Section 5. Copies of the Construction Contract are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this ___19th___ day of ___July___ 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: July 19, 2022
ITEM #: I.10
SUBJECT: FY23 OTS STEP Grant Award Acceptance

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, (1) authorizing the City to accept the FY2022/23 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant in the amount of $100,000 and (2) authorizing the City Manager to appropriate $100,000 in the OTS STEP Grant program budget in the State Grants Fund (325).

Staff Contact
Chief Derrek Kaff, 530-661-7865

Council Goal
This recommendation is consistent with the Council's goals of 1) improving Woodland's quality of life by ensuring the highest level of public safety by conducting effective traffic enforcement operations; 2) strengthening public safety and infrastructure by pursuing relevant and necessary training and procuring needed equipment and 3) enhancing governance and fiscal responsibility by pursuing supplemental sources of funding for special operations and equipment through grants.

Fiscal Impact
The OTS STEP grant will reimburse personnel overtime costs (total estimated at $80,476) associated with the identified traffic enforcement operations; associated training costs ($3,328), and the purchase of DUI checkpoint equipment ($13,065) and two radars ($3,127). There is no funding match required from the City.

Background
The goal of the Selective Traffic Enforcement Program through the California Office of Traffic Safety is to reduce the number of persons killed and injured in crashes involving alcohol and other primary collision factors. To attain this goal, "best practice" strategies will be conducted. The funded strategies may include: DUI checkpoints, DUI saturation patrols, Distracted Driving saturations, primary collision factor enforcement operations, and bicycle and pedestrian enforcement operations, educational presentations, and personnel training. The program may also concentrate on speed, distracted driving, street racing, seat belt enforcement, operations at intersections with disproportionate numbers of traffic crashes, and special enforcement operations encouraging bicycle safety. These strategies are designed to earn media attention, thus enhancing the overall deterrent effect.

Discussion
The Police Department continues to be challenged by the rise in traffic related issues, including serious moving violations, driving under the influence incidents, and bicycle/pedestrian accidents. The General Fund is insufficient to fund the staffing and equipment the Department needs to address these traffic-related issues. This grant provides a 100% reimbursement on the costs associated with staffing and equipment and would provide the Police Department with funds to focus on operations specifically tailored to address serious moving violations, driving under the influence, and bicycle/pedestrian safety. Specifically, the grant will allow the Department to purchase two radar units to assist in speed enforcement.

To complement the enforcement efforts associated with the STEP grant, the Police Department and Engineering staff continue to work together on citywide and neighborhood speed management. Included is an identification of opportunities to improve coordination between workgroups to share information efficiently on

complaints received by the two departments. We have coordinated the utilization of volunteers to monitor and show presence in neighborhoods where speed complaints are common, and have been performing concentrated enforcement in areas identified as priorities between the two work groups.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, (1) authorizing the City to accept the FY2022/23 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant in the amount of $100,000 and (2) authorizing the City Manager to appropriate $100,000 in the OTS STEP Grant program budget in the State Grants Fund (325).

Prepared by: Sgt. Ted Ruiz, Special Field Operations
Elle Murphy, Senior Management Analyst

Reviewed by: Anthony Cucchi, Deputy Police Chief

Approved by: Derrek Kaff, Police Chief

Ken Hiatt
City Manager

Attachments:

1. Resolution - FY23 OTS STEP Grant 2022-07-19

RESOLUTION NO. _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND (1) AUTHORIZING THE CITY TO ACCEPT THE FY2022/23 OFFICE OF TRAFIC SAFETY (OTS) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) IN THE AMOUNT OF $100,000, AND (2) AUTHORIZING THE CITY MANAGER TO APPROPRIATE $100,000 IN THE OTS STEP PROGRAM BUDGET IN THE STATE GRANTS FUND (325)

WHEREAS, the 2023 Selective Traffic Enforcement Program (STEP) grant through the California Office of Traffic Safety is designed to advance traffic safety by addressing the full-time sworn officer needs of state, local, and tribal law enforcement agencies nationwide.; and

WHEREAS, the STEP grant will provide 100 percent reimbursement of the personnel overtime, training and equipment costs for the grant period; and

WHEREAS, the Police Department was successfully awarded $100,000 in total reimbursement for personnel overtime, training and equipment costs as requested in the grant application; and

WHEREAS, the Police Department will complete all programs, operations, and trainings over the grant period.

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

SECTION 1. That the City Council hereby authorizes the City to accept the FY23 Office of Traffic Safety (OTS) Selective Traffic Enforcement Program (STEP) Grant in the amount of $100,000 and

SECTION 2. That the City Council hereby authorizes the City Manager to appropriate $100,000 in the OTS STEP Grant program budget in the State Grants Fund (325).

PASSED AND ADOPTED by the City Council this 19th day of July 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____

APPROVED AS TO FORM:

_____

Ana B. Gonzales, City Clerk

Ethan Walsh, City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: I.11
SUBJECT: Construction Contract for 2022 Road Maintenance Project, CIP 22-06

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, a resolution of the City Council to: 1) Approve a construction contract for the 2022 Road Maintenance Project, CIP 22-06; award the construction contract in the amount of $729,486 to George Reed Inc. with both approval and award contingent on the expiration of the bid protest period for this project; authorize a contract contingency up to 15% ($109,422.90) ; and authorize the City Manager to execute the construction contract and change orders; and 2) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $97,556.00; authorize a contract contingency up to 10% ($9,755.60); and authorize the City Manager to execute the agreement and amendments.

Staff Contact:
Justin Lau, Junior Engineer, (530) 661-5960, justin.lau@cityofwoodland.org

Fiscal Impact:
The project is identified in the current Capital Budget as CIP 22-06 with a project budget of $1,125,000. The project funding is comprised of $1,100,000 in Measure F funding, and $25,000 in Water Enterprise Funds to fund improvements associated with water utility conflicts. This project funding is consistent with the current approved Capital Budget and the Measure F Spending Plans.

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

Background:
In November 2016, Woodland voters approved Measure F, which extended the ½ cent sales supplemental sales tax. The 12-year approval of Measure F, a General Tax, includes funding for general city services such as street maintenance. Measure F funding will be utilized to complete this project. Staff maintains a pavement management program that tracks pavement conditions and aims to address pavement maintenance on local streets with the Measure F funds.

Pavement maintenance typically refers to surface treatments such as slurry seal, chip seal, microsurfacing or other combination treatments. It may also include minor rehabilitation such as grinding and overlaying - where the top few inches of the asphalt surface is removed and replaced. Overlaying is typically performed when the underlying road structure is stable, but the asphalt surface is failing or beginning to fail. Further deteriorated roads that require significant rehabilitation or reconstruction are beyond the scope of the pavement maintenance program and are typically performed as standalone capital projects, often with grant funding.

The intent of the pavement maintenance program is to place surface treatment and perform minor rehabilitation to keep roads in good to moderate condition from further deterioration. The program generally focuses on local residential streets as they are often in a condition appropriate for pavement maintenance treatments. Throughout the life of Measure E and into Measure F, we have performed pavement maintenance in all areas of town and on every local street that required treatment. We are now shifting focus for a short time to address higher classification roadways that are in a condition that is conducive to these treatment types.

Discussion:

On May 17, 2022, Council approved plans and specifications for the project. On July 14, 2022, the City received three bids for construction of the project.

Staff has performed due diligence in reviewing the bids and the bids comply with the technical submittal requirements. The City received the following three responsive bids:

Bidder's Name	**Base Bid Amount**
George Reed Inc.	$729,486.00
B&M Builders	$811,575.30
Martin Brothers Construction	$891,166.10

After reviewing the bid packages, staff has determined that George Reed Inc. is the lowest responsive, responsible bidder with a total bid of $729,486.

Staff is requesting that Council award the construction contract for the base bid, contingent on the City not receiving a valid, complete, bid protest prior to the expiration of the bid protest period on July 21, 2022. In the event that the City does receive a valid, complete protest prior to the expiration of the protest period, the protest will be reviewed and addressed in accordance with the bid specifications.

To provide adequate construction management and specialized inspection services for the project, staff requests that Council approve a consultant services agreement with Associated Engineering Consultants, Inc.

Staff is requesting that Council approve a construction contract contingency up to 15% to account for unforeseen conditions and a 10% contingency on the consultant contract for inspection of any additional work.

Staff anticipates construction starting in early August 2022 with completion by October 2022.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, a resolution of the City Council to: 1) Approve a construction contract for the 2022 Road Maintenance Project, CIP 22-06; award the construction contract in the amount of $729,486 to George Reed Inc. with both approval and award contingent on the expiration of the bid protest period for this project; authorize a contract contingency up to 15% ($109,422.90) ; and authorize the City Manager to execute the construction contract and change orders; and 2) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc., in the amount of $97,556.00; authorize a contract contingency up to 10% ($9,755.60); and authorize the City Manager to execute the agreement and amendments.

Prepared by: Justin Lau, Junior Engineer

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



Ken Hiatt
City Manager

Attachments:

1. Resolution
2. Project Location Map

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT FOR THE 2022 ROAD MAINTENANCE PROJECT, CIP 22-06

WHEREAS, the City of Woodland has $1,125,000 of Measure F and Water Enterprise funds identified in the Capital Budget to maintain and extend the life of Woodland's street network, referred to as the 2022 Road Maintenance Project, CIP 22-06 (the "Project"); and

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on May 17, 2022; and

WHEREAS, the City opened bids on June 14, 2022, and of the 3 received bids, the lowest responsive, responsible bidder was George Reed Inc. determined by their base bid in the amount of $729,486; and

WHEREAS, the City wishes to award the construction contract for the base bid to George Reed Inc. in the amount of $729,486 and authorize a contingency up to 15%, with such award contingent on the City not receiving a valid bid protest prior to the expiration of the applicable bid protest period; and

WHEREAS, the City desires to have the construction management, inspection and testing performed by an experienced consultant that was selected by a qualifications based selection process; and

WHEREAS, the City wishes to approve the consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $97,556 and authorize contingency up to 10%; and

WHEREAS, the City Council wishes to approve the construction contract with George Reed Inc. and the agreement with Associated Engineering Consultants, Inc. and authorize their execution through the adoption of this Resolution.

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

Section 1. The City Council hereby approves the construction contract with George Reed Inc. in the amount of $729,486, subject to the conditions set forth in Section 3 of this Resolution. Subject to Section 3 of this Resolution, the City Manager is hereby authorized and directed to execute the contract and change orders up to 15% of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 2. The City Council hereby approves the consultant services agreement with Associated Engineering Consultants, Inc. in the amount of $97,556, subject to the conditions set

forth in Section 3 of this Resolution. Subject to Section 3 of this Resolution, the City Manager is hereby authorized and directed to execute the agreement and amendments up to 10% of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 3. This Resolution shall be effective on July 22, 2022, provided that the City does not receive a valid bid protest regarding the Project on or before July 21, 2022. In the event that the City does receive a bid protest regarding the Project on or before July 21, 2022, the protest will be reviewed and addressed in accordance with the bid specifications. If the protest is deemed valid, this Resolution shall not take effect and the City shall address the bid protest prior to approving or awarding a contract for the Project.

Section 4. Copies of the Construction Contract and Consultant Agreement for Construction Management and Inspection Services are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

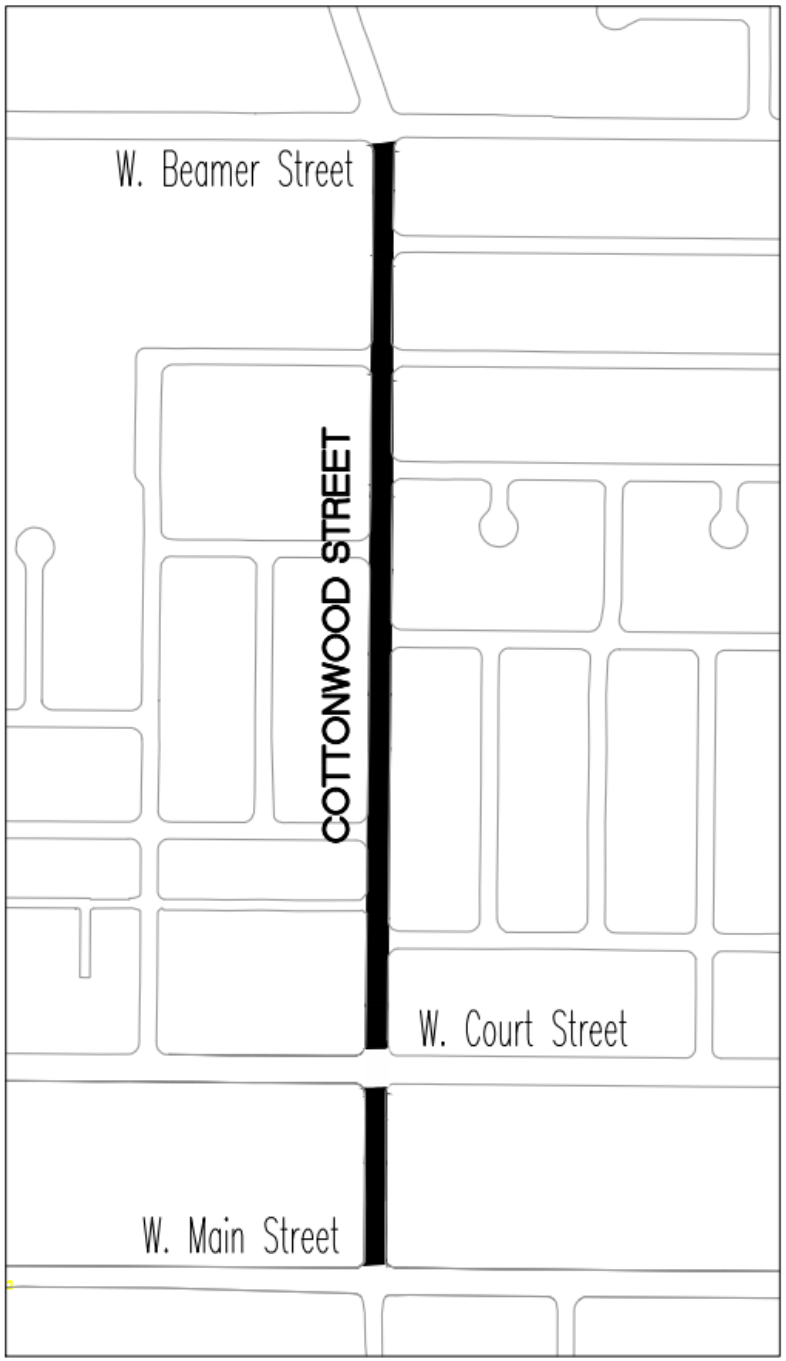
PASSED AND ADOPTED this _____ day of _____ 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk



PROJECT MAP

PROJECT LOCATION

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: I.12
SUBJECT: 2022 Spring Lake Parks Project, CIP 20-03; Award Construction Contract

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, a resolution of the City Council to 1) Appropriate $5,239,253 of additional Fund 640 - SLIF Parks & Recreation funding to the project; and 2) Approve a construction contract for the 2022 Spring Lake Parks Project, CIP 20-03; award the construction contract in the amount of $4,202,700 to Olympic Construction, Inc.; authorize a contract contingency up to 10% ($420,270); and authorize the City Manager to execute the construction contract and change orders; and 3) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $601,958; authorize a contract contingency up to 10% ($60,195.80); and authorize the City Manager to execute the agreement and amendments.

Staff Contact:
Clara Olmedo, Associate Engineer, (530) 661-5824, clara.olmedo@cityofwoodland.org

Fiscal Impact:
The approved Capital Budget includes funding for three Spring Lake Parks: Jack Slaven, Rick Gonzales Sr. and Spring Lake Park. The current approved budget totals $1,146,417 for the project, consisting of $670,000 SLIF Parks & Recreation funding (Fund 640) in FY2019/20 and $476,417 in Spring Lake Capital funding (Fund 594) in FY2020/21. Additional funding of $5,239,253 is required to construct the three parks; the additional funding is proposed to come from the Parks SLIF Fund. With the recommended action to appropriate $5,239,253 of additional Parks SLIF Funds, the total project budget will increase to $6,385,670.

The Park SLIF fund does not currently have sufficient reserves to cover the entire project costs discussed herein. The preliminary reserve balance at the end of fiscal year 2021/22 is approximately $4.3 million. Staff is anticipating additional Park SLIF revenues to be collected over the next year, as development within the Spring Lake area continues. In the event that sufficient new revenues are not collected prior to completion of the park projects, other developer paid funds that have been collected in Spring Lake, known as set-aside funds, will need to be temporarily borrowed internally until sufficient Park SLIF development revenue is collected. Based on a review of the projects anticipated to be built with these set-aside funds and the timing of their expected construction, staff believes internally borrowing these funds for cash flow purposes will not result in significant delays to any project. However, in the event that development activity in Spring Lake occurs at a slower than expected pace, and the related Park SLIF revenues are not collected, then projects that may have needed these set-aside funds could be delayed.

Background:
The Spring Lake Specific Plan includes three neighborhood parks and a central park. The first neighborhood park, Jack Slaven Park, was built in 2010 and is located on Miekle Avenue and Ortiz Avenue. The construction of this park developed 6.7-acres of park improvements and left 1.3-acres undeveloped.

The improvements completed with the first construction phase of Jack Slaven Park included:
- Splash Pad
- Multi-use turf area to accommodate youth soccer field
- Playground area and equipment for 2-5 aged and 5-12 aged children
- Benches, pathway lighting, drinking fountains

- Paved paths with connections to adjoining greenbelt network
- Group and small picnic shelters
- Restroom and maintenance building
- Low water use landscaping

The second construction phase will include:
- Dog Exercise Area
- Native Play Area
- Multi-use Sports Court

The second park, Rick Gonzales Sr. Park, was built in 2018 and is located on Miekle Avenue and Centennial Drive adjacent to Spring Lake Elementary School. This park is 10 acres, of which 7 acres were constructed with the first phase and 3 acres remain unimproved.

The improvements completed with the first construction phase of Rick Gonzales Sr. Park included:
- 7-acre improvement area
- Multi-use turf area to accommodate a youth soccer field and a T-Ball size baseball field
- Playground area and equipment for 2-5 aged and 5-12 aged children
- Benches, pathway lighting, drinking fountains
- Paved and decomposed granite paths with connections to adjoining greenbelt network and fitness stations
- Group and small picnic shelters
- Restroom and maintenance building
- Low water use landscaping

The second construction phase of Rick Gonzales Sr. Park will include:
- Tennis court (with pickle ball markings)
- Full basketball court
- Expansion of multi-use turf field
- Completion of native landscape areas

The third neighborhood park, Spring Lake Park, is located on Shellhammer Dr. and Osborn Dr. Two acres of this 8 acre park were improved in 2018 concurrently with the first phase of Rick Gonzales. At the time the first phase of the phase was under construction, the subdivision surrounding the park was still being developed and many of the homes near the park had not yet been occupied. The majority of the amenities for this park were therefore deferred until the remaining 6 acres were ready to be improved and additional residents moved in to the neighborhood.

The improvements completed with the first construction phase included the following park improvements:
- 2 acre improvement area
- Multi-use turf area
- Playground area and equipment for young children (ages 2-5)
- Native play area
- Small picnic area

The second construction phase includes:
- Playground area and equipment for elementary aged children
- Restroom and maintenance shed
- Group picnic shelter
- Multi-sports court
- Native plantings
- Paved and decomposed granite paths with connections to adjoining greenbelt

- Benches, pathway lighting, drinking fountains
- Youth soccer field
- Un-programmed Open Lawn

Discussion:
On May 12, 2022, the City received two bids for construction of the project. Staff has performed due diligence in reviewing the bids and the bids comply with the technical submittal requirements. The City received the following bids:

Bid Summary **Bidder**	**Base Bid Amount**	**Alternate**	**Total Bid + Alternate**
Olympic Land Construction, Inc.	$3,144,005.00	$1,058,715.00	$4,202,700.00
R & R Pacific Construction	$4,434,999.58	$1,609,739.50	$6,044,739.08

Olympic Land Construction, Inc. has been determined to be the lowest responsible, responsive bidder, which, per the bidding documents, was determined by the base bid amount plus alternate.

Staff recommends awarding the base bid plus the alternate.

To provide adequate construction management and specialized inspection and testing services for the project, staff is requesting that the Council approve a consultant services agreement with AEC in the amount of $601,958. AEC is on the City's construction management and inspection services on-call list to be called upon on an as-needed basis. The on-call list was selected in September 2018 as part of a Request for Qualifications (RFQ) for construction management and inspection services. AEC managed Phase 1 of Rick Gonzales Sr. Park and Spring Lake Park among other City projects.

Staff is requesting that Council approve a contingency up to 10% on both the construction and consultant contracts to account for the work and inspection associated with unforeseen conditions with the project. This contingency percentage for both contracts is based on staff's experience with similar park projects. Staff anticipates construction starting in late August 2022, with completion by Spring 2023; weather permitting. The parks are anticipated to be fully open to the public late Spring 2023 after the plant establishment period has ended.

Conclusion:
Staff recommends that the City Council adopt Resolution No. _____, a resolution of the City Council to 1) Appropriate $5,239,253 of additional Fund 640 - SLIF Parks & Recreation funding to the project; and 2) Approve a construction contract for the 2022 Spring Lake Parks Project, CIP 20-03; award the construction contract in the amount of $4,202,700 to Olympic Construction, Inc.; authorize a contract contingency up to 10% ($420,270); and authorize the City Manager to execute the construction contract and change orders; and 3) Approve a consultant services agreement for construction management and inspection services with Associated Engineering Consultants, Inc. in the amount of $601,958; authorize a contract contingency up to 10% ($60,195.80); and authorize the City Manager to execute the agreement and amendments.

Prepared by: Clara Olmedo, Associate Engineer

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



Ken Hiatt
City Manager

Attachments:

1. Resolution

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING A CONSTRUCTION CONTRACT AND CONSULTANT AGREEMENT FOR THE 2022 SPRING LAKE PARKS PROJECT; CIP 20-03

WHEREAS, the City of Woodland included funding in the Capital Budget for the 2022 Spring Lake Parks, CIP 20-03 (the "Project"); and

WHEREAS, the City Council approved the Spring Lake and Jack Slaven Master Plans on October 19, 2021 for approval; and

WHEREAS, the City Council approved the Rick Gonzales Sr. Park Master Plan on January 18, 2022 for approval; and

WHEREAS, the City Council approved the plans and specifications and authorized bid advertisement on May 10, 2022; and

WHEREAS, the City Council wishes to appropriate $5,239,253 of additional SLIF Parks & Recreation funding (Fund 640) to the project and bring the total project budget to $6,385,670; and

WHEREAS, the City opened bids on June 28th, 2022, and of the two received bids, the lowest responsive, responsible bidder was Olympic Land Construction, Inc. with a base bid plus alternate in the amount of $4,202,700 ; and

WHEREAS, the City wishes to award the construction contract to Olympic Construction, Inc. in the amount of $4,202,700 and authorize a contingency up to 10% ($420,270); and

WHEREAS, the City desires to have the construction management, inspection and testing performed by an experienced consultant that has managed similar recent large roadway construction projects for the City; and

WHEREAS, the City wishes to approve the consultant services agreement for construction management and inspection services with Associated Engineering Consultant, Inc. in the amount of $601,958 and authorize contingency up to 10% ($60,195.80); and

WHEREAS, the City Council wishes to approve the above mentioned contracts and authorize their execution through the adoption of this Resolution; and

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

Section 1. The City Council hereby authorizes the appropriation of $5,239,253 of additional SLIF Parks & Recreation funding (Fund 640) to the project and bring the total project budget to $6,385,670 for the Spring Lake Parks Project; CIP 20-03.

Section 2. The City Council hereby approves the construction contract with Olympic Land Construction, Inc. in the amount of $4,202,700. The City Manager is hereby authorized and directed to execute the contract and change orders up to 10% ($420,270) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

Section 3. The City Council hereby approves the consultant services agreement with Associated Consultant Engineering, Inc. in the amount of $601,958. The City Manager is hereby authorized and directed to execute the contract and change orders up to 10% ($60,195.80) of the original contract amount, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and conforming changes so long as the total dollar amount authorized herein does not change.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of City Council held on the 19th day of July 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Vicky Fernandez, Mayor Pro Tem

ATTEST:

_____
Ana B. Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: I.13
SUBJECT: Purchase of Magnesium Hydroxide MgOH for the Water Pollution Control Facility

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to purchase $282,000 of magnesium hydroxide from Hill Brothers Chemical Company in FY22.

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

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

Fiscal Impact
No additional funds are being requested as part of this action. The FY22 Water Pollution Control Facility (WPCF) budget allocated $195,000 for the purchase of MgOH. When it became apparent that the MgOH demand was underestimated, certain preventative maintenance projects were rescheduled to offset the increase in chemical costs.

Background
The use of MgOH as part of the wastewater treatment process at the WPCF is required to meet the City's National Pollutant Discharge Elimination System permit and is regulated by the Regional Water Quality Control Board. Dosing the effluent with MgOH to the required Ph is necessary to create an environment that supports the biologic digestion of waste at the WPCF. When the effluent's Ph goes beyond a certain range, the organisms die and the biologic treatment of the waste ceases. That treatment is essential in maintaining an acceptable final effluent quality treatment process.

Many factors can cause variations in MgOH demand. The primary driver is potable water supply source because the alkalinity of ground water and surface water are quite different. The actions of treatment plant customers, Woodland's residents and local businesses, also impact the Ph of the effluent.

Discussion
Chemical dosing of the secondary process is used to control the final effluent Ph. Sufficient alkalinity is required to support the biological process and prevent the Ph from dropping below the permitted limits. The volume of chemicals needed is difficult to anticipate months or even weeks in advance. Staff's annual estimates are usually close to the required dosage. However, during the last fiscal year, the potable water supply has fluctuated with curtailments.

The FY22 Water Pollution Control Facility (WPCF) budget allocated $195,000.00 for the purchase of MgOH. A larger than anticipated volume of MgOH was required to maintain the treatment biology. In June 2022, the Council authorized additional spending up to $246,000 from the WPCF budget on MgOH. The year-end accounting however indicates that the request was $36,000 short of the required amount.

This is not a request for additional funding, this is simply a request for the authority to purchase more chemical. Because the contract exceeds $200,000, council approval is required for the purchases.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to purchase $282,000 of magnesium hydroxide from Hill Brothers Chemical Company in FY22.

Prepared by: Shane Carlsen, Treatment Plant Superintendent.

Reviewed by: Craig Locke, Public Works Director



Ken Hiatt
City Manager

Attachments:

1. Hill Brothers-MgOH-Resolution-July 2022

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING AND APPROVING THE CITY MANAGER'S TO PURCHASE MAGNESIUM HYDROXIDE FROM HILL BROTHERS CHEMICAL COMPANY, IN AN AMOUNT NOT-TO-EXCEED $282,000.00 FOR FY22

WHEREAS, the use of alkalinity chemicals as part of the wastewater treatment process at the City's Water Pollution Control Facility (WPCF) is a required element of the City's National Pollutant Discharge Elimination System (NPDES) permit and is regulated by the Regional Water Quality Control Board.

WHEREAS, dosing with MgOH controls PH levels in the effluent and maintains a heathy environment for the treatment biology to grow and thrive which maintains acceptable final effluent quality; and

WHEREAS, the volume of MgOH necessary to maintain the treatment plant biology is estimated prior to the beginning of the Fiscal year and unforeseen changes can have significant impacts on the water chemistry and the cost of chemicals; and

WHEREAS, the total authorization for FY 22 is to be $282,000, including the $246,000 already spent to date out of the treatment plant's FY22 budget; and

WHEREAS, funding for these chemicals is already available in the FY22 budget and, no additional funds are being requested at this time.

NOW, THEREFORE, BE IT RESOLVED

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

SECTION 3. That the City Council hereby authorizes The City Manager to approve the purchase with Hill Brothers Chemical Company, in an amount not-to-exceed $282,000.00 for FY22 for magnesium hydroxide.

PASSED AND ADOPTED this 19th day of July, 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

ATTEST:

_____
Ana Gonzalez, City Clerk

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: I.14
SUBJECT: Agreement with Woodland Police Officers' Association (WPOA)

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, implementing a three (3) year agreement (July 1, 2022 to June 30, 2025) with the Woodland Police Officers' Association (WPOA) as described herein. Resolution No. 7948, which was adopted on July 5, 2022, is hereby replaced and superseded in its entirety by this Resolution.

Fiscal Impact

The current labor agreement for the WPOA covers salary and benefits for roughly 70 full-time equivalent positions at an annual cost of approximately $11.2 million. The terms of the proposed new contract are expected to result in a 9.2% increase in total compensation over the three-year period. This increase will add approximately $3.4 million in total employee compensation costs, and adds $300,000 (averaging $100,000 per year) over the funding level assumed in the development of the FY2022/23 budget forecast. Approximately 90% of this bargaining group's costs are funded through the City's General Fund, with the balance funded through various special revenue funds and special sales tax Measures F and R.

Background

The current labor agreement between the City and WPOA expired on June 30, 2022. In anticipation of this, the City began negotiating with WPOA on a successor labor agreement in February 2022, and reached a tentative agreement in mid-June. The tentative agreement was presented to and ratified by the MMPA membership, and tonight's recommended Council action would formally ratify the terms of the new three (3) year agreement with WPOA.

The final agreement was originally presented to and approved by Council on July 7, 2022. However, following the meeting, staff noted that the attached agreement and resolution did not incorporate all changes, and therefore a revised Council approval is necessary.

Discussion

The proposed agreement provides for increases in salaries and the cost of certain other benefits for covered employees while maintaining structural changes to the overall benefit package negotiated in prior agreements. The new contract also provides for ongoing stability in medical insurance rates, while at the same time providing adjustments reflecting anticipated cost of living adjustments and promoting retention and recruitment of employees.

The major terms of the contract are as follows:

Cost of Living Adjustments (COLAs)

- July 1, 2022 4.0%
- January 1, 2023 1.0%
- July 1, 2023 2.0%
- January 1, 2024 2.0%
- July 1, 2024 2.0%
- January 1, 2025 1.0%

Shift Differential Pay
Employees regularly assigned to work swing shift will receive a shift differential of 2% of base pay for all regularly scheduled hours worked on swing shift, and employees assigned to work graveyard shift will receive a shift differential of 3% of base pay.

Medical Health Insurance
The City and WPOA have agreed to increases in the amount contributed by the City for health insurance. The contribution will increase by 3% on January 1, 2023 and 4% thereafter. The maximum monthly City contribution will be as follows:

Tier	1/1/2023	1/1/2024	1/1/2025
Employee Only	$967.77	$1,006.48	$1,046.74
Employee Plus One	$2,031.07	$2,112.31	$2,196.80
Employee Plus Family	$2,596.76	$2,700.63	$2,808.66

*If the CalPERS PORAC rates increase by more than ten percent (10%) in any given year, the City shall increase the contribution by fifty percent (50%) of the amount over the ten percent (10%) increase.

Retiree Medical
For employees hired after July 1, 2006, the City will increase its contribution to the Retiree Health Savings Plans (RHSP) from $50/month to $100/month.

Sick Leave Accrual
Sick leave accrual is increased from eight (8) hours per month to ten (10) hours per month.

Conclusion
Staff recommends that the City Council adopt Resolution No. _____, implementing a three (3) year agreement (July 1, 2022 to June 30, 2025) with the Woodland Police Officers' Association (WPOA) as described herein. Resolution No. 7948, which was adopted on July 5, 2022, is hereby replaced and superseded in its entirety by this Resolution.

Prepared by: Sheila McShane, Human Resources Manager

Approved by: Kim McKinney, Director of Administrative Services.



Ken Hiatt
City Manager

Attachments:
1. WPOA MOU July 2022-June 2025 FINAL (1)-c1

MEMORANDUM OF UNDERSTANDING
BETWEEN THE
WOODLAND POLICE OFFICERS' ASSOCIATION
OF THE
CITY OF WOODLAND

The City of Woodland and the Woodland Police Officers' Association, representing employees employed by the City of Woodland in the classifications of Police Officer, Community Services Officer, Crime Prevention Specialist, Senior Police Records Specialist and Police Records Specialist by and through their authorized representatives, hereby ratify as and for a Memorandum of Understanding the attached Resolution entitled "A Resolution of the City Council of the City of Woodland Approving Certain Terms and Conditions for Police Employees" and the exhibits appended hereto, and recommend that the same be adopted by the City Council of the City of Woodland. Provisions outlined in this Resolution shall be incorporated into the City's adopted Personnel Rules and Regulations and, thereafter, the attached Resolution shall be used for the purpose of interpreting the specific rules and regulations addressed. City Council Resolution No. 7948, which was adopted on July 5, 2022, is hereby replaced and superseded in its entirety by this Resolution, and is of no further force or effect. In resolving questions of interpretation the Resolution shall in all cases be the primary source.

DATED: _____

_____
David Shepard, President of the
Woodland Police Officers' Association

_____
Representative of the
City of Woodland

The foregoing Resolution and exhibits appended thereto hereby are approved by the City Council of the City of Woodland on this 19th day of July 2022.

_____
Mayor

RESOLUTION NO. _____

MEMORANDUM OF UNDERSTANDING
BETWEEN THE
CITY OF WOODLAND
AND THE
WOODLAND POLICE OFFICERS' ASSOCIATION

TABLE OF CONTENTS

ARTICLE I - GENERAL PROVISIONS....5
1.1 Recognition....5
1.2 Term....5
1.3 Peaceful Performance....5
1.4 Salary Survey....5
1.5 Base Rate of Pay....5
1.6 Regular Rate of Pay....5
ARTICLE II – COMPENSATION....6
2.1 Salary....6
2.2 Uniform Allowance....6
2.3 Personal Property....7
2.4 City Equipment and Clothing Return....7
2.5 Call-Back Pay....8
2.6 Departmental Meetings and Training....8
2.7 Overtime Pay....9
2.10 On-Call Pay....11
2.11 Longevity Pay....11
ARTICLE III - SPECIAL ASSIGNMENTS....12
3.1 Field Training Officer....12
3.2 Corporal....12
3.3 Canine Officer....12
3.4 Bilingual Pay....13
ARTICLE IV - EDUCATIONAL INCENTIVE....13
4.1 POST Certificates....13
4.2 Training and Travel Expenses....13
ARTICLE V - MEDICAL AND RELATED BENEFITS....14
5.1 Medical Insurance....14

5.2 Medical Insurance Upon Retirement 15
5.3 Sick Leave 17
5.4 Dental Insurance 17
5.5 Vision/Optical 17
5.6 Life Insurance 17
5.7 Flexible Spending Account 17
5.8 Use of Tobacco Products 18
ARTICLE VI - LEAVES 18
6.1 Holidays 18
6.2 Vacation 18
6.3 Vacation Accrual 18
6.4 Vacation Accumulation 18
6.5 Sick Leave 19
6.6 Other Leave 19
6.7 Bereavement Leave 19
6.8 Catastrophic Leave Bank 19
ARTICLE VII - WORK HOURS 20
7.1 Sworn Schedule 20
7.2 Non-Sworn 4/10 Work Schedule 20
7.3 Non-Sworn 9/80 Work Schedule 20
ARTICLE VIII - LIGHT/LIMITED DUTY 22
8.1 Light/Limited Duty 22
ARTICLE IX - PERS RETIREMENT 23
9.1 PERS Retirement 23
9.2 Miscellaneous Members 24
ARTICLE X - EMPLOYMENT PROBATION 25
10.1 Probation 25
ARTICLE XI - MEMORANDUM OF UNDERSTANDING 26
11.1 No Discrimination 26
11.2 Modification 26
11.3 Separability of Provisions 26
ARTICLE XII - MANAGEMENT RIGHTS 27
12.1 Management Rights 27
ARTICLE XIII – AGENCY DUES DEDUCTION 28

13.1 Employees in Association 28
ARTICLE XIV – SEPARATION FROM SERVICE 29
14.1 Dismissal 29
14.2 Lay-Off....29
14.3 Interpretation 33
14.4 Mediation....33
ARTICLE XV – ASSOCIATION TIME BANK....34
15.1 Association Time Bank 34
ARTICLE XVI OTHER COMPENSABLE ITEMS....34
16.1 Other Compensable Items Not Set Forth Herein....34

ARTICLE I - GENERAL PROVISIONS

1.1 Recognition

1.1.1 The City recognizes the Woodland Police Officers' Association (WPOA) as the sole and exclusive representative for full time employees of the City of Woodland in the classifications of Police Officer, Community Services Officer, Senior Police Records Specialist, Crime Prevention Specialist, and Police Records Specialist.

1.2 Term

1.2.1 This Memorandum of Understanding (MOU) shall be in effect from July 1, 2022, and shall remain in full force and effect through 11:59 p.m. on June 30, 2025.

1.3 Peaceful Performance

1.3.1 The Association agrees that during the term of this Memorandum of Understanding the Association will not engage in, encourage, sanction, support, any:

a. Strikes;
b. Mass resignations;
c. Mass absenteeism.
d. Picketing which would involve suspension of or interference with normal work of this department; or,
e. Any other similar actions, which could involve suspension of or interference with any work of this department.

1.4 Salary Survey

1.4.1 Total compensation survey shall be conducted prior to negotiations using the following cities: Davis, Lincoln, Lodi, Manteca, Rocklin, West Sacramento and Yuba City. The total compensation shall include and be limited to the following: top step salary, maximum education incentives, maximum POST Certificates, uniform allowance, maximum longevity, employee contribution to the Public Employees Retirement System paid on behalf of employee by employer, and employer contribution towards family medical, dental and vision insurance.

1.5 Base Rate of Pay

1.5.1 Base rate of pay is defined as the straight time (hourly) rate of pay, excluding premiums and incentives.

1.6 Regular Rate of Pay

1.6.1 Regular rate of pay is defined as the rate of pay paid to an employee which includes: longevity pay, FTO pay, corporal pay, bilingual pay, holiday in-lieu pay, POST and

education incentives, medical in-lieu pay, and any other premium pay as required by the Fair Labor Standards Act (FLSA).

ARTICLE II – COMPENSATION

2.1 Salary

2.1.1 All classifications shall receive the following salary increases:

- Effective July 1, 2022, four percent (4%) salary increase.
- Effective January 1, 2023, one percent (1%) salary increase.
- Effective July 1, 2023, two percent (2%) salary increase.
- Effective January 1, 2024, two percent (2%) salary increase.
- Effective July 1, 2024, two percent (2%) salary increase.
- Effective January 1, 2025, one percent (1%) salary increase.

2.1.2 Senior Police Records Specialist shall be benchmarked ten percent (10%) above Police Records Specialist.

2.2 Uniform Allowance

2.2.1 New Police Officers shall receive one set of Level IIIA soft body armor upon hire. The City will replace soft body armor within six (6) months prior to the expiration of the manufacturer's warranty.

2.2.2 The City shall provide each newly hired Police Officer, Community Service Officer and Police Records Specialist with a set of uniforms consisting of:

1. One Long Sleeve Shirt
2. Two Short Sleeve Shirts
3. Two Uniform Trousers
4. One Winter Jacket
5. One Pants Belt
6. Eight Shoulder Patches
7. Baseball Cap (Police Officers Only)
8. Beanie (Police Officers Only)
9. Raincoat (Police Officers Only)
10. One Pink Polo Shirt (Police Records Specialist Series Only)
11. Two Pink Uniform Patches (Police Officers and Community Services Officers Only)

In the event the City of Woodland mandates a uniform change the employees shall have eighteen (18) months to transition to the new uniforms. If the City requires the transition to be completed in less than eighteen (18) months, the City will incur the costs.

If the Chief or Police approves the Association's request for a uniform change, the change shall be implemented over six (6) months.

2.3 Personal Property

2.3.1 Personal property which is destroyed or damaged in the course of employment shall be repaired or replaced by the City of Woodland.

2.3.2 Personal property are those items necessary during job-related activities. Items include uniforms, eyewear, false teeth, cell phones, and watches.

2.3.3 Personal property shall not include those items not required for job related activities. Items not included are necklaces or chains; earrings, bracelets, and other jewelry.

2.3.4 The total payable claims for non–prescription glasses shall be $100.00 and $175.00 for prescription glasses per occurrence. The total payable claims for watches shall be $50.00 per occurrence.

2.3.5 Personal property claims must have a police report or memo to the Chief of Police attached to the claim identifying loss or damage in the course of a law enforcement action.

2.4 City Equipment and Clothing Return

2.4.1 City furnished equipment remains in the ownership of the City and must be returned when employee leaves employment.

2.4.2 Safety Equipment Issued

The City shall provide each police officer the below listed safety equipment to use in the performance of their duties:

1. Handgun and ammunition
2. Handgun holster
3. Three hand gun magazines and magazine holder
4. Taser and Taser holster
5. Sam Browne Belt and four keepers
6. Handcuffs and handcuff case
7. Radio and radio holder
8. Riot baton and baton holder

9. ASP and ASP holder
10. Pepper spray and pepper spray holder
11. Flashlight (rechargeable) and flashlight holder
12. Body armor (Level III A)
13. Riot helmet
14. Gas Mask and carrier

2.4.3 Disposition of Service Weapon

Upon a disability or service retirement each sworn employee shall be given the opportunity to purchase their issued service weapon without magazines, as long as they have a minimum of ten (10) years of service with the City. The purchase price of the service weapon shall be based on the following number or years of service to the City.

Years of Service	Cost of Weapon
10	$100.00
15	$ 50.00
20 or more	$ 1.00

Purchasing the service weapon at the time of retirement may be denied for a psychological or stress related disability retirement.

The employee shall pay all transfer fees changing ownership from the City to the employee.

2.5 Call-Back Pay

2.5.1 Employees called back to duty or required to appear in court shall be compensated at one and one-half (1-1/2) times their regular rate of pay for four (4) hours or the number of hours actually spent on duty or in court, whichever is greater.

2.5.2 Call-back minimum compensation shall not be provided to employees who are called back to correct incomplete or substandard work. Employees will not be called back to correct faulty work if the correction can reasonably await the start of the employee's next regularly scheduled shift. If an employee is called back to correct incomplete or substandard work, overtime shall be paid for actual time spent.

2.6 Departmental Meetings and Training

2.6.1 Employees on their day off who are required to attend a meeting or training, will be compensated at the rate of one and one-half (1-1/2) times their regular rate for a minimum of four (4) hours.

2.6.2 When an employee is required to attend a scheduled meeting on a regularly scheduled duty day and there is less than eight hours between the time an officer went off duty and their next regularly scheduled shift, compensation will be at the rate of one and one half (1-1/2) times their regular rate for a minimum of four (4) hours.

2.6.3 A required scheduled meeting requires personal notification to the employee at least forty-eight (48) hours prior to the meeting time.

2.6.4 Employees required to attend a scheduled meeting on a regularly scheduled duty day where the time of occurrence is contiguous with the beginning or ending of the employee's shift, will be compensated at the rate of one and one-half (1-1/2) times their regular rate for the actual time spent in attendance.

2.6.5 Contiguous means connected to the employee's regular duty schedule, or if the meeting or duty day were continued, it would have been contiguous to the employee's regular duty schedule and would be less than four (4) hours.

2.6.6 Employees required to attend a scheduled meeting on a regularly scheduled duty day where there has been more than eight (8) hours between the conclusion of their last duty shift and the scheduled meeting, shall be compensated at the rate of one and one half (1-1/2) times their regular rate of pay for a minimum of four (4) hours. However, in no event will an officer be compensated for more than would result if the meeting or assignment were scheduled in a way as to be contiguous with the officer's regularly scheduled shift. (Example: If an officer was off duty at 12 midnight and was required to attend a meeting at 1:00 p.m. which lasted until 2:00 p.m., and who was scheduled to return to work at 3:00 p.m., the maximum compensation allowable would be two (2) hours at one and one-half (1-1/2) times.)

2.6.7 If an employee volunteers for a committee assignment, and the particular committee is scheduled to meet on the officer's day off, the officer may attend the committee meeting and be compensated at one and one-half (1-1/2) times their regular rate for the actual time in attendance at the meeting.

2.7 Overtime Pay

2.7.1 Employees who work in excess of their regularly scheduled shift or forty (40) hours per workweek shall be compensated at a rate of one and one-half (1-1/2) times their regular rate of pay. All paid time shall count as time worked for purpose of calculating overtime.

2.7.2 The Department shall not cancel overtime without at least forty-eight (48) hours prior notice. If the Department cancels overtime with less than forty-eight (48) hours' notice, on a n employee's regularly scheduled day off, the City shall pay the employee one hundred and forty dollars ($140.00) for the cancellation. Only one occurrence can be claimed for any one day off.

If the overtime is cancelled with less than forty-eight (48) hours' notice and the overtime was on a regularly scheduled shift, the employee shall be paid at the rate of eighty dollars ($80.00.00) per occurrence. Only one occurrence can be claimed per day. Over time assigned contiguous to the current shift and cancelled during the same shift shall not result in cancellation pay.

2.7.3 Overtime may be taken in cash or in the form of Compensatory Time Off (CTO). CTO time off shall be earned at the rate of time and one half to a maximum accrual of eighty (80) hours. Employees may elect to accrue CTO or be paid in cash.

2.8 Compensatory Time Usage

2.8.1 CTO requests shall be approved up to one (1) below minimum staffing. Any CTO requests which would cause the affected shift to be two (2) or more below minimum staffing would have to be backfilled by the employee before approved.

2.8.2 Requests for CTO must be made no earlier than fourteen (14) days in advance of the requested time off. In cases where overtime or additional staffing will be required to cover the absence, requests must be submitted no later than five (5) days in advance of the requested CTO. The Chief of Police or designee will respond within seventy-two (72) hours of having received the CTO request.

2.8.3 Once CTO is approved, authorization cannot be rescinded, except in the case of an emergency.

2.9 Court Appearance

2.9.1 If canceled or continued to another day or another time, the Court Liaison, the District Attorney, or Department representative will notify the employee by phone or text. If the employee is not canceled, the employee is required to make the appearance as directed on the subpoena.

For the morning calendar, the employee must be notified by 5:00 p.m. the prior day for a 9:00 a.m. appearance. For hearings scheduled in the afternoon, the employee must be notified by 12:00 p.m. Afternoon cancellations and continuances will be made by 12:00 p.m.

2.9.2 The Court Liaison Unit is required to maintain accurate records of all subpoenas issued. These records include subpoenas canceled and continued. These records are presumed to be accurate based on the track record of the Court Liaison Unit. The Court Liaison Unit will forward a copy of their subpoena records weekly to the Day Shift Patrol Lieutenant or other designated person. These records will be used to verify claims for compensation for all court appearances. Employees who dispute Court Liaison records may rebut the presumption with proper proof to the Patrol Lieutenant. The Patrol Lieutenants findings are final.

2.9.3 If an employee makes an appearance for a case which has been canceled or continued and the message was delivered by the Court Liaison, the District Attorney or the Department representative to the employees' voice mailbox in the time frames described above, there is no compensation for that appearance.

2.9.4 If the subpoena was canceled with less than 48 hours' notice and the subpoena was issued for a regularly scheduled day off, compensation shall be paid at the rate of one hundred forty dollars ($140.00) per occurrence. Only one occurrence can be claimed for any one day off.

2.9.5 If the subpoena was canceled on a duty day, but the employee was not on duty at the time of cancellation, compensation shall be paid at the rate of eighty dollars ($80.00) per occurrence. Only one occurrence can be claimed per day.

2.10 On-Call Pay

2.10.1 Employees shall be available, as designated by a written schedule approved by the Chief of Police, or his designee, for emergency call-out on weekends, holidays, days off or other off duty hours. Claims for stand-by compensation shall be made only when an employee has been assigned to on-call.

2.10.2 Employees shall be paid five dollars ($5.00) per hour for any hours assigned to on-call. During the time officers are being compensated for emergency call-back, on-call will not apply. On-Call duty requires that the officer:

a. Be ready to respond to calls for service;
b. Be reachable by telephone, or vehicle radio;
c. Remain a reasonable distance60minutes driving time) from the City; and,
d. Refrain from activities, which might impair the ability of the officer to perform the assigned duties.

2.11 Longevity Pay

2.11.1 Longevity Pay shall be earned as follows:

a. Employees with twelve (12) years completed service will receive an additional two and half (2.5%) of base pay as a retention incentive; and
b. Employees with seventeen (17) years completed service will receive an additional five (5%) percent of base pay as a retention incentive
c. Pay increases are not cumulative.

ARTICLE III - SPECIAL ASSIGNMENTS

3.1 Field Training Officer

3.1.1 Employees in the assignment of Field Training Officer (FTO) pursuant to Police Department policy shall receive an additional seven and one-half percent (7.5%) of base rate of pay for the pay period when they have a trainee and/or performing FTO duties**.**

3.1.2 Employees designated as Field Community Services Officer who are assigned to training duties by the Chief of Police or designee shall receive an additional seven and one-half percent (7.5) of their base pay for the hours when they are assigned a trainee and/or performing training duties.

3.1.3 Employees assigned as Field Training Officers shall not be assigned a trainee for training purposes in excess of one hundred twenty (120) consecutive days. In determining the one hundred twenty (120) consecutive days, interruptions of seven (7) or less days, including excused absences by the trainee, shall be included in the total calculation of days.

3.1.4 A one hundred twenty (120) consecutive day period shall be followed by a minimum of thirty (30) consecutive days without a trainee. During this time, a Training Officer may be assigned to other Field Training Officer administrative functions.

3.1.5 The Chief of Police may declare that exigent circumstances exist, and may override the one hundred twenty (120) day maximum training limitation in order to avoid leaving a trainee without a trainer. It would be the Department's intent to take reasonable steps to insure any such declarations are the exception, rather than the rule.

3.2 Corporal

3.2.1 The Chief of Police may assign officers to the position of Corporal for which they will be compensated an additional five (5%) percent of base rate of pay for the duration of the assignment.

3.3 Canine Officer

3.3.1 Employees assigned to work as Canine Officers shall receive additional compensation at the rate of three and one-half (3.5) additional hours of overtime pay per week. This pay is recognition of the additional hours required of employees assigned to care for a City dog. City and Association mutually agree that the additional three and one-half (3.5) hours pay does represent reasonable compensation for the additional task required. No employee shall work more than three and one-half (3.5) hours in performing Canine Officer duties without the express direction of their supervisor.

3.4 Bilingual Pay

3.4.1 The City shall maintain the existing bilingual policy. Employees who are bilingual shall receive two hundred ($200.00 dollars) dollars per month. City will explore the addition of other languages as appropriate, including sign language.

3.5 Shift Differential

3.5.1 All employees who are regularly assigned to work the swing shift shall receive a shift differential in the amount of an additional two percent (2%) of their base rate of pay for all regularly scheduled hours worked on the swing shift.

All employees who are regularly assigned to work the graveyard shift shall receive a shift differential in the amount of an additional three percent (3%) of their base rate of pay for all regularly scheduled hours worked on the graveyard shift.

All employees who are assigned to the patrol cover shift shall receive the graveyard shift differential in the amount of an additional three percent (3%) of their base rate of pay for all regularly scheduled hours worked on the patrol cover shift.

ARTICLE IV - EDUCATIONAL INCENTIVE

4.1 POST Certificates

4.1.1 Employees shall receive an additional two and one-half (2.5%) percent of base rate of pay for holding a POST Intermediate certificate.

4.1.2 Employees shall receive an additional two and one half (2.5%) percent of base rate of pay for holding a POST Advanced certificate. Effective January 1, 2019, employees shall receive an additional four (4%) percent of base rate of pay for holding a POST Advanced certificate.

4.1.3 Employees shall receive an additional two and one-half (2.5%) percent of base rate of pay for having a Bachelor's degree.

4.1.4 Upon completion of any course required for any of the certifications or degrees listed under this section, the employee will be eligible for the related incentive payment. Retroactive payment will be limited to 120 days.

4.2 Training and Travel Expenses

4.2.1 Employees in training, will convert the time spent in training, the travel time to and from the training and any additional hours required by the training to replace their normal duty hours. If the employee is required to produce any other work not related to the training while away on training the employee shall be paid for that

work at one and one half (1 1/2) times their regular rate of pay for the time actually worked. This will be agreed upon by the division commander and the employee prior to the training leave.

4.2.2 At the discretion of the department, the employee shall be given their normal days off either before or after the training period to total the normal number of days off in that month's work cycle.

4.2.3 The City will determine the mode of transportation that will be used by the employee attending the out-of-town training. This mode may be by airplane, train, bus, taxi, ride-share, rental vehicle, City vehicle, or the employee's personal vehicle. If the employee drives their personal vehicle, the employee will be paid for the actual mileage driven by the employee to the lodging, and/or the training facility. If the employee stays overnight at a lodging facility, the employee will be paid mileage to and from the lodging facility and the training facility, each day. The rate of pay will be as determined by the City. No other transportation costs will be paid by the City. If the employee chooses to drive their own vehicle, they will be compensated in accordance with the Travel Policy up to a maximum of current air fare to the destination or on a per mile basis, whichever is less. If training is reimbursed by POST, employees may get the maximum rate for mileage by either POST or the City, whichever is greater.

Meals while away on training will be provided as agreed upon in the City's Travel and Travel Reimbursement Policy.

ARTICLE V - MEDICAL AND RELATED BENEFITS

5.1 Medical Insurance

5.1.1 The City shall make available to all employees, the CalPERS medical insurance program. Employees shall have the option of enrolling in any of the plans provided by CalPERS.

5.1.2 The City shall contribute up to the following amounts towards employee medical insurance coverage and cafeteria plan benefit:

Tier	Medical Benefit	Cafeteria Plan Benefit	Total Benefit
Employee only	Note 1	Note 2	Note 3
Employee plus one	Note 1	Note 2	Note 3
Employee plus family	Note 1	Note 2	Note 3

Note 1: The Medical Benefit will be equal to the minimum established annually by CalPERS.

Note 2: Cafeteria Plan Benefit will be equal to the difference between the Medical Benefit and the Total Benefit.

Note 3: Effective January 1, 2023, the Total Benefit shall be $967.77 for employee only, $2,031.07 for employee plus one, and $2,596.763 for employee plus family. These amounts will increase by four percent (4%) on January 1, 2024 and January 1, 2025. The annual Total Benefit is as shown in the table below. Employees who purchase medical through the City are not entitled to cash-back.

Effective	Employee Only	Employee Plus One	Family
January 1, 2023	$967.77	$2,031.07	$2,596.76
January 1, 2024	$1,005.48	$2,112.31	$2,700.63
January 1, 2025	$1,046.74	$2,196.80	$2,808.66

Note 4: Employees hired before July 1, 2006, who qualify for the "employee" only tier shall receive a total benefit equal to the "employee plus one" tier.

5.1.3 If the CalPERS PORAC rate increase by more than ten percent (10) in any given year, the City shall increase "Note 3" by fifty percent (50%) of the amount over the ten percent (10%) increase.

5.1.4 Employees who provide proof of dual coverage under CalPERS or other qualified medical insurance program may decline to accept medical coverage and receive medical in lieu. Employees who received medical in lieu of $565 per month as of July 1, 2017, shall continue to receive $565 per month; all other employees shall be eligible for medical in lieu of $405 per month.

5.1.5 Retirees who qualify for Medicare who enroll in CalPERS medical insurance must enroll in a CalPERS supplemental medical Plan.

5.2 Medical Insurance Upon Retirement

5.2.1 Employees who retire from the City may be eligible for Medical Insurance in accordance with the CalPERS Medical Plan.

5.2.2 For employees who were hired before July 1, 2006, with five (5) or more years of continuous City service who either retire and are eligible to receive benefits under the City's PERS plan or retire for disability under PERS shall be eligible for continued health and life insurance coverage subject to the following terms and conditions:

5.2.2.1 Employees 50 years old or older who separate from City service but postpone application to receive PERS retirement benefits must pay the premiums for any continued insurance coverage until the application for benefits is approved;

5.2.2.2 Insurance benefits levels to retirees will be equal to the schedule reflected above. Retirees who were hired before July 1, 2006, will receive a benefit equal to the "Total Benefit" reflected in Note 3.

5.2.2.2.1 Retirees who were hired prior to July 1, 2006, have a vested right to receive full medical insurance benefits in retirement equal to the total medical benefit provided to active employees. In the immediate case, such retirees shall receive the combined value of the medical benefit and the cafeteria plan benefit to equal the total benefit. In future cases, should the City again restructure its health care benefits, such retirees shall continue to receive the full value provided to active employees for health benefits irrespective of how they may subsequently be structured.

5.2.2.3 Life Insurance will be continued with the same benefit level and conditions as active employees except as adjusted according to the schedule outlined in the City's "Life Insurance Outline of Benefits" or in any modifications or other plans that replace the current plan;

5.2.2.4 Health Insurance coverage will be coordinated with Medicare when retirees become eligible.

5.2.3 Employees who were hired on or after July 1, 2006, will receive medical insurance benefits in retirement as follows:

5.2.3.1 Insurance benefits levels to retirees who were hired after July 1, 2006, will receive a benefit equal only to the "Medical Benefit" reflected in Note 1.

5.2.3.2 Retirement Health Savings Plan. The City of Woodland has established a program in which employees participate to save, on a tax-deferred basis, money to help pay the cost of healthcare once an individual retires. The Retirement Health Savings Plan (RHSP) may be used for medical, dental and vision care as well as other healthcare expenses.

5.2.3.2.1 For employees hired on or after July 1, 2006, participation in the City's RHSP is mandatory.

5.2.3.2.2 Contributions: The City shall contribute one-hundred dollars ($100.00) per month to the employee's RHSP account; likewise, the employee shall contribute fifty dollars ($50.00) per month to their RHSP account. These contributions shall start after an employee has successfully completed their initial probationary period. However, upon successful completion of probation, the City shall contribute a lump sum of one-hundred dollars ($100.00) per month for each month served in the employee's initial probation.

5.2.3.2.3 Initial Probationary Period. During an employee's initial probationary period with the City, neither the employee nor the City shall contribute to the employee's RHSP account. The initial probationary period is that probationary period when an employee is first hired. A probationary period is also in effect when an individual changes classification or is promoted to a higher classification; City and employee contributions to

RHSP accounts will continue during such promotional probationary periods.

5.2.3.2.4 Conversion of Sick Leave. Once an employee has accrued 500 hours of sick leave, the City shall convert 50% of additional sick leave earned to a cash contribution to an employee's RHSP account. This results in all sick leave earned above 500 hours being changed to 5 hours per month (versus 10 hours) with the value of 5 hours of salary being contributed to the employee's RHSP account.

5.3 Sick Leave

5.3.1 Sick Leave Accumulation

Employees earn and accumulate sick leave at the rate of ten (10) hours per month. An employee continues to earn sick leave while on any paid leave. There shall be no limit to the amount of sick leave credit an employee may accrue.

5.3.2 Use of Sick Leave

5.3.3 An employee eligible for sick leave is granted such leave for the following reasons:

- Non-service-related illness or injury to the employee or physical or mental incapacity of the employee due to non-service-related illness or injury.
- Medical, dental office or hospital visits for examination, diagnosis, or treatment.
- Up to 48 hours sick leave off with pay may be granted in the event of illness or disability or birth or adoption of a child of the employee's immediate family.

5.4 Dental Insurance

5.4.1 The City will maintain the Delta Dental insurance program.

5.5 Vision/Optical

5.5.1 The City agrees to provide vision insurance to employees with a fifteen-dollar ($15.00) deductible.

5.6 Life Insurance

5.6.1 The City agrees to provide life insurance to employees with minimum benefit payable of fifty thousand dollars ($50,000).

5.7 Flexible Spending Account

5.7.1 The City agrees to maintain in effect a qualified plan under Internal Revenue Code Section 125 for using standby-taxed dollars for payment of child care expenses,

dependent care expenses, as well as health, dental or other related qualifying expenses.

5.8 Use of Tobacco Products

5.8.1 Employees hired after July 1, 2006, shall refrain from the use of all tobacco products during the term of their employment with the City. This section also applies to smokeless tobacco products.

ARTICLE VI - LEAVES

6.1 Holidays

6.1.1 Employees will receive 8.3 hours per month of vacation leave in lieu of holiday time off. The use and limitations of this additional leave is subject to the same rules and regulations pertaining to vacation leave.

6.1.2 If during the term of this Agreement the City Council officially recognizes any new dates as City holidays the City shall increase the vacation leave totals of each represented employee by a corresponding number of hours.

6.2 Vacation

6.2.1 Employees who have sufficient accrued vacation shall have the option of receiving pay in lieu of time off for two (2) weeks of the accrued time, provided that they are taking at least one (1) consecutive week of vacation time off. Payment will be made at the straight time rate. No employee may buy-out more than two (2) weeks of vacation per fiscal year.

6.3 Vacation Accrual

6.3.1 Vacation accrual for employees shall be as follows:

Years of Service	Earned per Month
0 to 3 years	6.7 hours
4 to 5 years	8.7 hours
6 to 10 years	10 hours
11 to 15 years	12 hours
16 and over	14 hours

6.4 Vacation Accumulation

6.4.1 Employees with less than ten (10) years of service may carry a vacation leave balance of no more than three hundred twenty (320) hours past January 1 of each year. Employees with ten (10) years of service or more may carry a vacation leave

balance of no more than three hundred eighty-four (384) hours past January 1 of each year.

6.4.2 Vacation schedules shall be established with primary consideration for the needs of the City, but with as much regard as possible for the wishes of the employee. Leave may be taken only after it has been earned.

6.5 Sick Leave

6.5.1 No lump sum payment shall be made for sick leave upon retirement, resignation, or discharge from employment with the City. Upon service retirement, however, accumulated sick leave shall be added to the length of time served for purposes of determining retirement benefits and shall include sick leave which accumulates during leave for non-service illness or injury.

6.6 Other Leave

6.6.1 All other leave is provided for in the Personnel Rules and Regulations.

6.7 Bereavement Leave

6.7.1 In the event of a death in the employee's immediate family, an employee may be granted time off charged to sick leave not to exceed five (5) working days.

6.8 Catastrophic Leave Bank

6.8.1 Employees may donate vacation, CTO or holiday leave to Catastrophic Leave Bank. Employees may receive donated time when:

a. The receiving employee faces financial hardship due to injury or prolonged illness, or due to the injury and/or prolonged illness of the employee's spouse or member of their immediate family; and
b. The receiving employee has exhausted all leaves.

6.8.2 The transfer of vacation, CTO, or holiday leave credits must be made in one (1) hour increments or more. Employees who choose to donate must complete and sign the Donation of Vacation Leave and/or Administrative Time off to Employee Form. Donations are irrevocable.

ARTICLE VII - WORK HOURS

7.1 Sworn Schedule

7.1.1 Sworn employees shall work the 4/10 work schedule consisting of four (4) consecutive days of ten (10) hours per day. All days off shall be consecutive.

7.1.2 Shift schedules, including starting and stopping times will be designated by the Chief of Police or designee. Employees may be transferred to another shift with seventy-two (72) hours' notice.

7.1.3 Paid leaves shall accrue at the current hourly rate. Time off shall be changed based upon the hours missed, i.e., one day equals ten (10) hours.

7.2 Non-Sworn 4/10 Work Schedule

7.2.1 CSOs assigned to Patrol and Investigations shall work the 4/10 work schedule consisting of four (4) consecutive days of ten (10) hours per day. All days off shall be consecutive.

7.2.2 Shift schedules, including starting and stopping times will be designated by the Chief of Police or designee. Employees may be transferred to another shift with seventy-two (72) hours' notice.

7.2.3 Paid leaves shall accrue at the current hourly rate. Time off shall be changed based upon the hours missed, i.e., one day equals ten (10) hours.

7.3 Non-Sworn 9/80 Work Schedule

7.3.1 Non-Sworn employees shall work the 9/80 work schedule consisting of forty hours each week, each week consists of four (4) days of nine (9) hours per day and one (1) eight (8) hour day which shall be split between work weeks at 4 hours for each work week. All days off shall be consecutive.

7.3.2 Shift schedules, including starting and stopping times will be designated by the Chief of Police or designee. Employees may be transferred to another shift with seventy-two (72) hours' notice.

7.3.3 Paid leaves shall accrue at the current hourly rate.

7.4 Lunch Periods

7.4.1 Sworn employees shall receive a paid lunch period.

7.4.2 CSOs assigned to patrol shall receive a paid lunch period.

7.4.3 When the Police Department building is staffed 24 hours a day, seven days a week, non-sworn employees shall receive a paid thirty (30) minute lunch break. In the event the building's standard operating hours are less than 24/7, non-sworn employees shall receive an unpaid thirty (30) minute lunch period. Employees must have supervisor approval to work through their lunch period.

7.5 Alternate Work Schedules

7.5.1 In addition to the 4/10 or 9/80 work schedules, the Chief of Police may establish alternate work schedules.

7.5.2 For purposes of this section, alternate work schedules shall include, but not be limited to:

7.5.2.1 Alternate Work Week - A biweekly work schedule consisting of eighty (80) hours of work in no fewer than eight (8) work days, and with no more than ten (10) hours scheduled on any work day.

7.5.2.2 Flex Time Schedule - A weekly work schedule consisting of forty (40) work hours during five (5) workdays at other than traditionally scheduled hours for the assigned shift.

7.5.2.3 Other schedules approved by the Chief of Police.

7.5.2.4 Alternate work schedules may be discontinued by the Chief of Police at any time if it is determined that such schedules inhibit the efficiency or maintenance of City operations and/or services. At the request of affected employees, the Chief of Police shall meet and confer over the discontinuance of an alternate work schedule prior to terminating the schedule.

ARTICLE VIII - LIGHT/LIMITED DUTY

8.1 Light/Limited Duty

8.1.1 When due to injury or illness, whether or not the injury or illness is work related, an employee is unable to perform their usual duties, the employee may work in a light/limited duty capacity if the department determines such work is available.

8.1.2 An employee may work light/limited duty only upon authorization of the employee's attending physician or a properly appointed City physician, and only to the extent that the employee's illness or injury is not further aggravated by working in this capacity nor is a hazard created for other employees.

8.1.3 If light/limited duty is available, and the employee is cleared by an attending physician, or a properly appointed City physician to perform such work, the employee shall accept light/limited duty. Every reasonable effort will be made to allow the employee to work light/limited duty on the same shift to which they are assigned for up to a period of one (1) week. Following the one (1) week period, light/limited duty assignments will be made in accordance with the best interests of the department.

ARTICLE IX - PERS RETIREMENT

9.1 PERS Retirement

9.1.1 The City will continue its participation in the Public Employee's Retirement System (CALPERS).

9.1.2 Tier-1 Police Safety Members.

9.1.2.1 Police Safety Members hired on or before June l, 2012, shall receive the 3% @ 50 formula. highest twelve (12) months for final compensation determination, the Fourth Level of the 1959 Survivor's Benefit, Unused Sick Leave Option and Military Service Credit as Public Service.

9.1.2.2 These Police Safety Members shall pay the employees share of nine percent (9%) plus four point eight-eight-seven percent (4.887%) of the employer contribution via PERS contract amendment and another three (3%) percent of the employer share for a total of sixteen point eight-eight-seven percent (16.887%), on a pre-tax basis.

9.1.3 Tier-2 Police Safety Members.

9.1.3.1 Police Safety Members hired after June 1, 2012, and before January 1, 2013 or Classic members as defined by CalPERS, shall receive the 3% @ 55 formula, highest thirty-six (36) months for final compensation determination, the Fourth Level of the 1959 Survivor's Benefit, Unused Sick Leave Credit option and Military Service Credit as Public Service.

9.1.3.2 These Police Safety Members shall pay the employees share of nine percent (9%) plus four point eight-eight-seven percent (4.887%) of the employer contribution via PERS contract amendment and another three (3%) percent of the employer share for a total of sixteen point eight-eight-seven percent (16.887%), on a pre-tax basis.

9.1.4 Tier-3 Police Safety PEPRA Members

9.1.4.1 New Police Safety Members, as defined by CalPERS, hired on or after January 1, 2013, shall receive the 2.7% @ 57 formula, thirty-six (36) months for final compensation determination the Fourth Level of the 1959 Survivor's Benefit Unused Sick Leave Credit option and Military Service as Public Service.

9.1.4.2 These Police Safety Members will pay half the total normal cost as determined annually CalPERS on a pre-tax basis.

9.2 Miscellaneous Members

9.2.1 The City will continue its participation in the California Public Employees' Retirement System (CalPERS).

9.2.2 Tier-1 Miscellaneous Members

9.2.2.1 Miscellaneous Members hired on or before December 5, 2012, shall receive the 2.7% @ 55 formula the Fourth Level of the 1959 Survivor's Benefit, highest twelve (12) months for final compensation determination, Military Service Credit as Public Service and the Unused Sick Leave Credit option.

9.2.2.2 These Miscellaneous Members shall pay the employees share of eight percent (8%) plus six percent (6%) of the employer contribution via PERS contract amendment for a total of fourteen percent (14%), on a pre-tax basis

9.2.3 Tier-2 Miscellaneous Members

9.2.3 Miscellaneous Members hired after December 5, 2012, and before January 1, 2013 or Classic Members as defined by CalPERS shall receive the 2% @ 60 formula the Fourth Level of the 1959 Survivor's Benefit, highest thirty-six (36) months for final compensation determination Military Credit as Public Service, and the Unused Sick Leave Credit option.

9.2.3.2 These Miscellaneous Members shall pay the employees share of eight percent (8%) plus six percent (6%) of the employer contribution via PERS contract amendment for a total of fourteen percent (14%), on a pre-tax basis.

9.2.4 Tier-3 Miscellaneous PEPRA Members

9.2.4.1 New Miscellaneous Members as defined by CalPERS, hired on or after January l, 2013, shall receive the 2% @ 62 formula the Fourth Level of the 1959 Survivor's Benefit, highest thirty-six (36) months for final compensation determination, Military Service Credit as Public Service, and the Unused Sick Leave Credit option.

9.2.4.2 These Miscellaneous Members will pay half the total normal cost as determined by CalPERS on a pre-tax basis.

ARTICLE X - EMPLOYMENT PROBATION

10.1 Probation

10.1.1 New and promoted employees shall serve a probationary period. The probationary period shall be considered the last portion of the selection process. Its purpose is to allow the City Manager or, under his/her direction, the Police Chief, to observe and appraise the conduct, performance, attitude, adaptability and job knowledge of new or promoted employees and to determine whether the employee is fully qualified for the position.

10.1.2 The probationary period for new (Sworn) employees shall be one (1) year following successful completion of Police Academy training. The probationary period for new (Non-sworn) employees shall be one (1) year. Merit increases from initial hire step to the next step will occur after twelve (12) months on the basis of merit.

10.1.3 Any employee who has gained permanent status and thereafter accepts a promotion, may be rejected during the probationary period without cause. Said employee shall retain all other rights of a permanent employee in the classification held prior to promotion. Those rights can only be affected for cause. The probationary period for promoted employees shall be twelve (12) months.

10.1.4 The Police Chief may extend the probationary period in three (3) month increments not to exceed one (1) year if he feels additional time is necessary to adequately evaluate the employee.

ARTICLE XI - MEMORANDUM OF UNDERSTANDING

11.1 No Discrimination

11.1.1 The City and Association both agree not to discriminate against any employee because of membership or non-membership in the Association or because of any activities or lack of activity on behalf of the Association. Association activities shall not interfere with the normal operation of the City. Neither the City nor the Association shall discriminate for or against any employee or applicant for employment on account of race, color, creed, sex, national origin, age, physical handicap, or mental handicap which does not prevent an employee from meeting the minimum standards established.

11.2 Modification

11.2.1 There will be no alteration or modification of any provision contained in this Memorandum without the consent of all parties hereto.

11.3 Separability of Provisions

11.3.1 Should any section, clause or provision of this Memorandum be declared illegal by final judgment of a court of competent jurisdiction, such invalidation of such section, clause or provision shall not invalidate the remaining portions hereof, and such remaining portions shall remain in full force and effect for the duration of this Memorandum. In the event of such invalidation, the parties agree to meet and confer concerning substitute provisions for provisions rendered or declared illegal.

ARTICLE XII - MANAGEMENT RIGHTS

12.1 Management Rights

12.1.1 Nothing contained in this Memorandum of Understanding shall be construed to waive or reduce any rights of the City, which include, but are not limited to the exclusive rights: to determine the mission of its constituent department, commissions and boards, set standards of service; to determine the procedures and standards of selection for employment; to direct its employees; to maintain the efficiency of governmental operations; to determine methods, means and personnel by which government operations are to be conducted; to take all necessary actions to carry out its mission in emergencies, including overtime; and to exercise complete control and discretion over the technology of performing the work. City rights also include the right to determine the procedures and standards of selection for promotion, to relieve employees from duty because of lack of work or other legitimate reasons, to take disciplinary action, and to determine the content of job classifications.

12.1.2 The exercise by the City of the rights in the above paragraph does not preclude employees or their recognized organizations from filing a grievance regarding the practical consequences that decisions on such matters may have on wages, hours or other terms and conditions of employment.

ARTICLE XIII – AGENCY DUES DEDUCTION

13.1 Employees in Association

13.1.1 Following receipt of written certification from the Association that it has and maintains voluntary dues deduction authorization forms from members in the unit, the City shall make payroll deductions and transmit monthly to the Association dues in an amount to be determined by the Association and communicated to the City annually. Membership dues deductions shall be submitted to the Woodland POA at the end of each month.

The written certification from the Association for Association dues deductions shall remain in full force and effect, unless revoked by written notice to the Association. Employee requests to cancel membership dues deductions must be directed to the Association. Upon written notification from the Association that an employee has canceled membership dues, the City shall cease, within thirty (30) calendar days, Association dues deductions from the employee's paycheck.

An employee's earnings must be sufficient after legal and required deductions are made to cover the amount of the dues authorized. If an employee is in a non-pay status for an entire pay period, no withholding will be made to cover the pay period from future earnings. Employees who are in a non-pay status during only part of a pay period, whose salary is not sufficient to cover the full amount of the dues authorized, no deduction shall be made. All other legal and required deductions (including healthcare deductions) have priority over Association's dues. It shall be the sole responsibility of the Association to procure and enforce payroll deduction of dues.

Hold Harmless: The Association shall indemnify, defend, and hold harmless the City, its employees, and agents acting on its behalf from and against any and all losses, damages, costs, expenses, claims, demands, actions, suits, judgments and other forms of liability arising out of the application or enforcement of this Section. In no event shall the City be required to pay from its own funds Union dues which the employee was obligated to pay, but failed to pay regardless of the reasons.

ARTICLE XIV – SEPARATION FROM SERVICE

14.1 Dismissal

An employee in the classified service may be dismissed by the Appointing Authority as provided for in the personnel rules. Whenever it is the intention of the Appointing Authority to dismiss an employee in the classified service, the Assistant City Manager shall be notified.

14.1.1 Non-Disciplinary Dismissal

14.1.1.1 Inability to Perform Job Functions/Fitness for Duty. An employee with a disability (including a disability related to use of alcohol or drugs) or other condition which render the employee unable to perform the essential functions of his or her job with reasonable accommodation.

14.1.2 Disciplinary Dismissal. Shall be as set forth in Personnel Rule 14.

14.2 Lay-Off

14.2.1 General Policy. An employee in the classified service may be laid-off because of either the abolishment of his or her position or a determination by the City that there is a shortage of work or funds. The City Council shall determine when and in what classifications lay-offs are to occur. The Personnel Officer shall be responsible for the implementation of a lay-off order of the City Council in accordance with the procedures described herein.

14.2.2 Scope and Order of Lay-off. Lay-offs shall occur in inverse order of seniority date (as defined in Personnel Rule 13.2.5) within a job classification in the following order of employee status:

a. provisional
b. temporary part-time
c. temporary full-time
d. probationary employee
e. regular classified part-time
f. regular classified full-time

The Personnel Officer shall make an effort to transfer an employee who is affected by a lay-off to a vacant position for which the Personnel Officer determines the employee is qualified.

14.2.3 Notice of Lay-Off to employee Organization. When lay-offs are to occur, the Personnel Officer shall notify the applicable employee organization whose member(s) would be affected at the time the employees are notified.

14.2.4 Notice of Lay-Off to Employees. An employee to be laid-off shall be notified in writing of the impending action at least twenty (20) working days in advance of the effective date of the lay-off. The notice shall include the following information:

- Reason for lay-off
- Effective date of lay-off
- Employee rights as provided in these rules including all pertinent forms (e.g., LP-1, LP-2) and a copy of all Personnel Rules regarding the City's lay-off procedure.

14.2.5 Seniority Date

The seniority date of an employee shall be based upon time in classification for regular City employment or, in cases where there has been a break in continuous employment (other than any authorized leave), the recalculated date of hire as specified in Personnel Rule 6.1.2. Periods of approved leaves of absence shall be credited as continuous service with the City.

14.2.6 Seniority List

When the City Council has determined that lay-offs shall occur, the Personnel Officer shall prepare a seniority list for employees in affected classifications. The list shall place the employee with the most recent seniority date first, the employee with the next most recent seniority date second, and so forth. A copy of the list shall be made available to the impacted employee(s) and their employee organization(s).

14.2.6.1 Same Seniority Date:

In cases of the same seniority date, employees will first be rated according to the extent of their other City of Woodland service not otherwise considered for seniority. If no other City of Woodland service helps determine seniority, and if no other departmental policies or procedures establish seniority, then seniority shall be determined by lottery. The lottery should be conducted at the time of hire; but in absence of such, the Personnel Officer shall conduct a lottery to determine seniority for individuals with the same seniority date.

14.2.7 Reinstatement Following Lay-Off

For a period of twelve (12) months from the date an employee is laid-off due to non-disciplinary reasons the name of the employee shall be placed on a reinstatement list for the job classification held by the employee at the time of the lay-off. The Personnel Officer may extend reinstatement lists for up to an additional twelve (12) months. The time period for reinstatement shall be thirty-six (36) months in cases of demotion in lieu of lay-off. Placement on the reinstatement list shall be in order of seniority. Any vacancy occurring in a classification for which

such a list has been developed shall be filled by the most senior person on the list provided that the following conditions are met:

a. the most senior person listed is still qualified for the classification; and
b. the most senior person listed is available and accepts the reinstatement offer; and
c. the City is not prohibited by law or court ruling from making the reinstatement on this basis.

A regular classified employee who has been laid-off may request that his or her name be placed on the reinstatement list for:

a. a lower class in his or her current job series, or
b. classification(s) held by the employee provided the employee meets the classification's current qualifications.

Such requests shall be made to the Personnel Officer within ten (10) working days of the employee's date of lay-off, using form LP-1 and shall be made in the manner specified by the Personnel Officer.

14.2.8 Removal of Names from Reinstatement Lists

The Personnel Officer may remove an employee's name from a reinstatement list if any of the following occur:

a. the individual indicates that he or she will be unable to return to employment with the City during the life of the list; or
b. the individual cannot be reached after reasonable efforts have been made to do so; or
c. the individual refuses three (3) reinstatement offers.

14.2.9 Rights and Responsibilities

In addition to others identified herein, employees affected by these procedures shall have the following rights:

Through prior arrangement with their immediate supervisor an employee who has been notified of their impending lay-off shall be granted reasonable time off without loss of pay to participate in a prescheduled interview or test for other employment. Additionally, through prior arrangement with their immediate supervisor, an employee may also use accrued vacation leave time to seek and apply for other employment.

14.2.10 Accrued Leave and COBRA Rights

An employee who has been laid-off shall be paid in full for their unused accrued vacation leave and unused compensation time on the effective date of the lay-off. An employee who has been laid-off may elect to continue health insurance coverage through the City of Woodland in accordance with COBRA regulations.

14.2.11 Employee Displacement

An employee who receives a notice of lay-off may displace either: an employee holding a lower classification in the laid-off employee's current series or an employee in a position previously held permanently in the City by the laid-off employee provided the employee:

a. has more City seniority than the employee to be displaced. Seniority shall be defined as time in classification plus time in higher classifications;
b. is willing to accept the reduced level of compensation, if any;
c. can meet the qualifications in effect on the date of the lay-off for the other classification;
d. requests displacement action within ten (10) days after receipt of the notification of lay-off using form LP-2, in the manner prescribed by the Personnel *Officer.*

14.2.12 Employee Reinstatement

When an individual is reinstated he or she shall be entitled to:

a. retain his or her seniority date with an adjustment for the period of lay-off. The employee shall not accrue employment seniority while on a reinstatement list.
b. accrue vacation leave currently in effect based on the recalculated hire date.
c. have any unused sick leave reinstated.
d. retain the same salary range and step they held at the time of the lay-off (if the individual is reinstated into the job classification from which he or she was laid-off).
e. be assigned to the salary range of the new classification in the step closest to the salary he or she earned at the time of the lay-off (for individuals reinstated into a job classification other than the classification from which they were laid-off).

14.2.13 Probationary Period During Lay-offs

An individual reinstated into the classification from which he or she was laid-off while still a probationary employee shall complete, upon return to the job, the remaining portion of their probationary period, if any, in effect at the time of the lay-off. Similarly, reinstated employees shall complete the appropriate work time

necessary to attain a higher vacation leave accrual rate or to become eligible for a salary step increase, if such changes are possible.

14.2.14 Appeals

An employee may appeal actions taken or interpretations made pursuant to the procedures described in this Rule as provided in Personnel Rule 14.7. Determinations by the City Council relative to when and in what classifications lay-offs are to occur shall not be matters subject to the appeal procedures.

14.3 Interpretation

In applying this layoff procedure to employees the City shall:

a. Utilize a 24-month reinstatement period.
b. Allow individuals removed from a reinstatement list to be reinstated if there was valid reason(s) for the City being unable to contact them.
c. Break seniority ties by lottery.

14.4 Mediation

Prior to the submittal of a disciplinary appeal to the Personnel Board pursuant to Personnel Rule 14, either the City or appellant may request the matter be submitted to mediation. Upon such request, time limits shall be stayed pending completion of the mediation process. The State Mediation and Conciliation service shall be contacted to assign a mediator. The mediator shall, in a confidential process, attempt to help the City and appellant reach a mutually acceptable resolution. If no resolution is reached the appeal process shall continue as outlined in the Personnel Rules without reference to the mediation process or discussions

ARTICLE XV – ASSOCIATION TIME BANK

15.1 Association Time Bank

15.1.1 Association members shall donate three (3) hours of their vacation time, from the first pay period of each year to the Association Time Bank.

Additionally, the City shall deposit two hundred (200) hours annually on July 1, into the Association Time Bank.

15.1.2 Requests to use time from the bank must have prior approval from the President of the Association and made reasonably in advance. Approval will be subject to the operational necessity of the department.

15.1.3 Time may be used for:

a. Bargaining preparation.
b. Association meetings.
c. Association training/conferences.

ARTICLE XVI OTHER COMPENSABLE ITEMS

16.1 Other Compensable Items Not Set Forth Herein

16.1.1 Other items not set forth herein which are compensable as terms and conditions of employment of the employees covered by this Resolution shall continue to be compensated by the City of Woodland at the rate applicable on July 1, 2017, unless determined otherwise by the Woodland City Council in Accordance with law or required otherwise by law.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 19th day of July, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

Exhibit A – Salary Schedule
Woodland Police Officer's Association
Effective July 1, 2022
4% Increase

CLASSIFICATION	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP
Community Services Officer	$4,283.15	$4,497.31	$4,722.17	$4,958.28	$5,206.20	$5,466.51	
Crime Prevention Specialist	$4,283.15	$4,497.31	$4,722.17	$4,958.28	$5,206.20	$5,466.51	
Police Officer	$6,507.08	$6,832.43	$7,174.05	$7,532.76	$7,909.39	$8,304.86	$8,720.11
Police Records Specialist	$3,801.68	$3,991.77	$4,191.36	$4,400.92	$4,620.97		
Senior Police Records Specialist	$4,181.84	$4,390.93	$4,610.48	$4,841.00	$5,083.05		

Effective January 1, 2023
1% Increase

CLASSIFICATION	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP
Community Services Officer	$4,325.98	$4,542.27	$4,769.38	$5,007.87	$5,258.26	$5,521.19	
Crime Prevention Specialist	$4,325.98	$4,542.27	$4,769.38	$5,007.87	$5,258.26	$5,521.19	
Police Officer	$6,572.15	$6,900.75	$7,245.79	$7,608.09	$7,988.49	$8,387.91	$8,807.32
Police Records Specialist	$3,839.70	$4,031.66	$4,233.25	$4,444.91	$4,667.17		
Senior Police Records Specialist	$4,223.66	$4,434.84	$4,656.58	$4,889.43	$5,133.91		

Effective July 1, 2023
2% Increase

CLASSIFICATION	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP
Community Services Officer	$4,412.50	$4,633.12	$4,864.77	$5,108.03	$5,363.43	$5,631.61	
Crime Prevention Specialist	$4,412.50	$4,633.12	$4,864.77	$5,108.03	$5,363.43	$5,631.61	
Police Officer	$6,703.59	$7,038.76	$7,390.71	$7,760.25	$8,148.26	$8,555.67	$8,983.46
Police Records Specialist	$3,916.50	$4,112.29	$4,317.92	$4,533.81	$4,760.51		
Senior Police Records Specialist	$4,308.13	$4,523.53	$4,749.71	$4,987.22	$5,236.59		

Effective January 1, 2024
2% Increase

CLASSIFICATION	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP
Community Services Officer	$4,500.75	$4,725.79	$4,962.08	$5,210.18	$5,470.69	$5,744.23	
Crime Prevention Specialist	$4,500.75	$4,725.79	$4,962.08	$5,210.18	$5,470.69	$5,744.23	
Police Officer	$6,837.66	$7,179.55	$7,538.52	$7,915.45	$8,311.22	$8,726.78	$9,163.12
Police Records Specialist	$3,994.83	$4,194.57	$4,404.29	$4,624.51	$4,855.74		
Senior Police Records Specialist	$4,394.29	$4,614.01	$4,844.71	$5,086.94	$5,341.29		

Effective July 1, 2024
2% Increase

Effective January 1, 2025
1% Increase

CLASSIFICATION	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP
Community Services Officer	$4,636.67	$4,868.51	$5,111.93	$5,367.53	$5,635.91	$5,917.70	
Crime Prevention Specialist	$4,636.67	$4,868.51	$5,111.93	$5,367.53	$5,635.91	$5,917.70	
Police Officer	$7,044.16	$7,396.37	$7,766.19	$8,154.50	$8,562.22	$8,990.33	$9,439.85
Police Records Specialist	$4,115.47	$4,321.24	$4,537.30	$4,764.17	$5,002.38		
Senior Police Records Specialist	$4,527.00	$4,753.35	$4,991.02	$5,240.57	$5,502.60		

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: I.15
SUBJECT: Salary Schedule effective July 1, 2022

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

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

Fiscal Impact:
The action to approve the salary schedule has no direct fiscal impact as the Cost of Living Adjustments (COLAs) have already been incorporated into the fiscal year's budget.

Discussion:
To ensure accurate payroll reporting and related retirement calculations, CalPERS requires the salary schedule to be reviewed and updated by action of the City Council on a quarterly basis. The updated salary schedule for July 1, 2022 includes Cost of Living Adjustments (COLAs) that have been previously negotiated with the various employee associations and approved by the City Council.

Changes to the salary schedule include COLAs that went into effect on July 1st for the following groups:

Confidential Employees:	3% Increase
Woodland City Employees Association:	3% increase
Woodland Fire Mid Management Association:	2% increase
Woodland Professional Firefighters Association:	3% increase
Woodland Mid Management Professional Association:	4% increase
Woodland Police Officers Associations:	4% increase
Woodland Police Supervisors Association:	4% increase
Woodland Police Mid Management Association:	2% increase

In addition, the allowable salary ranges for the Fire Chief and Police Chief have been adjusted to accommodate future salary adjustments.

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

Prepared by: Sheila McShane, Human Resources Manager

Reviewed by: Kim McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. 07-01-2022 Salary schedule

CITY OF WOODLAND - SALARY SCHEDULE

Effective July 1, 2022

REGULAR FULL-TIME EMPLOYEES - MONTHLY SALARY

CLASSIFICATION	RANGE	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP	F STEP	G STEP	H STEP
Accountant I	116	MM	$5,178.43	$5,437.34	$5,709.21	$5,994.66	$6,294.40	$6,609.12		
Accountant II	120	MM	$5,716.01	$6,001.81	$6,301.89	$6,616.98	$6,947.83	$7,295.23		
Accounting Technician	45	GS	$4,506.63	$4,731.96	$4,968.56	$5,216.99	$5,477.84	$5,751.73		
Administrative Clerk I	28	GS	$2,961.73	$3,109.82	$3,265.31	$3,428.58	$3,600.00	$3,780.00		
Administrative Clerk II	32	GS	$3,269.20	$3,432.66	$3,604.30	$3,784.51	$3,973.73	$4,172.42		
Administrative Clerk III	36	GS	$3,608.59	$3,789.02	$3,978.48	$4,177.41	$4,386.28	$4,605.60		
Administrative Secretary	42	GS	$4,184.85	$4,394.10	$4,613.80	$4,844.50	$5,086.71	$5,341.05		
Administrative Supervisor	47	GS	$4,734.78	$4,971.52	$5,220.10	$5,481.10	$5,755.16	$6,042.92		
Aquatics Coordinator	32	GS	$3,269.20	$3,432.66	$3,604.30	$3,784.51	$3,973.73	$4,172.42		
Aquatics Supervisor	48	GS	$4,853.14	$5,095.80	$5,350.60	$5,618.13	$5,899.03	$6,193.98		
Assist City Manager/Comm & Econ Dev Dir	Contract		$12,463.47				$16,001.30			
Assistant Engineer	125	MM	$6,467.13	$6,790.49	$7,130.01	$7,486.52	$7,860.84	$8,253.88		
Assistant Planner	118	MM	$5,440.57	$5,712.60	$5,998.23	$6,298.15	$6,613.05	$6,943.70		
Associate Civil Engineer	131	MM	$7,499.89	$7,874.88	$8,268.63	$8,682.05	$9,116.17	$9,571.98		
Associate Engineer	127	MM	$6,794.53	$7,134.26	$7,490.96	$7,865.53	$8,258.80	$8,671.74		
Associate Planner	124	MM	$6,309.40	$6,624.87	$6,956.11	$7,303.91	$7,669.12	$8,052.57		
Building Inspection Services Manager	132	MM	$7,687.38	$8,071.76	$8,475.34	$8,899.11	$9,344.07	$9,811.27		
Building Inspector I	49	GS	$4,974.48	$5,223.20	$5,484.36	$5,758.58	$6,046.50	$6,348.83		
Building Inspector II	53	GS	$5,490.89	$5,765.44	$6,053.71	$6,356.39	$6,674.21	$7,007.92		
Chief Building Official	140	MM	$9,366.34	$9,834.65	$10,326.39	$10,842.70	$11,384.84	$11,954.08		
Chief Collection Systems Operator	132	MM	$7,687.38	$8,071.76	$8,475.34	$8,899.11	$9,344.07	$9,811.28		
Chief Plant Operator	132	MM	$7,687.38	$8,071.76	$8,475.34	$8,899.11	$9,344.07	$9,811.28		
Chief Project Engineer	145	MM	$10,597.16	$11,127.00	$11,683.37	$12,267.53	$12,880.90	$13,524.94		
Chief Water Systems Operator	132	MM	$7,687.38	$8,071.76	$8,475.34	$8,899.11	$9,344.07	$9,811.27		
Children's Librarian II	118	MM	$5,440.57	$5,712.59	$5,998.23	$6,298.15	$6,613.05	$6,943.70		
City Clerk	Contract		$7,630.73				$10,598.24			
City Engineer	145	MM	$10,597.15	$11,127.00	$11,683.37	$12,267.53	$12,880.90	$13,524.94		
City Manager	Contract						$23,504.00			
Code Compliance Officer I	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		
Code Compliance Officer II	50	GS	$5,098.84	$5,353.78	$5,621.46	$5,902.54	$6,197.67	$6,507.55		
Communications Manager	131	MM	$7,499.89	$7,874.88	$8,268.63	$8,682.05	$9,116.17	$9,571.98		
Community Development Clerk I	32	GS	$3,269.20	$3,432.66	$3,604.30	$3,784.51	$3,973.73	$4,172.42		
Community Development Clerk II	37	GS	$3,698.80	$3,883.75	$4,077.93	$4,281.83	$4,495.91	$4,720.71		
Community Development Director	Contract		$11,305.55				$14,682.50			
Community Development Technician I	42	GS	$4,184.85	$4,394.10	$4,613.80	$4,844.50	$5,086.71	$5,341.05		
Community Development Technician II	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		
Community Risk Reduction Specialist I	Base	F	$5,003.33	$5,253.73	$5,516.40	$5,792.23	$6,081.82			
Community Risk Reduction Specialist II	Base	F	$5,380.23	$5,649.26	$5,931.72	$6,228.30	$6,539.73			
Community Risk Reduction Specialist Senior	Base	F	$5,957.26	$6,255.14	$6,567.90	$6,896.29	$7,241.11			
Community Services Director	Contract		$11,305.55				$14,682.50			
Community Services Officer	Base	P	$4,283.15	$4,497.30	$4,722.16	$4,958.29	$5,206.20	$5,466.52		

Community Services Program Manager	125	MM	$6,467.13	$6,790.49	$7,130.01	$7,486.52	$7,860.84	$8,253.88		
Conservation Coordinator	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		
Construction Project Manager	129	MM	$7,138.50	$7,495.43	$7,870.19	$8,263.71	$8,676.90	$9,110.74		
Crime Prevention Specialist	Base	P	$4,283.15	$4,497.30	$4,722.16	$4,958.29	$5,206.20	$5,466.52		
Deputy Chief (aka Police Captain)	Base	PM	$11,445.75	$12,018.05	$12,618.95	$13,249.91	$13,912.39	$14,608.02	$15,338.42	$16,105.35
Deputy Director of Community Development	Contract		$9,927.40				$12,727.43			
Deputy Fire Chief	Flat	FM	$11,213.73	$11,774.41	$12,363.13	$12,981.27	$13,741.27			
Director of Administrative Services	Contract		$11,305.55				$14,682.50			
Economic Development Manager	136	MM	$8,485.44	$8,909.71	$9,355.20	$9,822.96	$10,314.10	$10,829.81		
Electrical / Signs & Markings Supervisor	67	GS	$7,758.49	$8,146.41	$8,553.73	$8,981.42	$9,430.49	$9,902.02		
Electrician's Assistant	43	GS	$4,289.47	$4,503.94	$4,729.15	$4,965.61	$5,213.89	$5,474.59		
Engineering Aide I	33	GS	$3,350.93	$3,518.48	$3,694.41	$3,879.12	$4,073.07	$4,276.73		
Engineering Aide II	37	GS	$3,698.80	$3,883.75	$4,077.93	$4,281.83	$4,495.91	$4,720.71		
Engineering Assistant	56	GS	$5,913.09	$6,208.75	$6,519.19	$6,845.14	$7,187.40	$7,546.77		
Engineering Technician I	44	GS	$4,396.71	$4,616.55	$4,847.38	$5,089.75	$5,344.24	$5,611.45		
Engineering Technician II	48	GS	$4,853.14	$5,095.80	$5,350.60	$5,618.13	$5,899.03	$6,193.98		
Engineering Technician III	52	GS	$5,356.97	$5,624.81	$5,906.06	$6,201.36	$6,511.43	$6,837.00		
Environmental Compliance Inspector I	39	GS	$3,886.05	$4,080.35	$4,284.38	$4,498.59	$4,723.52	$4,959.70		
Environmental Compliance Inspector II	43	GS	$4,289.47	$4,503.94	$4,729.15	$4,965.61	$5,213.89	$5,474.59		
Environmental Compliance Specialist	49	GS	$4,974.48	$5,223.20	$5,484.36	$5,758.58	$6,046.50	$6,348.83		
Environmental Resources Analyst	127	MM	$6,794.53	$7,134.26	$7,490.96	$7,865.53	$8,258.80	$8,671.73		
Environmental Sustainability Manager	131	MM	$7,499.89	$7,874.88	$8,268.63	$8,682.05	$9,116.17	$9,571.98		
Equipment Service Clerk	32	GS	$3,269.20	$3,432.66	$3,604.30	$3,784.51	$3,973.73	$4,172.42		
Equipment Service Worker	34	GS	$3,434.71	$3,606.44	$3,786.76	$3,976.10	$4,174.91	$4,383.66		
Executive Assistant - Confidential		C	$4,650.80	$4,883.34	$5,127.51	$5,383.89	$5,653.08	$5,935.74		
Facility Maintenance Worker I	35	GS	$3,520.57	$3,696.61	$3,881.43	$4,075.50	$4,279.28	$4,493.25		
Facility Maintenance Worker II	41	GS	$4,082.78	$4,286.92	$4,501.27	$4,726.33	$4,962.65	$5,210.78		
Facility Maintenance Worker III	45	GS	$4,506.63	$4,731.96	$4,968.56	$5,216.99	$5,477.84	$5,751.73		
Finance Clerk I	32	GS	$3,269.20	$3,432.66	$3,604.30	$3,784.51	$3,973.73	$4,172.42		
Finance Clerk II	37	GS	$3,698.80	$3,883.75	$4,077.93	$4,281.83	$4,495.91	$4,720.71		
Finance Clerk III	41	GS	$4,082.78	$4,286.92	$4,501.27	$4,726.33	$4,962.65	$5,210.78		
Finance Director	Contract		$9,562.32				$12,275.28			
Finance Officer	141	MM	$9,600.50	$10,080.51	$10,584.54	$11,113.78	$11,669.47	$12,252.94		
Finance Specialist	41	GS	$4,082.78	$4,286.92	$4,501.27	$4,726.33	$4,962.65	$5,210.78		
Finance Supervisor	54	GS	$5,628.16	$5,909.58	$6,205.05	$6,515.31	$6,841.07	$7,183.12		
Financial Services Manager	136	MM	$8,485.44	$8,909.71	$9,355.20	$9,822.96	$10,314.10	$10,829.81		
Fire Battalion Chief	Flat	FM	$9,830.42	$10,321.93	$10,838.03	$11,379.94	$11,948.93			
Fire Captain	Base	F	$7,931.13	$8,327.68	$8,744.07	$9,181.28	$9,640.33			
Fire Chief	Contract		$12,096.94				$15,710.28			
Fire Engineer	Base	F	$6,883.36	$7,227.53	$7,588.91	$7,968.36	$8,366.76			
Fire Marshal	Flat	FM	$9,830.42	$10,321.93	$10,838.03	$11,379.94	$11,948.93			
Fire Prevention Specialist I (aka Community Risk Reduction	Base	F	$5,003.33	$5,253.73	$5,516.40	$5,792.23	$6,081.82			
Fire Prevention Specialist II (aka Community Risk Reduction	Base	F	$5,380.23	$5,649.26	$5,931.72	$6,228.30	$6,539.73			
Firefighter	Base	F	$6,065.12	$6,368.37	$6,686.78	$7,021.13	$7,372.17			
Firefighter Recruit	Base	F	$5,458.61							

Fleet & Facilities Manager	131	MM	$7,499.88	$7,874.89	$8,268.63	$8,682.06	$9,116.17	$9,571.98		
GIS Analyst	62	GS	$6,857.37	$7,200.24	$7,560.25	$7,938.27	$8,335.18	$8,751.94		
GIS Technician I	49	GS	$4,974.48	$5,223.20	$5,484.36	$5,758.58	$6,046.51	$6,348.83		
GIS Technician II	53	GS	$5,490.89	$5,765.44	$6,053.71	$6,356.39	$6,674.21	$7,007.92		
Heavy Equipment Mechanic	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		
Housing Analyst I (formerly Redevelopment & Housing Analyst i)	120	MM	$5,716.01	$6,001.81	$6,301.88	$6,616.98	$6,947.83	$7,295.23		
Housing Analyst II (formerly Redevelopment & Housing Analyst Ii)	124	MM	$6,309.40	$6,624.87	$6,956.11	$7,303.91	$7,669.12	$8,052.57		
Human Resources Analyst I		C	$5,658.85	$5,941.79	$6,238.88	$6,550.82	$6,878.36	$7,222.28		
Human Resources Analyst II		C	$6,402.47	$6,722.59	$7,058.72	$7,411.66	$7,782.24	$8,171.35		
Human Resources Clerk		C	$3,572.51	$3,751.15	$3,938.71	$4,135.64	$4,342.43	$4,559.55		
Human Resources Manager		C	$9,041.14	$9,493.20	$9,967.85	$10,466.25	$10,989.56	$11,539.04		
Human Resources Technician I		C	$4,246.59	$4,458.92	$4,681.86	$4,915.95	$5,161.75	$5,419.83		
Human Resources Technician II		C	$4,734.88	$4,971.63	$5,220.21	$5,481.21	$5,755.28	$6,043.04		
Industrial Electrical/Electronics Technician	58	GS	$6,212.44	$6,523.06	$6,849.21	$7,191.68	$7,551.26	$7,928.83		
Information Technology Analyst	60	GS	$6,526.94	$6,853.30	$7,195.96	$7,555.76	$7,933.55	$8,330.22		
Information Technology Manager	138	MM	$8,915.01	$9,360.76	$9,828.80	$10,320.23	$10,836.25	$11,378.07		
Information Technology Technician I	48	GS	$4,853.14	$5,095.80	$5,350.60	$5,618.13	$5,899.03	$6,193.98		
Information Technology Technician II	52	GS	$5,356.97	$5,624.81	$5,906.06	$6,201.36	$6,511.43	$6,837.00		
Infrastructure O & M Superintendent	132	MM	$7,687.38	$8,071.76	$8,475.34	$8,899.11	$9,344.07	$9,811.28		
Junior Engineer	121	MM	$5,858.90	$6,151.84	$6,459.44	$6,782.41	$7,121.54	$7,477.62		
Junior Planner	113	MM	$4,808.68	$5,049.10	$5,301.56	$5,566.64	$5,844.98	$6,137.22		
Laboratory & Environmental Compliance Mgr	129	MM	$7,138.50	$7,495.43	$7,870.19	$8,263.71	$8,676.90	$9,110.74		
Laboratory Supervisor	127	MM	$6,794.53	$7,134.25	$7,490.96	$7,865.53	$8,258.80	$8,671.73		
Laboratory Technician I	43	GS	$4,289.47	$4,503.94	$4,729.15	$4,965.61	$5,213.89	$5,474.59		
Laboratory Technician II	47	GS	$4,734.78	$4,971.52	$5,220.10	$5,481.10	$5,755.16	$6,042.92		
Librarian I	114	MM	$4,928.90	$5,175.34	$5,434.11	$5,705.81	$5,991.09	$6,290.65		
Librarian II	118	MM	$5,440.57	$5,712.59	$5,998.23	$6,298.15	$6,613.05	$6,943.70		
Librarian III	122	MM	$6,005.37	$6,305.64	$6,620.94	$6,951.97	$7,299.58	$7,664.55		
Library Services Director	Contract		$8,005.77				$10,277.33			
Library Technical Assistant I	29	GS	$3,035.77	$3,187.57	$3,346.95	$3,514.30	$3,690.01	$3,874.51		
Library Technical Assistant II	33	GS	$3,350.93	$3,518.48	$3,694.41	$3,879.12	$4,073.07	$4,276.73		
Library Technical Assistant III	37	GS	$3,698.80	$3,883.75	$4,077.93	$4,281.83	$4,495.91	$4,720.71		
Light Equipment Mechanic	41	GS	$4,082.78	$4,286.92	$4,501.27	$4,726.33	$4,962.65	$5,210.78		
Literacy Coordinator	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		
Maintenance Supervisor	53	GS	$5,490.89	$5,765.44	$6,053.71	$6,356.39	$6,674.21	$7,007.92		
Maintenance Worker I	35	GS	$3,520.57	$3,696.61	$3,881.43	$4,075.50	$4,279.28	$4,493.25		
Maintenance Worker II	40	GS	$3,983.21	$4,182.37	$4,391.48	$4,611.06	$4,841.61	$5,083.69		
Maintenance Worker III	44	GS	$4,396.71	$4,616.55	$4,847.38	$5,089.75	$5,344.24	$5,611.45		
Management Analyst I	120	MM	$5,716.01	$6,001.80	$6,301.88	$6,616.98	$6,947.83	$7,295.23		
Management Analyst II	125	MM	$6,467.12	$6,790.49	$7,130.01	$7,486.52	$7,860.83	$8,253.88		
Marketing and Business Relations Specialist	120	MM	$5,716.01	$6,001.80	$6,301.88	$6,616.98	$6,947.83	$7,295.23		
Meter Services Technician	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		
Office Manager	115	MM	$5,052.11	$5,304.71	$5,569.95	$5,848.45	$6,140.88	$6,447.92		
Operations and Maintenance Superintendent	137	MM	$8,697.58	$9,132.46	$9,589.09	$10,068.54	$10,571.97	$11,100.57		
Park Maintenance Technician	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		

Park Maintenance Worker I	35	GS	$3,520.57	$3,696.61	$3,881.43	$4,075.50	$4,279.28	$4,493.25		
Park Maintenance Worker II	39	GS	$3,886.05	$4,080.35	$4,284.38	$4,498.59	$4,723.52	$4,959.70		
Park Maintenance Worker III	43	GS	$4,289.47	$4,503.94	$4,729.15	$4,965.61	$5,213.89	$5,474.59		
Park Planner	132	MM	$7,687.38	$8,071.76	$8,475.34	$8,899.11	$9,344.07	$9,811.28		
Park Superintendent	132	MM	$7,687.38	$8,071.76	$8,475.34	$8,899.11	$9,344.07	$9,811.28		
Park Supervisor	51	GS	$5,226.32	$5,487.63	$5,762.01	$6,050.11	$6,352.61	$6,670.25		
Planning Manager	140	MM	$9,366.34	$9,834.65	$10,326.39	$10,842.70	$11,384.84	$11,954.08		
Police Captain	Base	PM	$11,445.75	$12,018.05	$12,618.95	$13,249.91	$13,912.39	$14,608.02	$15,338.42	$16,105.35
Police Chief	Contract		$15,233.94				$20,044.66			
Police Crime and Intelligence Analyst	Base	PS	$5,491.01	$5,765.57	$6,053.84	$6,356.53	$6,674.35			
Police Lieutenant	Base	PM	$10,413.80	$10,934.49	$11,481.22	$12,055.29	$12,658.06	$13,290.96	$13,955.51	$14,653.29
Police Officer	Base	P	$6,507.08	$6,832.43	$7,174.05	$7,532.76	$7,909.39	$8,304.86	$8,720.12	
Police Officer Recruit (Non-Safety)	Base		$5,856.37							
Police Records Manager	120	MM	$5,716.01	$6,001.80	$6,301.88	$6,616.98	$6,947.83	$7,295.23		
Police Records Specialist	Base	P	$3,801.68	$3,991.74	$4,191.34	$4,400.90	$4,620.96			
Police Records Supervisor	Base	PS	$5,150.93	$5,408.46	$5,678.89	$5,962.87	$6,261.02			
Police Sergeant	Base	PS	$7,527.24	$7,903.61	$8,298.79	$8,713.73	$9,149.42	$9,606.89	$10,087.24	$10,591.60
Pool and Recreation Facility Technician (formerly Pool and Facility Technician)	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		
Pool Facility Technician	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		
Principal Civil Engineer	141	MM	$9,600.50	$10,080.51	$10,584.54	$11,113.78	$11,669.47	$12,252.94		
Principal Planner	136	MM	$8,485.44	$8,909.71	$9,355.20	$9,822.96	$10,314.10	$10,829.81		
Principal Utilities Civil Engineer	141	MM	$9,600.50	$10,080.51	$10,584.54	$11,113.78	$11,669.47	$12,252.94		
Public Works Director	Contract		$11,305.55				$14,682.50			
Public Works O&M Infrastructure Admin	141	MM	$9,600.50	$10,080.51	$10,584.54	$11,113.78	$11,669.47	$12,252.94		
Purchasing Manager	123	MM	$6,155.51	$6,463.28	$6,786.45	$7,125.77	$7,482.06	$7,856.16		
Recreation Coordinator	36	GS	$3,608.59	$3,789.02	$3,978.48	$4,177.41	$4,386.28	$4,605.60		
Recreation Superintendent	131	MM	$7,499.89	$7,874.88	$8,268.63	$8,682.05	$9,116.17	$9,571.98		
Recreation Supervisor	50	GS	$5,098.84	$5,353.78	$5,621.46	$5,902.54	$6,197.67	$6,507.55		
Redev. & Housing Analyst I (renamed to Housing Analsyt I)	120	MM	$5,716.01	$6,001.81	$6,301.88	$6,616.98	$6,947.83	$7,295.23		
Redev. & Housing Analyst II (renamed to Housing Analsyt II)	124	MM	$6,309.40	$6,624.87	$6,956.11	$7,303.91	$7,669.12	$8,052.57		
Redevelopment Manager	136	MM	$8,485.44	$8,909.71	$9,355.20	$9,822.96	$10,314.10	$10,829.81		
Secretary to City Manager		C	$4,770.05	$5,008.56	$5,258.99	$5,521.94	$5,798.03	$6,087.94		
Senior Accountant	125	MM	$6,467.13	$6,790.49	$7,130.01	$7,486.52	$7,860.84	$8,253.88		
Senior Application Analyst	132	MM	$7,687.38	$8,071.76	$8,475.34	$8,899.11	$9,344.07	$9,811.28		
Senior Associate Civil Engineer	134	MM	$8,076.57	$8,480.39	$8,904.42	$9,349.63	$9,817.12	$10,307.98		
Senior Building Inspector	57	GS	$6,060.92	$6,363.97	$6,682.16	$7,016.26	$7,367.08	$7,735.44		
Senior Building Plans Examiner	58	GS	$6,212.44	$6,523.06	$6,849.21	$7,191.68	$7,551.26	$7,928.83		
Senior Center Manager	120	MM	$5,716.01	$6,001.81	$6,301.88	$6,616.98	$6,947.83	$7,295.23		
Senior Civil Engineer	138	MM	$8,915.01	$9,360.76	$9,828.80	$10,320.23	$10,836.25	$11,378.07		
Senior Construction Project Manager	131	MM	$7,499.89	$7,874.88	$8,268.63	$8,682.05	$9,116.17	$9,571.98		
Senior Engineering Assistant	58	GS	$6,212.44	$6,523.06	$6,849.21	$7,191.68	$7,551.26	$7,928.83		
Senior Equipment Mechanic	50	GS	$5,098.84	$5,353.78	$5,621.46	$5,902.54	$6,197.67	$6,507.55		
Senior Human Resources Analyst		C	$7,362.84	$7,730.98	$8,117.53	$8,523.40	$8,949.57	$9,397.05		
Senior Maintenance Worker	47	GS	$4,734.78	$4,971.52	$5,220.10	$5,481.10	$5,755.16	$6,042.92		

Senior Management Analyst	131	MM	$7,499.89	$7,874.88	$8,268.63	$8,682.05	$9,116.17	$9,571.98		
Senior Planner	132	MM	$7,687.38	$8,071.76	$8,475.33	$8,899.11	$9,344.07	$9,811.27		
Senior Police Records Specialist	Base	P	$4,181.84	$4,390.93	$4,610.48	$4,841.02	$5,083.08			
Senior Signs and Markings Technician	45	GS	$4,506.63	$4,731.96	$4,968.56	$5,216.99	$5,477.84	$5,751.73		
Senior Systems Analyst	132	MM	$7,687.38	$8,071.76	$8,475.34	$8,899.11	$9,344.07	$9,811.28		
Senior Traffic Signal/Street Lighting Tech	60	GS	$6,526.94	$6,853.30	$7,195.96	$7,555.76	$7,933.55	$8,330.22		
Senior Tree Trimmer	45	GS	$4,506.63	$4,731.96	$4,968.56	$5,216.99	$5,477.84	$5,751.73		
Senior Utilities Maintenance Worker (Sewer)	54	GS	$5,628.16	$5,909.58	$6,205.05	$6,515.31	$6,841.07	$7,183.12		
Senior Utilities Maintenance Worker (Water)	54	GS	$5,628.16	$5,909.58	$6,205.05	$6,515.31	$6,841.07	$7,183.12		
Senior Water Pollution Control Operator	67	GS	$7,758.49	$8,146.41	$8,553.73	$8,981.42	$9,430.49	$9,902.02		
Senior Water System Operator	50	GS	$5,098.84	$5,353.78	$5,621.46	$5,902.54	$6,197.67	$6,507.55		
Senior Water/Wastewater Instrumentation Tech	66	GS	$7,569.25	$7,947.71	$8,345.10	$8,762.34	$9,200.46	$9,660.49		
Signs and Markings Tech I	39	GS	$3,886.05	$4,080.35	$4,284.38	$4,498.59	$4,723.52	$4,959.70		
Signs and Markings Tech II	43	GS	$4,289.47	$4,503.94	$4,729.15	$4,965.61	$5,213.89	$5,474.59		
Social Services Manager	132	MM	$7,687.38	$8,071.76	$8,475.33	$8,899.11	$9,344.07	$9,811.27		
Sports Manager	125	MM	$6,467.13	$6,790.49	$7,130.01	$7,486.52	$7,860.84	$8,253.88		
Stock Clerk	32	GS	$3,269.20	$3,432.66	$3,604.30	$3,784.51	$3,973.73	$4,172.42		
Storekeeper	35	GS	$3,520.57	$3,696.61	$3,881.43	$4,075.50	$4,279.28	$4,493.25		
Traffic Signal / Street Lighting Technician	56	GS	$5,913.09	$6,208.75	$6,519.19	$6,845.14	$7,187.40	$7,546.77		
Transportation Engineer	134	MM	$8,076.57	$8,480.39	$8,904.42	$9,349.63	$9,817.12	$10,307.98		
Treatment Plant Mechanic	54	GS	$5,628.16	$5,909.58	$6,205.05	$6,515.31	$6,841.07	$7,183.12		
Treatment Plant Superintendent	137	MM	$8,697.58	$9,132.46	$9,589.09	$10,068.54	$10,571.97	$11,100.57		
Tree Trimmer I	39	GS	$3,886.05	$4,080.35	$4,284.38	$4,498.59	$4,723.52	$4,959.70		
Tree Trimmer II	43	GS	$4,289.47	$4,503.94	$4,729.15	$4,965.61	$5,213.89	$5,474.59		
Underground Utility Service Locator	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		
Utilities Administrator	141	MM	$9,600.50	$10,080.51	$10,584.54	$11,113.78	$11,669.47	$12,252.94		
Utilities Maintenance Supervisor	53	GS	$5,490.89	$5,765.44	$6,053.71	$6,356.39	$6,674.21	$7,007.92		
Utilities Maintenance Worker I	37	GS	$3,698.80	$3,883.75	$4,077.93	$4,281.83	$4,495.91	$4,720.71		
Utilities Maintenance Worker II	42	GS	$4,184.85	$4,394.10	$4,613.80	$4,844.50	$5,086.71	$5,341.05		
Utilities Maintenance Worker III (Sewer)	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		
Utilities Maintenance Worker III (Water)	46	GS	$4,619.29	$4,850.26	$5,092.78	$5,347.42	$5,614.78	$5,895.52		
Utilities Maintenance Worker IV (Sewer)	50	GS	$5,098.84	$5,353.78	$5,621.46	$5,902.54	$6,197.67	$6,507.55		
Utilities Maintenance Worker IV (Water)	50	GS	$5,098.84	$5,353.78	$5,621.46	$5,902.54	$6,197.67	$6,507.55		
Wastewater Systems Administrator	141	MM	$9,600.50	$10,080.51	$10,584.54	$11,113.78	$11,669.47	$12,252.94		
Water / Wastewater Instrumental Technician	62	GS	$6,857.37	$7,200.24	$7,560.25	$7,938.27	$8,335.18	$8,751.94		
Water Pollution Control Facility Superintendent	141	MM	$9,600.50	$10,080.51	$10,584.54	$11,113.78	$11,669.47	$12,252.94		
Water Pollution Control O-I-T	40	GS	$3,983.21	$4,182.37	$4,391.48	$4,611.06	$4,841.61	$5,083.69		
Water Pollution Control Operator I	51	GS	$5,226.32	$5,487.63	$5,762.01	$6,050.11	$6,352.61	$6,670.25		
Water Pollution Control Operator II	55	GS	$5,768.86	$6,057.31	$6,360.18	$6,678.18	$7,012.09	$7,362.69		
Water Pollution Control Operator III	59	GS	$6,367.75	$6,686.13	$7,020.44	$7,371.46	$7,740.05	$8,127.05		
Water Pollution Control Operator IV	63	GS	$7,028.81	$7,380.24	$7,749.25	$8,136.71	$8,543.54	$8,970.72		
Water Systems Administrator	141	MM	$9,600.50	$10,080.51	$10,584.54	$11,113.78	$11,669.47	$12,252.94		
Water Systems Operator I	40	GS	$3,983.21	$4,182.37	$4,391.48	$4,611.06	$4,841.61	$5,083.69		
Water Systems Operator II	45	GS	$4,506.63	$4,731.96	$4,968.56	$5,216.99	$5,477.84	$5,751.73		

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	29.88	31.37	32.94	34.59	36.31	38.13		
Accountant II	120	MM	32.98	34.63	36.36	38.18	40.08	42.09		
Accounting Technician	45	GS	26.00	27.30	28.67	30.10	31.60	33.18		
Administrative Clerk I	28	GS	17.09	17.94	18.84	19.78	20.77	21.81		
Administrative Clerk II	32	GS	18.86	19.80	20.79	21.83	22.93	24.07		
Administrative Clerk III	36	GS	20.82	21.86	22.95	24.10	25.31	26.57		
Administrative Secretary	42	GS	24.14	25.35	26.62	27.95	29.35	30.81		
Administrative Supervisor	47	GS	27.32	28.68	30.12	31.62	33.20	34.86		
Aquatics Coordinator	32	GS	18.86	19.80	20.79	21.83	22.93	24.07		
Aquatics Supervisor	48	GS	28.00	29.40	30.87	32.41	34.03	35.74		
Assist City Manager/Comm & Econ Dev Dir	Contract		71.91				92.32			
Assistant Engineer	125	MM	37.31	39.18	41.14	43.19	45.35	47.62		
Assistant Planner	118	MM	31.39	32.96	34.61	36.34	38.15	40.06		
Associate Civil Engineer	131	MM	43.27	45.43	47.70	50.09	52.59	55.22		
Associate Engineer	127	MM	39.20	41.16	43.22	45.38	47.65	50.03		
Associate Planner	124	MM	36.40	38.22	40.13	42.14	44.25	46.46		
Building Inspection Services Manager	132	MM	44.35	46.57	48.90	51.34	53.91	56.60		
Building Inspector I	49	GS	28.70	30.13	31.64	33.22	34.88	36.63		
Building Inspector II	53	GS	31.68	33.26	34.93	36.67	38.51	40.43		
Chief Building Official	140	MM	54.04	56.74	59.58	62.56	65.68	68.97		
Chief Collection Systems Operator	132	MM	44.35	46.57	48.90	51.34	53.91	56.60		
Chief Plant Operator	132	MM	44.35	46.57	48.90	51.34	53.91	56.60		
Chief Project Engineer	145	MM	61.14	64.20	67.41	70.78	74.31	78.03		
Chief Water Systems Operator	132	MM	44.35	46.57	48.90	51.34	53.91	56.60		
Children's Librarian II	118	MM	31.39	32.96	34.61	36.34	38.15	40.06		
City Clerk	Contract		44.02				61.14			
City Engineer	145	MM	61.14	64.20	67.41	70.78	74.31	78.03		
City Manager	Contract						135.60			
Code Compliance Officer I	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Code Compliance Officer II	50	GS	29.42	30.89	32.43	34.05	35.76	37.54		
Communication Manager	131	MM	43.27	45.43	47.70	50.09	52.59	55.22		
Community Development Clerk I	32	GS	18.86	19.80	20.79	21.83	22.93	24.07		
Community Development Clerk II	37	GS	21.34	22.41	23.53	24.70	25.94	27.24		
Community Development Director	Contract		65.23				84.71			
Community Development Technician I	42	GS	24.14	25.35	26.62	27.95	29.35	30.81		
Community Development Technician II	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Community Risk Reduction Specialist I	Base	F	28.87	30.31	31.83	33.42	35.09	0.00		
Community Risk Reduction Specialist II	Base	F	31.04	32.59	34.22	35.93	37.73	0.00		
Community Risk Reduction Specialist Senior	Base	F	34.37	36.09	37.89	39.79	41.78	0.00		
Community Services Director	Contract		65.23	0.00	0.00	0.00	84.71	0.00		

Community Services Officer	Base	P	24.71	25.95	27.24	28.61	30.04	31.54		
Community Services Program Manager	125	MM	37.31	39.18	41.14	43.19	45.35	47.62		
Conservation Coordinator	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Construction Project Manager	129	MM	41.18	43.24	45.41	47.68	50.06	52.56		
Crime Prevention Specialist	Base	P	24.71	25.95	27.24	28.61	30.04	31.54		
Deputy Chief (aka Police Captain)	Base	PM	66.03	69.34	72.80	76.44	80.27	84.28	88.49	92.92
Deputy Director of Community Development	Contract		57.27				73.43			
Deputy Fire Chief	Flat	FM	64.70	67.93	71.33	74.89	79.28			
Director of Administrative Services	Contract		65.23				84.71			
Economic Development Manager	136	MM	48.96	51.40	53.97	56.67	59.51	62.48		
Electrical / Signs & Markings Supervisor	67	GS	44.76	47.00	49.35	51.82	54.41	57.13		
Electrician's Assistant	43	GS	24.75	25.98	27.28	28.65	30.08	31.58		
Engineering Aide I	33	GS	19.33	20.30	21.31	22.38	23.50	24.67		
Engineering Aide II	37	GS	21.34	22.41	23.53	24.70	25.94	27.24		
Engineering Assistant	56	GS	34.11	35.82	37.61	39.49	41.47	43.54		
Engineering Technician I	44	GS	25.37	26.63	27.97	29.36	30.83	32.37		
Engineering Technician II	48	GS	28.00	29.40	30.87	32.41	34.03	35.74		
Engineering Technician III	52	GS	30.91	32.45	34.07	35.78	37.57	39.44		
Environmental Compliance Inspector I	39	GS	22.42	23.54	24.72	25.95	27.25	28.61		
Environmental Compliance Inspector II	43	GS	24.75	25.98	27.28	28.65	30.08	31.58		
Environmental Compliance Specialist	49	GS	28.70	30.13	31.64	33.22	34.88	36.63		
Environmental Resources Analyst	127	MM	39.20	41.16	43.22	45.38	47.65	50.03		
Environmental Sustainability Manager	131	MM	43.27	45.43	47.70	50.09	52.59	55.22		
Equipment Service Clerk	32	GS	18.86	19.80	20.79	21.83	22.93	24.07		
Equipment Service Worker	34	GS	19.82	20.81	21.85	22.94	24.09	25.29		
Executive Assistant - Confidential		C	26.83	28.17	29.58	31.06	32.61	34.25		
Facility Maintenance Worker I	35	GS	20.31	21.33	22.39	23.51	24.69	25.92		
Facility Maintenance Worker II	41	GS	23.55	24.73	25.97	27.27	28.63	30.06		
Facility Maintenance Worker III	45	GS	26.00	27.30	28.67	30.10	31.60	33.18		
Finance Clerk I	32	GS	18.86	19.80	20.79	21.83	22.93	24.07		
Finance Clerk II	37	GS	21.34	22.41	23.53	24.70	25.94	27.24		
Finance Clerk III	41	GS	23.55	24.73	25.97	27.27	28.63	30.06		
Finance Director	Contract		55.17				70.82			
Finance Officer	141	MM	55.39	58.16	61.07	64.12	67.33	70.69		
Finance Specialist	41	GS	23.55	24.73	25.97	27.27	28.63	30.06		
Finance Supervisor	54	GS	32.47	34.09	35.80	37.59	39.47	41.44		
Financial Services Manager	136	MM	48.96	51.40	53.97	56.67	59.51	62.48		
Fire Battalion Chief	Flat	FM	56.72	59.55	62.53	65.65	68.94			
Fire Captain	Base	F	45.76	48.05	50.45	52.97	55.62			
Fire Chief	Contract		69.79				90.64			
Fire Engineer	Base	F	39.71	41.70	43.78	45.97	48.27			
Fire Marshal	Flat	FM	56.72	59.55	62.53	65.65	68.94			
Fire Prevention Specialist I	Base	F	28.87	30.31	31.83	33.42	35.09			
Fire Prevention Specialist II	Base	F	31.04	32.59	34.22	35.93	37.73			
Firefighter	Base	F	34.99	36.74	38.58	40.51	42.53			

Firefighter Recruit	Base	F	31.49	0.00	0.00	0.00	0.00			
Fleet & Facilities Manager	131	MM	43.27	45.43	47.70	50.09	52.59	55.22		
GIS Analyst	62	GS	39.56	41.54	43.62	45.80	48.09	50.49		
GIS Technician I	49	GS	28.70	30.13	31.64	33.22	34.88	36.63		
GIS Technician II	53	GS	31.68	33.26	34.93	36.67	38.51	40.43		
Heavy Equipment Mechanic	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Housing Analyst I (formerly Redevelopment & Housing Analyst i)	120	MM	32.98	34.63	36.36	38.18	40.08	42.09		
Housing Analyst II (formerly Redevelopment & Housing Analyst Ii)	124	MM	36.40	38.22	40.13	42.14	44.25	46.46		
Human Resources Analyst I		C	32.65	34.28	35.99	37.79	39.68	41.67		
Human Resources Analyst II		C	36.94	38.78	40.72	42.76	44.90	47.14		
Human Resources Clerk		C	20.61	21.64	22.72	23.86	25.05	26.31		
Human Resources Manager		C	52.16	54.77	57.51	60.38	63.40	66.57		
Human Resources Technician I		C	24.50	25.73	27.01	28.36	29.78	31.27		
Human Resources Technician II		C	27.32	28.68	30.12	31.62	33.20	34.86		
Industrial Electrical/Electronics Technician	58	GS	35.84	37.63	39.52	41.49	43.57	45.74		
Information Technology Analyst	60	GS	37.66	39.54	41.52	43.59	45.77	48.06		
Information Technology Manager	138	MM	51.43	54.01	56.71	59.54	62.52	65.64		
Information Technology Technician I	48	GS	28.00	29.40	30.87	32.41	34.03	35.74		
Information Technology Technician II	52	GS	30.91	32.45	34.07	35.78	37.57	39.44		
Infrastructure O & M Superintendent	132	MM	44.35	46.57	48.90	51.34	53.91	56.60		
Junior Engineer	121	MM	33.80	35.49	37.27	39.13	41.09	43.14		
Junior Planner	113	MM	27.74	29.13	30.59	32.12	33.72	35.41		
Laboratory & Environmental Compliance Mgr	129	MM	41.18	43.24	45.41	47.68	50.06	52.56		
Laboratory Supervisor	127	MM	39.20	41.16	43.22	45.38	47.65	50.03		
Laboratory Technician I	43	GS	24.75	25.98	27.28	28.65	30.08	31.58		
Laboratory Technician II	47	GS	27.32	28.68	30.12	31.62	33.20	34.86		
Librarian I	114	MM	28.44	29.86	31.35	32.92	34.56	36.29		
Librarian II	118	MM	31.39	32.96	34.61	36.34	38.15	40.06		
Librarian III	122	MM	34.65	36.38	38.20	40.11	42.11	44.22		
Library Services Director	Contract		46.19				59.29			
Library Technical Assistant I	29	GS	17.51	18.39	19.31	20.28	21.29	22.35		
Library Technical Assistant II	33	GS	19.33	20.30	21.31	22.38	23.50	24.67		
Library Technical Assistant III	37	GS	21.34	22.41	23.53	24.70	25.94	27.24		
Light Equipment Mechanic	41	GS	23.55	24.73	25.97	27.27	28.63	30.06		
Literacy Coordinator	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Maintenance Supervisor	53	GS	31.68	33.26	34.93	36.67	38.51	40.43		
Maintenance Worker I	35	GS	20.31	21.33	22.39	23.51	24.69	25.92		
Maintenance Worker II	40	GS	22.98	24.13	25.34	26.60	27.93	29.33		
Maintenance Worker III	44	GS	25.37	26.63	27.97	29.36	30.83	32.37		
Management Analyst I	120	MM	32.98	34.63	36.36	38.18	40.08	42.09		
Management Analyst II	125	MM	37.31	39.18	41.14	43.19	45.35	47.62		
Marketing and Business Relations Specialist	120	MM	32.98	34.63	36.36	38.18	40.08	42.09		
Meter Services Technician	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Office Manager	115	MM	29.15	30.60	32.13	33.74	35.43	37.20		
Operations and Maintenance Superintendent	137	MM	50.18	52.69	55.32	58.09	60.99	64.04		

Park Maintenance Technician	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Park Maintenance Worker I	35	GS	20.31	21.33	22.39	23.51	24.69	25.92		
Park Maintenance Worker II	39	GS	22.42	23.54	24.72	25.95	27.25	28.61		
Park Maintenance Worker III	43	GS	24.75	25.98	27.28	28.65	30.08	31.58		
Park Planner	132	MM	44.35	46.57	48.90	51.34	53.91	56.60		
Park Superintendent	132	MM	44.35	46.57	48.90	51.34	53.91	56.60		
Park Supervisor	51	GS	30.15	31.66	33.24	34.91	36.65	38.48		
Planning Manager	140	MM	54.04	56.74	59.58	62.56	65.68	68.97		
Police Captain (aka Deputy Chief)	Base	PM	66.03	69.34	72.80	76.44	80.27	84.28	88.49	92.92
Police Chief	Contract		87.89				115.64			
Police Crime and Intelligence Analyst	Base	PS	31.68	33.26	34.93	36.67	38.51			
Police Lieutenant	Base	PM	60.08	63.08	66.24	69.55	73.03	76.68	80.51	84.54
Police Officer	Base	P	37.54	39.42	41.39	43.46	45.63	47.91	50.31	
Police Officer Recruit (Non-Safety)	Base		33.79							
Police Records Manager	120	MM	32.98	34.63	36.36	38.18	40.08	42.09		
Police Records Specialist	Base	P	21.93	23.03	24.18	25.39	26.66			
Police Records Supervisor	Base	PS	29.72	31.20	32.76	34.40	36.12			
Police Sergeant	Base	PS	43.43	45.60	47.88	50.27	52.79	55.43	58.20	61.11
Pool and Recreation Facility Technician (formerly Pool Facility Technician)	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Pool Facility Technician	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Principal Civil Engineer	141	MM	55.39	58.16	61.07	64.12	67.33	70.69		
Principal Planner	136	MM	48.96	51.40	53.97	56.67	59.51	62.48		
Principal Utilities Civil Engineer	141	MM	55.39	58.16	61.07	64.12	67.33	70.69		
Public Works Director	Contract		65.23				84.71			
Public Works O&M Infrastructure Admin	141	MM	55.39	58.16	61.07	64.12	67.33	70.69		
Purchasing Manager	123	MM	35.51	37.29	39.15	41.11	43.17	45.32		
Recreation Coordinator	36	GS	20.82	21.86	22.95	24.10	25.31	26.57		
Recreation Superintendent	131	MM	43.27	45.43	47.70	50.09	52.59	55.22		
Recreation Supervisor	50	GS	29.42	30.89	32.43	34.05	35.76	37.54		
Redev. & Housing Analyst I (renamed to Housing Analsyt I)	120	MM	32.98	34.63	36.36	38.18	40.08	42.09		
Redev. & Housing Analyst II (renamed to Housing Analsyt II)	124	MM	36.40	38.22	40.13	42.14	44.25	46.46		
Redevelopment Manager	136	MM	48.96	51.40	53.97	56.67	59.51	62.48		
Secretary to City Manager		C	27.52	28.90	30.34	31.86	33.45	35.12		
Senior Accountant	125	MM	37.31	39.18	41.14	43.19	45.35	47.62		
Senior Application Analyst	132	MM	44.35	46.57	48.90	51.34	53.91	56.60		
Senior Associate Civil Engineer	134	MM	46.60	48.93	51.37	53.94	56.64	59.47		
Senior Building Inspector	57	GS	34.97	36.72	38.55	40.48	42.50	44.63		
Senior Building Plans Examiner	58	GS	35.84	37.63	39.52	41.49	43.57	45.74		
Senior Center Manager	120	MM	32.98	34.63	36.36	38.18	40.08	42.09		
Senior Civil Engineer	138	MM	51.43	54.01	56.71	59.54	62.52	65.64		
Senior Construction Project Manager	131	MM	43.27	45.43	47.70	50.09	52.59	55.22		
Senior Engineering Assistant	58	GS	35.84	37.63	39.52	41.49	43.57	45.74		
Senior Equipment Mechanic	50	GS	29.42	30.89	32.43	34.05	35.76	37.54		
Senior Human Resources Analyst		C	42.48	44.60	46.83	49.17	51.63	54.21		

Senior Maintenance Worker	47	GS	27.32	28.68	30.12	31.62	33.20	34.86		
Senior Management Analyst	131	MM	43.27	45.43	47.70	50.09	52.59	55.22		
Senior Planner	132	MM	44.35	46.57	48.90	51.34	53.91	56.60		
Senior Police Records Specialist	Base	P	24.13	25.33	26.60	27.93	29.33			
Senior Signs and Markings Technician	45	GS	26.00	27.30	28.67	30.10	31.60	33.18		
Senior Systems Analyst	132	MM	44.35	46.57	48.90	51.34	53.91	56.60		
Senior Traffic Signal/Street Lighting Tech	60	GS	37.66	39.54	41.52	43.59	45.77	48.06		
Senior Tree Trimmer	45	GS	26.00	27.30	28.67	30.10	31.60	33.18		
Senior Utilities Maintenance Worker (Sewer)	54	GS	32.47	34.09	35.80	37.59	39.47	41.44		
Senior Utilities Maintenance Worker (Water)	54	GS	32.47	34.09	35.80	37.59	39.47	41.44		
Senior Water Pollution Control Operator	67	GS	44.76	47.00	49.35	51.82	54.41	57.13		
Senior Water System Operator	50	GS	29.42	30.89	32.43	34.05	35.76	37.54		
Senior Water/Wastewater Instrumentation Tech	66	GS	43.67	45.85	48.15	50.55	53.08	55.73		
Signs and Markings Tech I	39	GS	22.42	23.54	24.72	25.95	27.25	28.61		
Signs and Markings Tech II	43	GS	24.75	25.98	27.28	28.65	30.08	31.58		
Social Services Manager	132	MM	44.35	46.57	48.90	51.34	53.91	56.60		
Sports Manager	125	MM	37.31	39.18	41.14	43.19	45.35	47.62		
Stock Clerk	32	GS	18.86	19.80	20.79	21.83	22.93	24.07		
Storekeeper	35	GS	20.31	21.33	22.39	23.51	24.69	25.92		
Traffic Signal / Street Lighting Technician	56	GS	34.11	35.82	37.61	39.49	41.47	43.54		
Transportation Engineer	134	MM	46.60	48.93	51.37	53.94	56.64	59.47		
Treatment Plant Mechanic	54	GS	32.47	34.09	35.80	37.59	39.47	41.44		
Treatment Plant Superintendent	137	MM	50.18	52.69	55.32	58.09	60.99	64.04		
Tree Trimmer I	39	GS	22.42	23.54	24.72	25.95	27.25	28.61		
Tree Trimmer II	43	GS	24.75	25.98	27.28	28.65	30.08	31.58		
Underground Utility Service Locator	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Utilities Administrator	141	MM	55.39	58.16	61.07	64.12	67.33	70.69		
Utilities Maintenance Supervisor	53	GS	31.68	33.26	34.93	36.67	38.51	40.43		
Utilities Maintenance Worker I	37	GS	21.34	22.41	23.53	24.70	25.94	27.24		
Utilities Maintenance Worker II	42	GS	24.14	25.35	26.62	27.95	29.35	30.81		
Utilities Maintenance Worker III (Sewer)	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Utilities Maintenance Worker III (Water)	46	GS	26.65	27.98	29.38	30.85	32.39	34.01		
Utilities Maintenance Worker IV (Sewer)	50	GS	29.42	30.89	32.43	34.05	35.76	37.54		
Utilities Maintenance Worker IV (Water)	50	GS	29.42	30.89	32.43	34.05	35.76	37.54		
Wastewater Systems Administrator	141	MM	55.39	58.16	61.07	64.12	67.33	70.69		
Water / Wastewater Instrumental Technician	62	GS	39.56	41.54	43.62	45.80	48.09	50.49		
Water Pollution Control Facility Superintendent	141	MM	55.39	58.16	61.07	64.12	67.33	70.69		
Water Pollution Control O-I-T	40	GS	22.98	24.13	25.34	26.60	27.93	29.33		
Water Pollution Control Operator I	51	GS	30.15	31.66	33.24	34.91	36.65	38.48		
Water Pollution Control Operator II	55	GS	33.28	34.95	36.69	38.53	40.46	42.48		
Water Pollution Control Operator III	59	GS	36.74	38.57	40.50	42.53	44.65	46.89		
Water Pollution Control Operator IV	63	GS	40.55	42.58	44.71	46.94	49.29	51.76		
Water Systems Administrator	141	MM	55.39	58.16	61.07	64.12	67.33	70.69		
Water Systems Operator I	40	GS	22.98	24.13	25.34	26.60	27.93	29.33		
Water Systems Operator II	45	GS	26.00	27.30	28.67	30.10	31.60	33.18		

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: July 19, 2022							

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: J.16
SUBJECT: PUBLIC HEARING- Spring Lake Ruby Estates -Request to approve a Tentative Subdivision Maps (TSM #5221) a Zoning Amendment to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and a Development Agreement for a parcel of land located within the Spring Lake Specific Plan Area to allow the development of 87 single-family lots, consistent with the Medium Density General Plan land use designation and multi-family R-15 specific plan designation for the property. APN: 042-030-054

Recommendation for Action: Staff recommends that the City Council
1. Receive the staff report;
2. Conduct a public hearing;
a) adopt Resolution No. ___approving Tentative Subdivision Map #5221;
b) adopt Resolution No. ___approving Site Plan and Architectural Design Review;
c) adopt Resolution No. ___approving The use of the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with CEQA;
b) introduce and waive the first reading of Ordinance No. ___approving a Planned Development overlay and Conditional use Permit;
c) introduce and waive the first reading of Ordinance No. ___approving the Amended and Restated Development Agreement between the City of Woodland and The New Home Company of Northern California LLC, to use and develop the Ruby Estates project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

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

Fiscal Impact:
All application processing costs have been paid for by the applicant. The Tentative Subdivision Map includes 87 lots on a multi-family site. The Spring Lake Infrastructure Fee (SLIF) equivalent is currently $ 35,641 per multi-family unit, for a total of $3,100,767. In addition to paying SLIF, this project will also pay citywide Development Impact Fees (DIF). For purposes of the fee calculation, the 87 units will pay $32,871 per home for a total of $2,859,777.

Background:
The entire SLSP area was pre-zoned under Ordinance No. 1346, adopted on July 2, 2002. The project site was originally part of the larger Russell Ranch Development Turn of the Century Heritage Remainder Subdivision Map #4784, Rezone, and Development Agreement approved on January 6, 2006, Ordinance 1453. On July 1, 2014, City Council adopted Ordinance 1563, approving an amended Development Agreement and Tentative Subdivision Map #5048. The revised map (Map#5048) moved the Heritage Remainder R-15 site (APN:042-030-054) to the south, directly adjacent to County Road 25A, and reduces the acreage of the R-15 site from 8.22 to the current 7.03 acres.

Additionally, a Land Dedication Agreement dated April 19, 2005, was entered into by the Turn of the Century LLC that transferred very low-income affordability obligation from the Heritage Remainder R-15 site to the site located at the southwest corner of Mieklel Avenue and Farmers Central Road which was ultimately

developed. The project site retains the obligation to provide ten percent (10%) of the units as affordable for low-income.

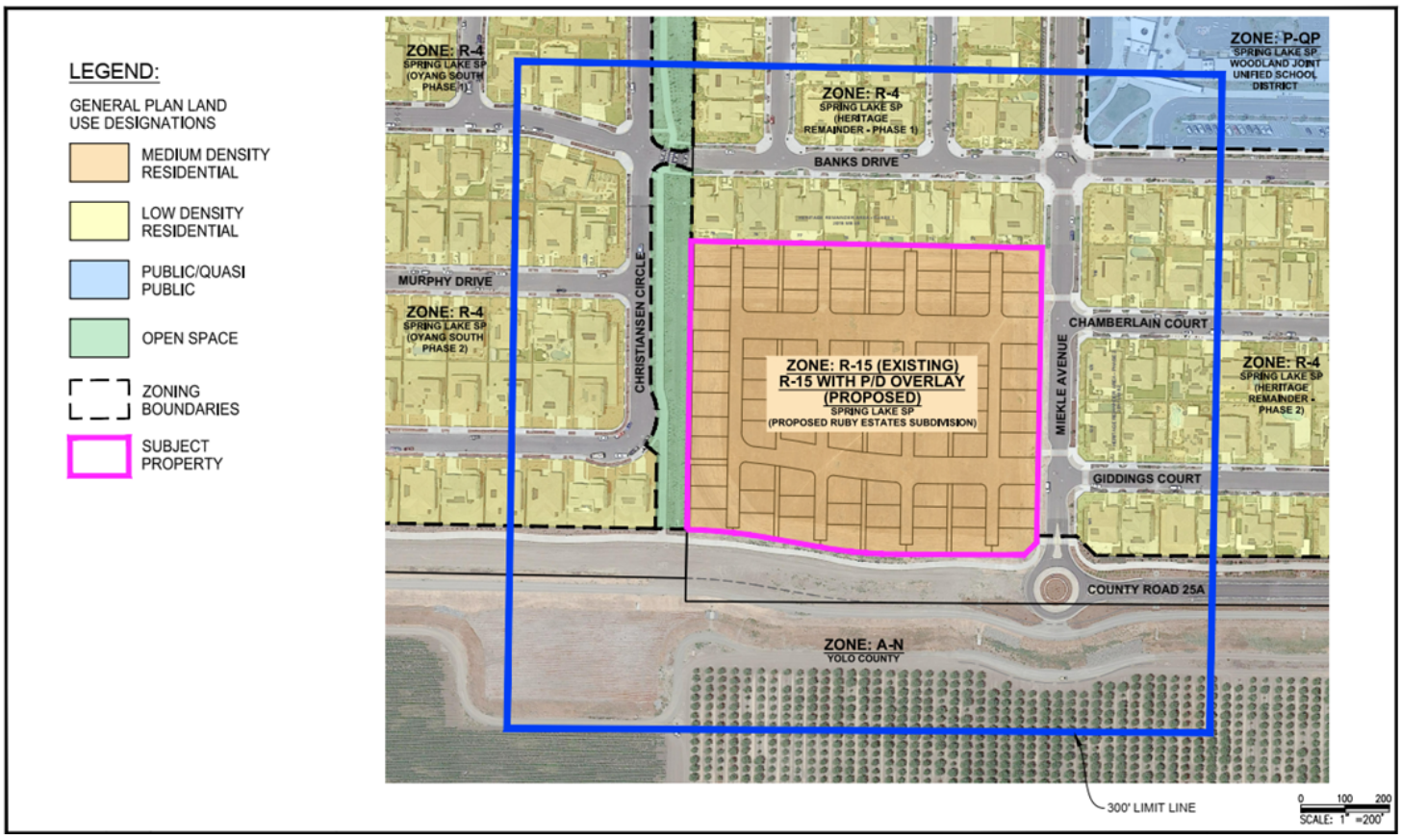
On March 18, 2022, the project applicant, The New Home Company, submitted an application requesting development approvals on the 7.03-acre Spring Lake R-15 "Heritage Remainder" infill project site (APN:042-030-054). They are proposing to develop a small-lot product type that allows for smaller individual ownership lots in the development with private driveways, common paseos, reciprocal use side-yard easements, and a homeowners association (HOA). Along with the Tentative Subdivision Map, the development will include lot configuration, site layout, landscape, and architectural plans.

On June 16, 2022, the Planning Commission held a public hearing on their regularly scheduled hearing date and voted 5 Ayes, 0 Noes, with two members absent, to recommend approval of the Ruby Estates development project as proposed. Three members of the public attended the Planning Commission meeting and voiced concerns about the two-story homes being proposed adjacent to their existing homes located north of the property on Banks Drive.

Discussion:

Project Site Description

The project site is located at the northwest corner of County Road 25A and Miekle Avenue. Curbs, gutters, sidewalks, and streetlights were installed on Miekle Avenue adjacent to the subject properties concurrent with the single-family development to the east. The project site is bordered to the north with existing single-family homes that back up to the property and front onto Banks Drive. To the west is a linear drainage area that runs the length of the property with greenbelts and additional single-family homes abutting Christiansen Circle. To the south of the property is County Road 25A, which includes an existing greenbelt and an intersection roundabout at Miekle and County Road 25A.



Project Proposal

The applicant proposes a Tentative Subdivision Map # 5221 and associated Planned Development (PD), Conditional Use Permit (CUP), Site Plan, Design Review (DR), and a Development Agreement (DA) for a parcel of land to allow the development of 87 single-family lots.

The applicant is proposing a small-lot single-family detached home product, with units ranging in size from 1,717 square feet to 2,131 square feet. The proposed project includes lot and site layout, conceptual landscaping as well as architectural home designs. The project proposes private loop drive circulation with alley-loaded garage access off the internal circulation loop. Additional circulation includes interior paseos and walkways.

Spring Lake Specific Plan Request
The existing R-15 multi-family zoned parcel allows a maximum density of 10 to 15 dwelling units per acre, which can usually be approved through a site plan and design review only. However, the additional request by the applicant for some flexibility under a Planned Development Overlay requires additional discretionary entitlements. The proposed project is designed at 12.4 units per acre which falls near the midpoint of the allowed density specified for the R-15 zoning district. Staff finds that the proposed density of 12.4 units per acre fulfills the minimum density allocated for this parcel and does not result in a shortfall and therefore meets the Spring Lake Infrastructure Financing (SLIF) requirements.

Tentative Subdivision Map Request
The layout of the proposed Tentative Subdivision Map #5221 will provide 87 single-family residential lots. The project proposes lot widths that vary from 20 to 52 feet with an average lot width of 37 feet. The minimum lot width per the SL development standards is 35 feet. The applicant is requesting an exception for 12 percent of the lots to allow a 34-foot or smaller lot width.

It should be noted that specific parcels with smaller lot widths, at the street, have larger average widths based on wider dimensions at the rear of these lots. For example, a 20-foot front lot width (plus a 15-foot radius curb return) has up to a 48-foot wide rear width. For a more accurate assessment of lot width on these types of lots, we see that the overall average lot width for the whole of the development is 37 feet, which substantially complies with the minimum lot width requirement for the R-15 zone of 35 feet (12% are below 34 ft width). The Spring Lake Specific Plan does not have a required minimum lot size or lot depth. Lot sizes will range from 1,943 to 3,073 square feet with 2,367 average square feet. Lot depths will vary from 55 to 60 feet.

The main circulation route within the development is on an internal private loop street, with a majority of the homes facing onto three interior paseos running north to south. All homes will have two-car garages, and an additional 59 guest parking spaces are to be provided on-site for a total of 233 parking spaces in the overall development. The two-car garages for the homes are alley-loaded with the main entryway accessed either from paseos or Miekle Avenue. The proposed development exceeds all city requirements for on-site parking.

Each of the interior pedestrian paseos (shown in red on the plot plan below) that run north to south within the site, is 8 feet in width with each facing home having a 4-foot setback from the paseo, allowing for a 16-foot open area between home fronts. The front yard setbacks along Miekle Avenue will be a minimum of 10 feet. Additionally, the side yards will be shared between lots to provide a larger area for waste receptacle storage and useable, private outdoor space. Homes will provide a minimum of 3.5-foot wide interior side yard with a reciprocal use easement allowing one home access rights to the adjacent property side yard, providing a minimum of a 10-foot side yard with larger side yards on exterior lots adjacent to the streets and development site boundary. Setbacks from existing adjacent homes on Banks Drive will not change from the R-15 SLSP of 10 feet minimum. Homes along the northern boundary have articulated walls providing larger setbacks to adjacent homeowners' rear yards.

Ruby Estates Plot Plan
Along the western project boundary, the house plans are configured to face onto the naturalized open

space/drainage area and greenbelt to the west that was installed as part of the adjacent Spring Lake Oyang South development by Lennar Homes. Homes at the site perimeter are set back a minimum of 10 feet, consistent with Spring Lake's standard rear setback for R-15. Two pedestrian connections (Lots A & B) are proposed along the western edge of the site to provide connectivity to the homes fronting onto the naturalized open space and via a pedestrian walking path that will cross over to the Oyang South subdivision located west of Christiansen Circle. A pedestrian path will also be provided along the southern property boundary to provide connectivity to the overall Spring Lake perimeter greenbelt that is located along the north side of County Road 25A.

Lot A (on the northwest side of the site) is proposed as an open space parcel for the project and will include a pergola and bench as shown in the enclosed landscape exhibits, as well as providing connectivity to the open space/drainage channel and existing subdivision to the west. The open space and overcrossing are located in the northwest portion of the site and align with the northern portion of the internal circulation loop, as well as providing connection to additional parking and greenbelts to the west in the Oyang South subdivision. This parcel along with the other lettered lots that comprise the paseos, pass-throughs, and shared walkway will provide access to the front doors of the homes on the western edge of the project site. The park, paseo, walkway, and shared landscaping account for approximately 17,860 square feet (.41 acres) of common open space. Homes along the east boundary will front onto Miekle Avenue to create an attractive street scene with alley-loaded garages in the rear. The front yard setbacks along Miekle Avenue will be a minimum of 10 feet.

A Homeowners Association will assist in the management of landscaping, utilities, and use restrictions, including a restriction on parking along interior driveways and a requirement that garage space is maintained for parking. Recreational vehicle parking will be prohibited.

Infrastructure

The developer will construct all internal private streets and utilities and all project components, including the paseo paths and landscaping. Perimeter utilities, including curb, gutter, sidewalk, and streetlights as well as a traffic-calming round-about were installed with the Heritage Remainder Phase Two subdivision improvements along Miekle Avenue. Project access will be primarily from the Collector Roadways, Miekle Avenue, as well as from County Road 25A with direct vehicular access from Miekle Avenue only. The project will provide water, sewer, storm drain, and other required utilities. An off-site culvert walking path will be installed as a crossing over the western naturalized open space/drainage area that will connect with the interior Spring Lake greenbelt and Oyang South development. Additionally, the development will install the completion of the traffic signals at County Road 25A and County Road 102.

Planned Development/Conditional Use Permit Request

The project proposes minor modifications from the minimum lot width and lot coverage zoning requirement as well as interior setback requirements provided in the Spring Lake Specific Plan. The purpose of the Planned Development (PD) Overlay is to encourage creative and more efficient use of land by providing some flexibility in design not possible through the strict application of zoning standards. The proposed modifications will allow a small-lot product, adding to the mix of housing types in the Spring Lake Specific Plan area.

The Spring Lake Specific Plan expresses a desire to see a variety of housing types, including small-lot infill. However, the standards provided at the time of the Spring Lake Specific Plan outlined in Table 2.4 do not explicitly allow exceptions for this small-lot product type that is currently occurring in the California housing market. Therefore, the PD Overlay will allow for modification of setbacks for this project. The setbacks for the perimeter conditions meet the required Plan standards and it is the project interior where exceptions are requested.

Site Plan and Design Review Request

The project application request includes site development plans including floor plans, landscaping, and architectural renderings. The project design review was performed using the Spring Lake Specific Plan (SLSP)

(adopted December 18, 2001, and subsequently amended) and the Spring Lake Specific Plan Design Standards (SLSPDS) as approved May 20, 2003, and subsequently amended.

The architectural plans feature alley-loaded rear-entry garage orientations off the private internal loop drive. Home fronts are generally oriented toward interior paseos with exceptions on the east and west site boundaries that face out to adjacent neighboring developments. Each home will have a two-car garage and the site will have an additional 59 on-site guest parking spaces. The site has an internal circulation loop with alleyways and paseos extending off this main circulation route. At the northwest portion of the development, there will be an open space park area with a picnic area and seating for flexible outdoor use.

Development Agreement Request

Resolution No. 3542, adopted on May 15, 1990, establishes procedures for the consideration of Development Agreements in Woodland. These procedures essentially parallel the requirements of Section 65864 et.seq. of the Government Code. The Spring Lake Specific Plan (SLSP) requires that each developer enters into a Development Agreement with the City. Development Agreements allow the City to negotiate certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. A development agreement was approved as part of the Heritage Remainder with subsequent amendments approved on July 1, 2014, by the City Council. An amended development agreement will replace the original agreement for the Ruby Estates properties. Final negotiated terms will be included in the development agreement prior to the City Council hearing on the application.

The proposed development agreement provides for negotiated features or amenities for the public benefit. Along with the standard impact fees associated with development, the proposed draft development agreement also includes the following:

- The applicant has agreed to pay fees in lieu of constructing the affordable housing of $3,900 per lot for the ten percent low-income obligation for the nine units, which results in an overall payment of $339,300. This is consistent with per unit in-lieu fees charged on other small-lot single-family projects in Spring Lake.
- The applicant has agreed to pay a General Purpose fee in the amount of $5,000 per lot, which results in an overall payment of $435,000.
- The funds are to be paid in one lump sum amount upon the final map and will be used for community facilities such as a city pool, and fire station and to improve bicycle and pedestrian connectivity, including but not limited to the planned Highway 113 bike/pedestrian overcrossing.
- The applicant has agreed to replace all frontage that is cracked and broken or does not meet ADA standards with City-Standard ADA-compliant driveways, curb, gutter, or sidewalk.
- A 6-foot masonry privacy wall that will extend along most of the southern subdivision boundary.
- The completion of the traffic signal at County Road 25A and County Road 102

Public Notification

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

- The legal notice was published in the Woodland Daily Democrat.
- Notices were mailed to all property owners within 1,000 feet of the project site.

Copies of the factual staff report for the proposed project have been on file at City Hall since July 1, 2022.

Environmental Clearance

On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearinghouse Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA addendums to the Turn of the Century EIR.

Technical Studies

The SLSP requires that each development application include certain project level and property-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan. The following studies have been prepared in fulfillment of these requirements as part of the Ruby Ranch Tentative Subdivision analysis. The applicant has submitted updated Geotechnical Evaluations. The Cultural Survey and Biological Analysis is from the original Tentative Map (July 1, 2014) submittal, since there have been no new conditions that would require the submittal of new studies:

- Biological Resources Analysis, SLSP TOC 403 acres, Foothill and Associates, April 28, 2005
- Cultural Resources Survey and Assessments, TOC Development, Cultural Resources Unlimited, March 2005
- Limited Geotechnical Evaluation of Existing Fill, Heritage Development – Parcel 4 prepared for the project by Geocon Consultants, Inc. (Geocon) dated August 27, 2021 (Geocon Project No. S2028-05-01)
- Preliminary Geotechnical Feasibility Assessment, Proposed Residential Development – Ruby Estates prepared by Quantum Geotechnical, Inc. (Quantum) dated September 23, 2021 (Quantum Project No. H055.G)

City staff have previously reviewed each of these studies and reached the following conclusions:

1. The studies satisfy the SLSP requirements;
2. Applicable requirements or conditions recommended in the study have been included as conditions of approval for this project;
3. The studies identify no environmental circumstances specific to the site or the proposed project that was not previously anticipated and addressed in the original EIR.

Agricultural and Swainson Hawk Mitigation Easements

In 2006, the property secured mitigation easements via participation in the Merritt Property conservation easement. The project shall comply with the Swainson Hawk and Ground Nesting Raptor survey Requirements of the SL TOC EIR Mitigation Plan.

Review Agency Comments

The application was circulated for review by agencies of jurisdiction. The comments from Development Engineering, Public Works, Building, and Fire, have been incorporated as Conditions of Approval.

Public Comment

Three members of the public attended and provided comments at the June 16, 2022, Planning Commission public hearing. Additionally, staff received an e-mail and voice message after the deadline for public comments. All of the concerns expressed by the public along with staff responses are outlined in the following:

- *Privacy* to the north with the two-story homes being proposed - The setback from the north boundary meets the R-15 requirement of 10 feet and in many cases is up to 15 feet as designed. Additionally, the pad height may be slightly lower than the existing homes to the north.
- *Density* - Under the R-15 density, the development is allowed 10 to 15 dueling units an acre (dua). However, the proposed development buildout is in the middle of the allowed density range at 12.4 dua.
- *Parking* - The development exceeds all City parking requirements by 59 parking spaces (233 total parking spaces on-site).
- *Existing home values* - Home values are market-driven. Moreover, the R-15 zoning for this area was planned as part of the original Spring Lake Specific Plan.
- *Surface Water Engineering Concerns* - The applicant has submitted preliminary plans as part of the application and a full Civil Plan check with the Development Engineering division will take place after project entitlement. Plan check will require that Civil Plans meet all state and federal requirements.
- *Safe Routes to School* - Staff discussed safety concerns for the roundabout at 25A and Miekle Avenue and the City traffic engineer has requested that a red curb be installed designating no parking from the 25A roundabout up to the intersection at Miekle and Giddings Court to increase visibility at the crosswalks on Miekle. Additionally, staff discussed construction routes with Development /Transportation Engineering. The roundabout at 25A and Miekle was constructed and rated for large truck traffic and all construction-related

traffic is anticipated to be from County Road 102 to 25A and access the site at the southernmost entry point directly past the intersection of 25A and Miekle Avenu. A construction route plan will be submitted and reviewed by Transportation Engineering and will ensure that construction vehicles will not conflict with peak school schedules. Additionally, the public notice for the proposed development was sent to the Woodland School District with no comments received to date.

Staff Analysis

Staff supports this project, subject to the recommended provisions in the Development Agreement and conditions of approval, and provides the following analysis:

General Plan Consistency

The Spring Lake Specific Plan has been determined by the City Council to be consistent with the General Plan. The project, with the proposed conditions of approval, Development Agreement, and Tentative Subdivision Map, has been determined by staff to be consistent with the SLSP and with the goals and policies of the General Plan as outlined in the PC report (Attachment 2).

Climate Action Plan

The project applicant completed the Climate Action Plan (CAP) Checklist and has been determined to be consistent with the City's 2035 CAP. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements provided in the Spring Lake Specific Plan, including solar requirements.

Zoning Ordinance Consistency

The proposed project as conditioned is consistent with the City's Zoning Ordinance as outlined in the PC report (Attachment 2)

Spring Lake Specific Plan Consistency

In order to assess project consistency with the SLSP development requirements, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, and tables) and to the various implementing documents of the SLSP including Spring Lake Design Standards, Affordable Housing Plan, and the CEQA Mitigation Monitoring Program. The project is substantially consistent with the aforementioned documents as well as the Spring Lake Multi-family R-15 Standards regarding building orientation, pedestrian circulation, open space, energy efficiency, and fencing and is consistent with all requirements of the SLSP as outlined in the PC report (Attachment 2).

Spring Lake Affordable Housing Plan

The project is subject to the Spring Lake Affordable Housing Plan, a multi-family requirement that requires that either, ten percent (10%) of all multi-family units be affordable to low-income households and twenty percent (20%) of the units be affordable to very low-income households, or that twenty-five percent (25%) of the multi-family units be affordable to very low-income households. Per a prior Affordable Housing Land Dedication Agreement dated April 2005 between Russell Ranch Development and the City of Woodland, the required (20%) very low-income (VLI) multi-family units were transferred from the Heritage Remainder R-15 site to the Terracina at Spring Lake project on Miekle Avenue and Farmers Central Road within Spring Lake. The Ruby Estates R-15 site is still required to provide 10% of the units to low-income households based on the ultimate build-out of the property.

Based on the remaining affordability requirement, the project will be required to provide 9 affordable units. The applicant is proposing to pay fees in lieu of constructing the affordable housing resulting in an amount as provided in the Development Agreement on a per-lot basis of $3,900, which results in an overall payment of $339,300. This is consistent with per unit in-lieu fees charged on other single-family projects in Spring Lake. The applicant has agreed to pay the total amount in a lump sum payment upfront rather than through incremental payments at the time of building permit issuance for each unit.

Key Information:

- Spring Lake Multifamily has two affordable housing requirements (10% low-income units and 20% very-low-income units).
- Ruby Estates has met half of their affordable housing requirements already (very-low-income units built out)
- The in-lieu fee was calculated using the SLSP affordable housing methodology.

Planned Development Overlay and Conditional Use Permit

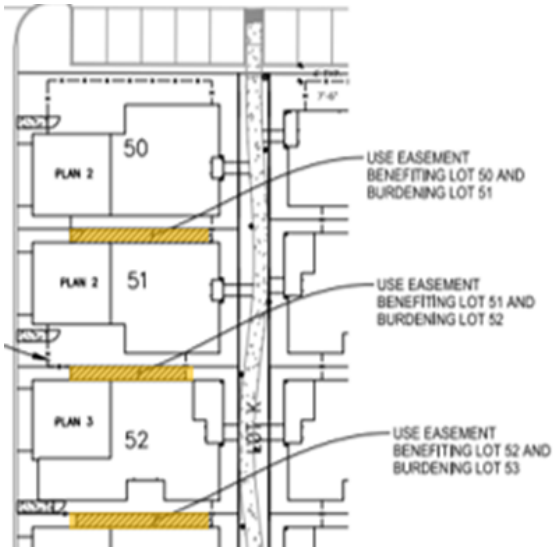
The applicant is requesting a proposed Planned Development (PD) overlay. The purpose of a PD is to allow flexibility in project design where appropriate. The proposal requests an exception from standard setbacks and lot coverage in order to allow the small-lot development with private drives. Setbacks along the project perimeter are consistent with Spring Lake standards.

The proposed Planned Development Overlay will accommodate the City's planned and desired minimum density of 12.5 units per acre in a detached, single-family configuration. The Planned Development Overlay will allow for reduced setbacks and other modified development requirements to achieve the stated density. The density and smaller homes also lend themselves toward entry-level homebuyers. The single-family detached configuration conforms better with the existing uses surrounding the site as compared to the attached multifamily.

Ruby Estates PD Overlay Development Comparison

Parcel	PD	Spring Lake Standards	Comments
Area	1,900 – 3,000 sq/ft (2,367sq/ft average)	N/A	2,367 sq/ft average
Width	20-52 ft (37ft average)	35 ft	20-52 ft range 37 ft average
Setbacks			
Front (Paseo)	4ft to Paseo	10ft	From door to door it will measure 16ft in width on all internal Paseos
Front (Public Road)	10ft	10ft	SL setbacks are maintained on all homes visible from public roadways
Side	3.5ft Street side	5ft Interior 10ft Street side	10ft minimum maintained on corner lots
Rear	4ft	10 ft from site perimeter and on homes along western site boundary 4ft from alley	10ft minimum maintained adjacent to existing homes
Coverage			
Maximum Lot Coverage	40-67% per lot	50%	67% coverage over the whole of the development

Interior side-by-side homes will provide a minimum of 3.5-foot side yard. A reciprocal use easement will allow one home the right to access a portion of the adjacent side yard, providing a minimum 5-foot side yard space for each lot. Homes along the western boundary will not utilize the reciprocal easement as they have a 10-foot rear space for private use. Both conditions are illustrated in the exhibits below:



Allowing reasonable modifications that will facilitate the infill of small-lot product will meet the intent of the Spring Lake Plan to provide a variety of housing types within Spring Lake. This product type may be desirable to those in varying stages of their lives who do not desire a large yard. In addition, this product type can offer an attractive home at a potentially moderate price range. The project as conditioned is consistent with the Spring Lake Specific Plan.

Subdivision Ordinance Consistency

The subject property is 7.03 acres in size. The proposed 87 R-15 lots range in size from 1,943 to 3,073 square feet. A minimum lot width of 35 feet is required for R-15 development. Overall, project lot widths range from approximately 36 to 52 feet with an average width of 37 feet. The Plan does not have a minimum lot depth or lot size requirement. Staff finds that the proposed Ruby Estates development substantially meets all General Plan and SLSP requirements as well as the California Map Act requirements for lot development, width variation, block length, bike/pedestrian access, alley-loaded garage access, and infrastructure as outlined in the PC report (Attachment 2).

Homeowners Association

The project development will include the initiation of a Homeowners Association (HOA). The HOA shall be responsible for the maintenance of the privately owned streets, streetlights, and storm drainage. In addition, conditions restrict the use of the two-car garage space for any use other than parking and do not allow recreational vehicle parking. Parking will not be allowed on private alleys. The project as conditioned is consistent with the City's Subdivision Ordinance.

Spring Lake Specific Plan Design Standards for Architectural Review

The SLSP Design Standards adopted on May 20, 2003, identify minimum design requirements for development within the Spring Lake area including architectural requirements for the homes and landscaping requirements for public improvements. The project as proposed meets the requirements of the Design Standards as outlined in the PC report (Attachment 2).

Conclusion:

Recommendation for Action: Staff recommends that the City Council

1. Receive the staff report;
2. Conduct a public hearing;
 a) adopt Resolution No. ___approving Tentative Subdivision Map #5221;
 b) adopt Resolution No. ___approving Site Plan and Architectural Design Review;
 c) adopt Resolution No. ___approving The use of the previously certified Turn of the Century EIR as the

appropriate environmental review document in accordance with CEQA;
b) introduce and waive the first reading of Ordinance No. ___approving a Planned Development overlay and Conditional use Permit;
c) introduce and waive the first reading of Ordinance No. ___approving the Amended and Restated Development Agreement between the City of Woodland and The New Home Company of Northern California LLC, to use and develop the Ruby Estates project area located within the Spring Lake Specific Plan Area with Conditions of Approval

Prepared by: Megan Meier, Associate Planner

Reviewed by: Cindy Norris, Principal Planner
Brent Meyer, Community Development Director/ City Engineer



Ken Hiatt
City Manager

Attachments:

1. Ruby Estates Planning Application
2. Planning Commission Staff Report_June 16, 2022
3. Contextual Map _ Ruby Estates
4. Project Information Summary
5. Geotechnical 12-16-21
6. Tentative Subdivision Map Ruby Estates
7. Lotting Matrix-Ruby Estates
8. Conceptual Civil Plans
9. PD Overlay Exhibit
10. Resolution Confirming CEQA Determination
11. Resolution Approving Design & Site Plan Review
12. Architectural Design Plan Set
13. Landscape Concept Image Boards
14. Resolution Approving TSM No. 5221_Ruby Estates
15. Ordinance Approving a Planned Development Overlay CUP
16. Ordinance Approving an Amended and Restated Development Agreement
17. Ruby Estates DA
18. Ruby Estates Conditons of Approval

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:
Ruby Realty Investors, LLC; Glenn Matsuhara

Mailing Address:
1480 Moraga Road, Suite C103

City State Zip Code:
Moraga, CA 94556

Phone Number:
(510) 913-3873

E-mail Address:
matsusf@aol.com

Project Applicant:
The New Home Company; Justin Walters

Mailing Address:
1508 Eureka Road, Suite 290

City State Zip Code:
Roseville, CA 95661

Phone Number:
(916) 757-1197

E-mail Address:
JWalters@nwhm.com

2. PROJECT DESCRIPTION

Project Name:
Ruby Estates

Total Acres or Square Feet:
7.03 acres

General Plan Land Use Designation:
Medium Density Residential

Existing Zoning:
Spring Lake Specific Plan, R-15

Site Address or Location:
NW corner of CR25A and Miekle Avenue

Assessor's Parcel Number(s):
042-030-054

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:
Tentative Subdivision Map, PD Overlay, Design Review, Public Right-of-Way Abandonment

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

Applicant	Date 3-1-2022	Applicant	Date
Legal Owner	Date	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:_____

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: June 16, 2022
ITEM #: H.1
SUBJECT: Spring Lake Specific Plan, Ruby Estates Development (PLNG 22 -00032) Request to approve a Tentative Subdivision Map (TSM #5221), to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and an Amended and Restated Development Agreement for a parcel of land (APN: 042-030-054) located within the Spring Lake Specific Plan Area to develop 87 single family lots under the R-15 multifamily Spring Lake Specific Plan designation.

Recommendation for Action: Staff recommends that the Planning Commission:
1. Receive the staff report;
2. Conduct a public hearing;
3. Adopt the attached Resolution No. PC# 22-07, recommending that the City Council:
a) approve and confirm the use of the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with CEQA;
b) approve a Planned Development Overlay and Conditional Use Permit;
c) approve Tentative Subdivision Map #5221;
d) approve Site Plan and Architectural Design Review, and
e) approve the Amended and Restated Development Agreement between the City of Woodland and The New Home Company LLC, to develop the Ruby Estates Development project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

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

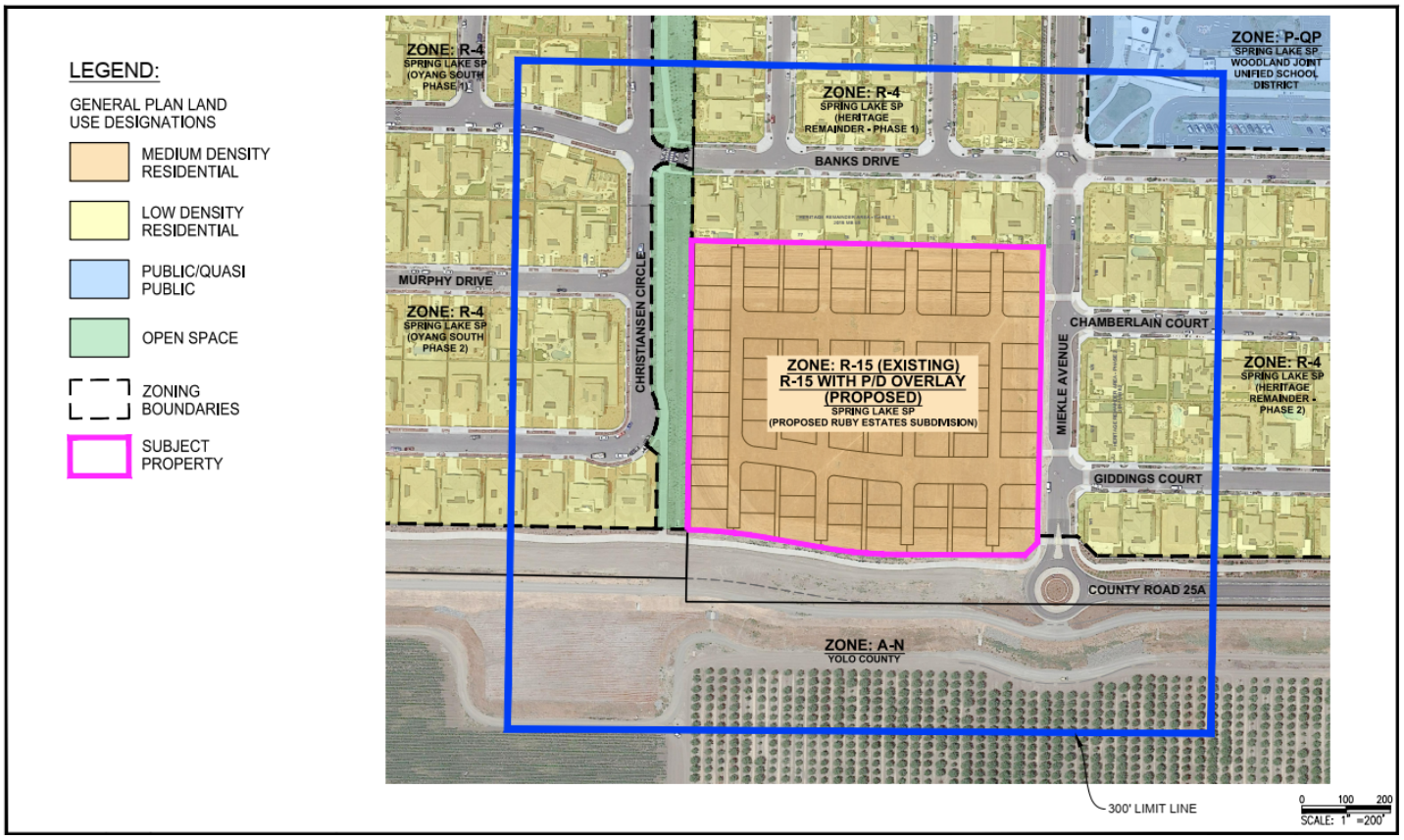
Background:
The entire SLSP area was pre-zoned under Ordinance No. 1346, adopted on July 2, 2002. The project site was originally part of the larger Russell Ranch Development Turn of the Century Heritage Remainder Subdivision Map #4784, Rezone, and Development Agreement approved on January 6, 2006, Ordinance 1453. On July 1, 2014, City Council adopted Ordinance 1563, approving an amended Development Agreement and Tentative Subdivision Map #5048. The revised map (Map#5048) moved the Heritage Remainder R-15 site (APN:042-030-054) to the south, directly adjacent to County Road 25A, and reduces the acreage of the R-15 site from 8.22 to the current 7.03 acres.

Additionally, prior to the DA approval, a Land Dedication Agreement dated April 19, 2005, was entered into by the Turn of the Century LLC that transferred very low-income unit obligation from the Heritage Remainder R-15 site to the site located at the southwest corner of Miekel Avenue and Farmers Central Road which was ultimately developed. The project site still retains the obligation to provide ten percent (10%) of the units as affordable to low-income.

On March 18, 2022, the project applicant, The New Home Company, submitted an application requesting development approvals on the 7.03 acre Spring Lake R-15 “Heritage Remainder” infill project site (APN:042-030-054). They are proposing to develop a small-lot product type that allows for smaller individual ownership lots in the development with private driveways, common paseos, reciprocal use side-yard easements, and a homeowners association (HOA). Along with the Tentative Subdivision Map, the development will include lot configuration, site layout, landscape, and architectural plans.

Discussion:
Project Site Description
The project site is located at the northwest corner of County Road 25A and Miekle Avenue. Curbs, gutters, sidewalks, and streetlights were installed on Miekle Avenue adjacent to the subject properties concurrent with the

single-family development to the east. The project site is bordered to the north with existing single-family homes that back up to the property and front onto Banks Drive. To the west is a linear drainage area that runs the length of the property with greenbelts and additional single-family homes abutting Christiansen Circle. To the south of the property is County Road 25A which includes an existing greenbelt and an intersection roundabout at Miekle and County Road 25A.



Contextual Map

Project Proposal
The applicant proposes a Tentative Subdivision Map # 5221 and associated Planned Development (PD), Conditional Use Permit (CUP), Site Plan, Design Review (DR), and a Development Agreement (DA) for a parcel of land to allow the development of 87 single-family lots.

The applicant is proposing a small-lot single-family detached home product, with units ranging in size from 1,717 square feet to 2,131 square feet. The proposed project includes lot and site layout, conceptual landscaping as well as architectural home designs. The project proposes private loop drive circulation with alley-loaded garage access off the internal circulation loop. Additional circulation includes interior paseos and walkways.

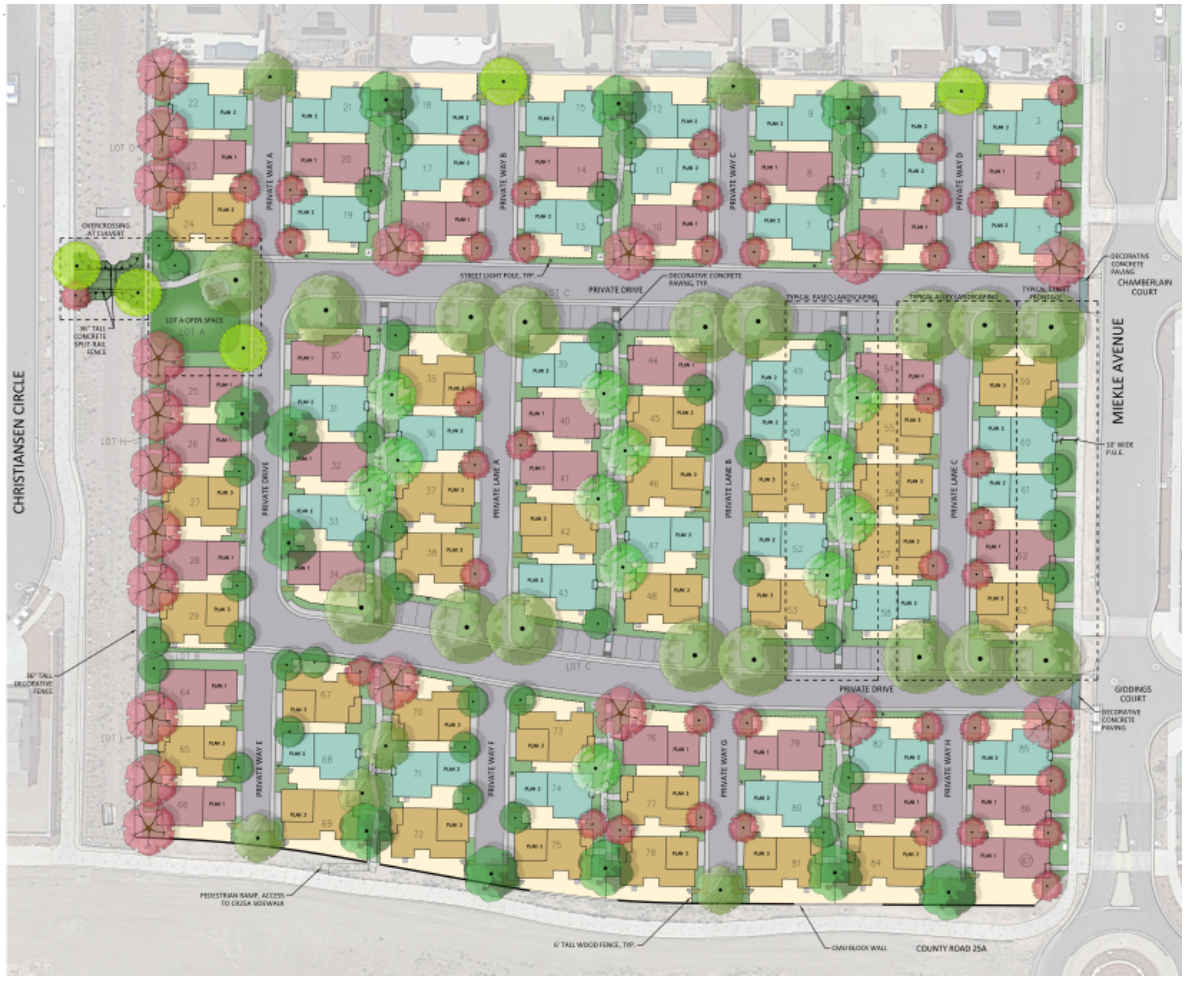
Spring Lake Specific Plan Request
For the existing R-15 multi-family zoned parcel, the maximum allowed density of up to 15 dwelling units per acre, may be approved through site plan and design review only. The proposed project is designed at 12.4 units per acre which falls near the midpoint of the 10-15 units per acres specified for the R-15 zoning district. As such, the proposed density approximates the density of 12.5 units per acre which was used for planning and infrastructure design in Spring Lake for this parcel and therefore the parcel density will meet the Spring Lake Infrastructure Financing (SLIF) requirements.

Tentative Subdivision Map Request
The layout of the proposed Tentative Subdivision Map #5221 will provide 87 single-family residential lots. The average lot widths vary in size from 36 feet to 52 feet. It should be noted that certain parcels with smaller lot widths at the street have larger average widths based on wider dimensions at the rear of these lots. For example, a 20-foot front lot width (plus a 15-foot radius curb return) has up to a 48-foot wide rear width. For a more accurate assessment of lot width on these types of lots, we see that the average width is 36 feet, and the overall average lot

width for the whole of the development is 37 feet which substantially complies with the minimum lot width requirement for the R-15 zone of 35 feet (12% are below 34 ft width). The Spring Lake Specific Plan does not have a required minimum lot size or lot depth. Lot sizes will range from 1,943 to 3,073 square feet with 2,367 average square feet.

The square shape of the parcel has resulted in parcels with lot depths of 55 to 60 feet in depth. The main circulation route within the development is on an internal private loop street, with a majority of the homes facing onto three interior paseos running north to south. All homes will have two-car garages, and an additional 59 guest parking spaces are to be provided on-site for a total of 233 parking spaces in the overall development. There is additional on-street parking available on Miekle Avenue and Christiansen Circle (via a pedestrian walkway). The two-car garages for the homes are alley-loaded with the main entryway accessed either from paseos or Miekle Avenue.

Under the proposed PD, setbacks will be 3.5-feet on either side, 4-feet to the rear of the garage/house, and 4 feet from the front of the house to the paseo open space parcel. Each of the interior pedestrian paseos that run north to south within the site, is 8-feet in width with each facing home having a 4-foot setback from the paseo allowing for a 16-foot open area between home fronts. The front yard setbacks along Miekle Avenue will be a minimum of 10 feet. Additionally, the side yards will be shared between lots to provide a larger area for waste receptacle storage and useable, private outdoor space. Homes will provide a minimum of 3.5-foot wide interior side yard and a reciprocal use easement allowing one home access rights to the adjacent property side yard providing a minimum of a 5-foot interior side yard to a 10-foot side yard on exterior lots adjacent to streets and boundary of site (usable outdoor space for each lot), and the setback of the proposed houses to the property to the north will be 10 feet as well.



Ruby Estates Plot Plan

Along the western project boundary, the house plans are configured to face onto the naturalized open space/drainage area and greenbelt to the west that was installed as part of the adjacent Spring Lake Oyang South development by Lennar Homes. Homes at the site perimeters are set back a minimum of 10-feet, consistent with

Spring Lake's standard rear setback for R-15. Two pedestrian connections (Lots A & B) are proposed along the western edge of the site to provide connectivity to the homes fronting onto the naturalized open space and via a pedestrian walking path that will cross over to the Oyang South subdivision located west of Christiansen Circle. A pedestrian path will also be provided along the southern property boundary to provide connectivity to the overall Spring Lake perimeter greenbelt that is located along the north side of County Road 25A.

Lot A is proposed as an open space parcel for the project and will include a pergola and bench as shown in the enclosed landscape exhibits, as well as providing connectivity to the open space/drainage channel and existing subdivision to the west. The open space and overcrossing are located in the northwest portion of the site and align with the northern portion of the internal circulation loop, as well as providing connection to additional parking and greenbelts to the west in the Oyang South subdivision. This parcel along with the other lettered lots that comprise the paseos, pass-throughs, and shared walkway will provide access to the front doors of the homes on the western edge of the project site. The park, paseo, walkway, and shared landscaping account for approximately 17,860 square feet (.41 acres) of common open space. Homes along the east boundary will front onto Miekle Avenue to create an attractive street scene with alley-loaded garages in the rear. The front yard setbacks along Miekle Avenue will be a minimum of 10 feet.

A Homeowners Association will assist in the management of landscaping, utilities, and use restrictions, including a restriction on parking along interior driveways and a requirement that garage space is maintained for parking. Recreational vehicle parking will be prohibited.

Infrastructure

The developer will construct all internal private streets and utilities and all project components, including the paseo paths and landscaping. Perimeter utilities, including curb, gutter, sidewalk, and streetlights as well as a traffic-calming round-about were installed with the Heritage Remainder Phase Two subdivision improvements along Miekle Avenue. Project access will be primarily from the Collector Roadways, Miekle Avenue, as well as from County Road 25A with direct vehicular access from Miekle Avenue only. The project will provide water, sewer, storm drain, and other required utilities. An off-site culvert walking path will be installed as a crossing over the western naturalized open space/drainage area that will connect with the interior Spring Lake greenbelt and Oyang South development. Additionally, the development will install the completion of the traffic signal at County Road 25A and County Road 102.

Planned Development/Conditional Use Permit Request

The project proposes minor modifications from the minimum lot width and lot coverage zoning requirement as well as interior setback requirements provided in the Spring Lake Specific Plan. The purpose of the Planned Development (PD) Overlay is to encourage creative and more efficient use of land by providing some flexibility in design not possible through the strict application of zoning standards. The proposed modifications will allow a small-lot product, adding to the mix of housing types in the Spring Lake Specific Plan area.

The Spring Lake Specific Plan expresses a desire to see a variety of housing types, including small-lot infill. However, the standards provided at the time of the Spring Lake Specific Plan outlined in Table 2.4 do not explicitly allow exceptions for this small-lot product type that is currently occurring in the California housing market. Therefore, the PD Overlay will allow for modification of setbacks for this project. The setbacks for the perimeter conditions meet the required Plan standards and it is the project interior where exceptions are requested.

Site Plan and Design Review Request

The project application request includes site development plans including floor plans, landscaping, and architectural renderings. The project design review was performed using the Spring Lake Specific Plan (SLSP) (adopted December 18, 2001, and subsequently amended) and the Spring Lake Specific Plan Design Standards (SLSPDS) as approved May 20, 2003, and subsequently amended.

The architectural plans feature alley-loaded rear-entry garage orientations off the private. Home fronts are generally oriented toward interior paseos with exceptions on the east and west site boundary that face out to adjacent neighboring developments. Each home will have a two-car garage and the site will have additional 59 on-site guest parking spaces. The site has an internal circulation loop with the alleyways and paseos extending off this main circulation route. At the northwest portion of the development, there will be an open space park area with a picnic area and seating for flexible outdoor use.

Development Agreement Request
Resolution No. 3542, adopted on May 15, 1990, establishes procedures for the consideration of Development Agreements in Woodland. These procedures essentially parallel the requirements of Section 65864 et.seq. of the Government Code. The Spring Lake Specific Plan (SLSP) requires that each developer enters into a Development Agreement with the City. Development Agreements allow the City to negotiate certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. A development agreement was approved as part of the Heritage Remainder with subsequent amendments approved on July 1, 2014, by the City Council. An amended development agreement will replace the original agreement for the Ruby Estates properties. Final negotiated terms will be included in the development agreement prior to the City Council hearing on the application.

The proposed development agreement provides for negotiated features or amenities for the public benefit. Along with the standard impact fees associated with development, the proposed draft development agreement also includes the following:

- The applicant has agreed to pay fees in lieu of constructing the affordable housing of $3,900 per lot for the ten percent low-income obligation for the nine units, which results in an overall payment of $339,300. This is consistent with per unit in-lieu fees charged on other small-lot single-family projects in Spring Lake.
- The applicant has agreed to pay a General Purpose fee in the amount of $5,000 per lot, which results in an overall payment of $435,000. The funds are to be paid in one lump sum amount upon final map and will be used for community facilities such as city pool, fire station and to improve bicycle and pedestrian connectivity, including but not limited to the planned Highway 113 bike/pedestrian overcrossing.
- The applicant has agreed to replace all frontage that is cracked and broken or does not meet ADA standards with City-Standard ADA-compliant driveways, curb, gutter, or sidewalk.
- 6-foot masonry privacy wall that will extend along most of the southern subdivision boundary.
- The completion of the traffic signal at County Road 25A and County Road 102

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

- The legal notice was published in the Woodland Daily Democrat.
- Notices were mailed to all property owners within 1,000 feet of the project site.

Copies of the factual staff report for the proposed project have been on file at City Hall since June 10, 2022.

Environmental Clearance
On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearinghouse Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA Addenda to the Turn of the Century EIR.

Technical Studies
The SLSP requires that each development application include certain project level and property-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan. The following studies have been prepared in fulfillment of these requirements as part of the Ruby Ranch Tentative Subdivision analysis. The applicant has submitted updated Geotechnical Evaluations. The Cultural Survey and Biological Analysis are from the original Tentative Map (July 1, 2014) submittal since there have been no new conditions that would require the submittal of new studies:

- Biological Resources Analysis, SLSP TOC 403 acres, Foothill and Associates, April 28, 2005
- Cultural Resources Survey and Assessments, TOC Development, Cultural Resources Unlimited, March 2005
- Limited Geotechnical Evaluation of Existing Fill, Heritage Development – Parcel 4 prepared for the project by Geocon Consultants, Inc. (Geocon) dated August 27, 2021 (Geocon Project No. S2028-05-01)

- Preliminary Geotechnical Feasibility Assessment, Proposed Residential Development – Ruby Estates prepared by Quantum Geotechnical, Inc. (Quantum) dated September 23, 2021 (Quantum Project No. H055.G)

City staff have previously reviewed each of these studies and reached the following conclusions:

1. The studies satisfy the SLSP requirements;
2. Applicable requirements or conditions recommended in the study have been included as conditions of approval for this project;
3. The studies identify no environmental circumstances specific to the site or the proposed project that was not previously anticipated and addressed in the original EIR.

Agricultural and Swainson Hawk Mitigation Easements
In 2006, the property secured mitigation easements via participation in the Merritt Property conservation easement. The project shall comply with the Swainson Hawk and Ground Nesting Raptor survey Requirements of the SL TOC EIR Mitigation Plan.

Review Agency Comments
The application was circulated for review by agencies of jurisdiction. The comments from Development Engineering, Public Works, Building, and Fire, have been incorporated as Conditions of Approval.

Staff Analysis
Staff supports this project, subject to the recommended provisions in the Development Agreement and conditions of approval, and provides the following analysis:
General Plan Consistency

Land Use
The Spring Lake Specific Plan has been determined by the City Council to be consistent with the General Plan. The project, with the proposed conditions of approval, Development Agreement, and Tentative Subdivision Map, has been determined by staff to be consistent with the SLSP and with the goals and policies of the General Plan. The project is consistent with the medium density General Plan land use that allows a density of 8.1 to 19.9 dwelling units per acre, which allows a range of product types including apartments, town-homes, and small-lot development. The project is a small-lot single-family development at a proposed overall density of 12.5 dwelling units per acre. The project is consistent with key policies in the General Plan as summarized below:

Policy 2.A.5 Complete and Well-Designed Neighborhoods. Promote the development of complete neighborhoods with a physical layout and land use mix that allows for a diversity of incomes; puts residents in close proximity to services and amenities; promotes walking, biking, and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities.

Policy 2.A.6 Infill Development. Encourage infill, redevelopment of, and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character; promote pedestrian and bicycle-friendly neighborhoods, increase housing diversity, ensure the integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.

Policy 2.C.1 Compact Form. Promote compact development patterns, mixed land use, and higher development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. Achieving the benefits of compact development as supported in this General Plan may result in potential tradeoffs related to traffic, noise, open space, and privacy. Sensitive design and appropriate performance standards may assist in mitigating these concerns. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.

Policy 2.G.2 Sensitive New Development. Require new construction additions, renovations, and infill to be physically compatible with neighborhood context, historic development patterns, building form, and scale.

Policy 3.A.1 Vehicle Level of Service (LOS) Standard. Strive to develop and manage the roadway system to maintain a LOS D or better as defined in the latest edition of the Highway Capacity Manual during weekday AM and

PM peak hour conditions.

Policy 3.D.3 Traffic Calming. Implement traffic calming design and devise, as funding allows, in existing and new development areas where appropriate to reduce vehicle speeds and preserve neighborhood livability.

Policy 3.H.6 Parking Standards. Reduce minimum parking requirements and set maximums over time, particularly for mixed-use and transit-oriented developments, to promote walk and bike-friendly environments throughout the city.

Climate Action Plan
The project applicant completed the Climate Action Plan (CAP) Checklist and has been determined to be consistent with the City's 2035 CAP. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements provided in the Spring Lake Specific Plan, including solar requirements.

Each home shall include the installation of photovoltaic panels, be prewired for electric vehicle charging, provide high-efficiency HVAC, high-efficiency windows that are operable, and will provide for cross-ventilation, and energy-efficient lighting. Will meet all Title 24 requirements. The subdivision design encourages pedestrian use by including internal paseos and walkways that connect the project both internally and to surrounding areas. Bike storage is available in garages or in private yard areas of each home. Paseos and lot landscaping will utilize native and drought-tolerant landscaping. Canopy shade trees are proposed along all street fronts and adjacent to parking. Water-conserving fixtures and features are included in all homes and each home will have sufficient space for solid waste as well as green waste storage. The project will comply with construction recycling regulations. The project will comply with the recently adopted 2019 Building, Residential, Building Energy Efficiency Standards, and California Green Building Codes.

Each home shall have a dedicated 240-volt, 40-amp circuit for an electric vehicle charging station in the garage or as required by the most current California Green Building Standards. Garages shall have adequate ventilation as required for vehicle charging stations. Compliance with this condition shall be clearly indicated on the building permit plans for each single-family home.

Concerning heat island concerns, the project will include substantial plantings as illustrated on the conceptual landscape plans. Large trees are provided for shading sidewalks and street parking. Within the development, trees will be planted to provide shading within internal walkways, at guest parking locations, and at homes

Zoning Ordinance Consistency

Lot Coverage - The maximum allowable lot coverage is 50 percent. Individual lot coverages vary from 37 percent to 65 percent, with an average of 53 percent lot coverage. The applicant has submitted a Planned Development (PD) proposal to allow increased individual lot coverage that exceeds 50%.With the overall project building coverage as a whole at 4.78 acres and the open space (less any driveway areas) at 0.41 acres resulting in an overall proposed coverage for the project of 67%

Off-Street Parking - Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio for single-family is two (2) parking spaces per unit. The multi-family parking ratio is 1.5 spaces per unit. The project provides a minimum of two covered parking spaces in a garage for each unit. An additional 59 guest-parking stalls are provided on-site. A total of 233 parking spaces are provided on-site (parking ratio of 2.68) with additional on-street parking spaces available on Miekle Avenue and Christiansen Circle via the open space culvert overcrossing on the northwest property boundary.

Water Conservation Ordinance - The project shall comply with the City's Water Conservation Ordinance and any applicable state water conservation requirements.

The proposed project as conditioned is consistent with the City's Zoning Ordinance.

Spring Lake Specific Plan Consistency

In order to assess project consistency with the SLSP development requirements, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, tables) and to the various implementing documents of the SLSP including: Spring Lake Design Standards,

Affordable Housing Plan, and the CEQA Mitigation Monitoring Program. The project is substantially consistent with the aforementioned documents.

The project has been reviewed for consistency with the Spring Lake Multi-family R-15 Standards.

Building Orientation – Development Standard 3.5 of the Spring Lake Specific Plan Design Standards requires street-facing facades, setbacks, and street orientation for R-15 density units that emulate single-family housing. The small-lot development is a newer design type and is not addressed under the SLSP. This type of community is typically alley-loaded units facing internally onto shared paseos, however, all of the homes next to collector roadways face out to the adjacent Spring Lake neighborhoods with units fronting onto Miekle Avenue and the naturalized drainage area adjacent to Christiansen Circle.

Pedestrian Circulation – the Spring Lake Design Standards require pedestrian access points that are separated from auto circulation routes. Standard 3.3 (d) states that "Pedestrian pathways shall include amenities such as trellises, trees, or other landscaping". The project provides a central north to south pedestrian paseo with perpendicular access provided midway through each parcel.

Open Space – Development Standard 3.7 states that private recreation amenities for tenants shall be provided in conjunction with open space. Because this project provides for individual lot ownership rather than a tenant-based rental project, private recreation space is provided for each lot in the form of a private space to the side and/or rear of each home. A common area open space is provided at the northwest boundary of the property (Lot A) and connects to larger community greenbelts and parks. A total of 29 percent of the project site is in public open space and 10 percent is in private yard area.

Energy Efficiency - The energy efficiency standards provided in the Spring Lake Development Standard 2.25 requires five percent (5%) of all units to have roof photovoltaic energy systems or other alternative energy systems. However, the project shall be required to meet the 2019 Building, Residential, Building Energy Efficiency Standards, and California Green Building Codes which now requires that all home provide solar. All homes will have rooftop solar as well as other energy efficiency features as described in the project summary.

Fencing - All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with an opaque or semi-transparent water sealant to prevent water damage and staining. Fencing shall comply with Section 2.9 of the SL Design Standards. The project application fencing diagram illustrates that a 6-foot wooden fence will be installed on the north subdivision boundary. There is minimal grading differential along this northern boundary and the existing fence will be replaced or remain at the property owner's request. On the south subdivision boundary, a 6-foot high masonry privacy wall will extend along most of the length of this side. Additionally, a 36-inch tall black and tubular metal fence will be placed along the walkway fronting the homes that look onto the naturalized drainage area. The drainage area overcrossing will also be flanked on either side with a 36-inch tall decorative concrete split rail fence as illustrated on the attached fencing diagram.

Spring Lake Affordable Housing Plan
The project is subject to the Spring Lake Affordable Housing Plan, a multi-family requirement that requires that either, ten percent (10%) of all multi-family units be affordable to low-income households and twenty percent (20%) of the units be affordable to very low-income households, or that twenty-five percent (25%) of the multi-family units be affordable to very low-income households. Per a prior Affordable Housing Land Dedication Agreement dated April 2005 between Russell Ranch Development and the City of Woodland, the required (20%) very low-income (VLI) multi-family units were transferred from the Heritage Remainder R-15 site to the Terracina at Spring Lake project on Miekle Avenue and Farmers Central Road within Spring Lake. The Ruby Estates R-15 site is still required to provide 10% of the units to low-income households based on the ultimate build-out of the property

Based on the remaining affordability requirement, the project will be required to provide 9 affordable units. The applicant is proposing to pay fees in lieu of constructing the affordable housing resulting in an amount as provided in the Development Agreement on a per-lot basis of $3,900, which results in an overall payment of $339,300. This is consistent with per unit in-lieu fees charged on other single-family projects in Spring Lake. The applicant has agreed to pay the total amount in a lump sum payment upfront rather than through incremental payments at the time of building permit issuance for each unit.

Planned Development Overlay and Conditional Use Permit

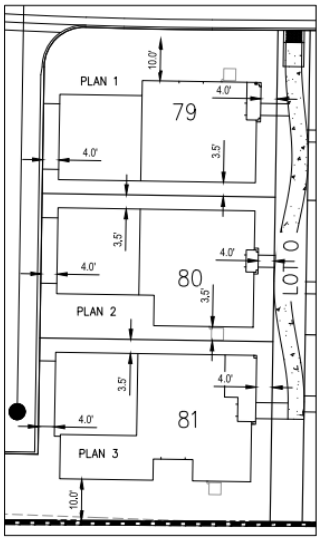
The applicant is requesting a proposed Planned Development (PD) overlay. The purpose of a PD is to allow flexibility in project design where appropriate. The proposal requests an exception from standard setbacks and lot coverage in order to allow the small-lot development with private drives. Setbacks along the project perimeter are consistent with Spring Lake standards.

The proposed Planned Development Overlay will accommodate the City's planned and desired minimum density of 12.5 units per acre in a detached, single-family configuration. The Planned Development Overlay will allow for reduced setbacks and other modified development requirements to achieve the stated density. The density and smaller homes also lend themselves toward entry-level homebuyers. The single-family detached configuration conforms better with the existing uses surrounding the site as compared to an attached multifamily.

Ruby Estates PD Overlay Development Comparison

Parcel	PD	Spring Lake Standards	Comments
Area	1,900 – 3,000 sq/ft (2,367sq/ft average)	N/A	2,367 sq/ft average
Width	20-52 ft (37ft average)	35 ft	20-52 ft range 37 ft average
Setbacks			
Front (Paseo)	4ft to Paseo	10ft	From door to door it will measure 16ft in width on all internal Paseos
Front (Public Road)	10ft	10ft	SL setbacks are maintained on all homes visible from public roadways
Side	3.5ft Street side	5ft Interior 10ft Street side	10ft minimum maintained on corner lots
Rear	4ft	10 ft from site perimeter and on homes along western site boundary 4ft from alley	10ft minimum maintained adjacent to existing homes
Coverage			
Maximum Lot Coverage	40-67% per lot	50%	67% coverage over the whole of the development

Interior side-by-side homes will provide a minimum 3.5-foot side yard. A reciprocal use easement will allow one home the right to access a portion of the adjacent side yard providing a minimum 5-foot side yard space for each lot. Homes along the western boundary will not utilize the reciprocal easement as they have a 10-foot rear space for private use. Both conditions are illustrated in the exhibits below:



LOT SETBACKS

Allowing reasonable modifications that will facilitate the infill small-lot product will meet the intent of the Spring Lake Plan to provide a variety of housing types within Spring Lake. This product type may be desirable to those in varying stages of their lives who do not desire a large yard. In addition, this product type can offer an attractive home at a potentially moderate price range. The project as conditioned is consistent with the Spring Lake Specific Plan.

Subdivision Ordinance Consistency

Lot Development –The subject property is 7.03 acres in size. The proposed 87 R-15 lots range in size from 1,943 to 3,073 square feet. A minimum lot width of 35-feet is required for R-15 development. Overall, project lot widths range from approximately 36 to 52 feet with an average width of 37 feet. The Plan does not have a minimum lot depth or lot size requirement.

Lot Width Variation - Development Regulation 2.35.5 states that lot widths along a block shall be varied. The tentative map meets this requirement, as not more than three lots of the same width are located in a row along the public street front on Meikle Avenue.

Block length - Development Regulation 2.34 and Table 2.4 lists the block length in the R-15 zone as 400 feet desirable with a maximum of 500 feet.
As an infill site, the block length has been determined by the location of the internal loop Drive, which split the two parcels into the inner and our loop. Further, the project provides two access driveways off of Meikle Avenue, which provides breaks in the street block.

Bicycle / Pedestrian Access – Development Regulation 2.24 requires access connections for bicycles and pedestrians to open space, parks, and subdivision trails. Internal paseo and walkway connections lead to the immediately adjacent greenbelt on County Road 25A and Christenson Circle. A bike path is also located on the east side of Meikle Avenue. Additionally, the project provides internal paseos and walkways throughout the development for pedestrian access with a footbridge over the western drainage area to adjoining bike and pedestrian greenbelts.

Alley Access Garages – Development Regulation 2.2.3 requires a minimum of 24 feet of backup space. The project drive aisle is 20 feet wide, and each unit is setback a minimum of 5-feet from the alley providing adequate backup space. Backup space for the guest parking spaces is provided at 20-feet. Section 17.116.080 (B) of the Zoning Code allows consideration for modified parking and maneuvering area dimensions subject to review by the Zoning Administrator and Traffic Engineer.

Infrastructure
External curb, gutter, sidewalk, and streetlights are existing and were installed along Meikle Avenue when Heritage Remainder Phase two was built. The approved SLSP Infrastructure Study Report satisfies the SLSP requirements for Water, Drainage, and Sewer Infrastructure Plans.

Access:
The project has two access points on Miekle Avenue which connect to County Road 25A. . Each entry is consistent with the City's Residential Driveway Detail at 24 feet wide. All drive entries include an enhanced pavement treatment to designate entry into the project.

Each unit in the subdivision will have a two-car garage accessed from the private alleyways off the internal loop drive. The public interface to all surrounding roadways will be provided with front-on units to Miekle Avenue and across from Christenson Circle. Each unit will have direct pedestrian access to either the existing exterior sidewalks or internal paseos. The units along the western boundary will be able to access public greenbelts through paseos and/or alley access points.

Water:
Water is available to the site through will be through a connection for domestic water from the existing 8-inch main stub within the northern site entrance, and the existing 8-inch water main tee in Miekle Avenue at the southern site entrance. The water improvements will be owned and maintained by the City. Water mains, water laterals, and water meters installed by the project will be publicly owned and maintained up to and including the meter. All publicly owned and maintained water facilities will be within a public utility easement. Water laterals beyond the meter are considered private. Private water facilities will be constructed in accordance with City Standards.

Sanitary Sewer:
The entire Ruby Estates development will flow to the existing sewer stub connecting to the existing sewer manhole within the Miekle Avenue and Chamberlain Court intersection. Sewer facilities throughout the project will be publicly owned and maintained up to and including the service cleanouts. All publicly owned and maintained sewer facilities will be within a public utility easement.

Storm Drainage
The project site consists of one drainage shed area which ultimately flows to the East Regional Detention Pond, which was designed to accommodate the subject project. The project site runoff will flow to the existing storm drain on Miekle Avenue. The first point of connection will be an existing drain inlet adjacent to the northern entrance to the site and the second connection will be at the southern entrance to another existing drain inlet. Storm drain improvements upstream of the points of connection are to be private and shall be owned/maintained by the HOA.

Storm Water Quality:
Storm water runoff from the project site will be directed to the East Regional Detention Pond (ERP) via the Heritage Parkway Truck storm drain pipe. The East Regional Pond also provides storm water quality improvement for the runoff for this site. As such, consistent with other developments within the East Regional Detention Pond drainage shed, additional storm water quality improvements will not be required within the development.

Homeowners Association
The project development will include the initiation of a Homeowners Association (HOA). The HOA shall be responsible for the maintenance of the privately owned streets, streetlights, and storm drainage. In addition, conditions restrict the use of the two-car garage space for any use other than parking and do not allow recreational vehicle parking. Parking will not be allowed on private alleys

The project as conditioned is consistent with the City's Subdivision Ordinance.

Spring Lake Specific Plan Design Standards for Architectural Review

The SLSP Design Standards adopted on May 20, 2003, identify minimum design requirements for development within the Spring Lake area including architectural requirements for the homes and landscaping requirements for public improvements. The project as proposed meets the requirements of the Design Standards.

Architecture/Elevations
The proposed neighborhood design within the Spring Lake Specific Plan incorporates three distinct alley-loaded (including exterior roadway and drainage area facing homes) floor plans with three exterior styles per plan. Special consideration has been given to the design of the corner lot homes with enhanced elevations and the exposure of the yard elevation (right elevation) to the internal loop street. These conditions create an overall neighborhood variety of 9 elevations. The neo-traditional design is a goal of the guidelines, presenting front doors to

Miekle Avenue, internal paseos, and the west edge open space. As a multi-family project, the Spring Lake Design Standard does not specifically require a set number of floor plans and elevations. However, this project does provide individual single-family units. To achieve architectural diversity, the Spring Lake Specific Plan Design Standards require three (3) floor plans and sixteen (16) elevations, four (4 per plan) for a subdivision of 76-120 units. The Ruby Estates Development project proposes three floor plans each with three elevation styles for a total of nine (9) elevations. A detailed pre-plot exhibit is included along with details concerning materials and colors for each lot. Similar small-lot development that has previously been approved for the Spring Lake area has provided between 9 to 12 elevations. Landscaping and fencing are included in the Design Package.

The proposed living area of each floor plan varies in square footage from 1,717 square feet to 2,131 square feet. These homes offer 3 to 4-bedroom configurations. The smaller plan, a three-bedroom, and 2-bathroom unit are located on 30 percent of the lots. Each plan offers a two-car garage, a paseo to the front door, and a covered entry. The applicant has pre-plotted each unit's floor plan and elevation, as shown on the Site Development Plan in order to ensure a balanced mix of units.

Each unit has a minimum 3.5-foot side-yard setback. Each unit's garage side is proposed as a passive side with the opposite side as the active side with access directly from the unit via a patio door. The passive side of each unit will serve as an extension of the adjacent unit. Each 7-foot wide private patio activity space serves as the private yard area for each home that will be screened by a 5-foot high wood fence.
Each floor plan has two entry locations, one in a more typical location, located off the front of the home, and the other location as a 'side entry' location leading to the private open space area. The entry door location varies based on how the home is situated. Homes may 'front' onto an internal paseo, an exterior street, or to a naturalized open space area.
A desired intent of the SLSP is to create variety and interest along a street. Toward this end, the applicant has worked to develop architectural styles that provide for significant differentiation. The project includes designs for Spanish, Farmhouse, and Craftsman architectural styles. All the homes have some stucco finish that will be a smoother light sand stucco finish. The following descriptions have been provided by the architect regarding the architectural styles:

Spanish
The Spanish-style homes are distinct with simple massing, low pitched gable roofs with concrete low profile S-tile, stucco walls, and arched portal entries. Some of the specific style details include round pipe gable accents, windows with simple grids, stucco trim, and enhanced sill treatments.

Farmhouse
The Farmhouse homes utilize a more casual cottage look with mainly gable roof lines. A combination of materials, colors, and details are used on the homes. The walls are finished in stucco with vertical board and batten siding accents, the windows are fully trimmed and gables are highlighted with outlookers. Specific style details include corbels, a 4 over 1 window mullion pattern, and enhanced gable end accents.

Craftsman
The Craftsman homes share the tradition of wider eave overhangs, shallow-pitched gabled roofs, and outlookers. The walls are a combination of stucco and horizontal siding. All windows are fully trimmed and utilize a 3 or 2 over 1 mullion pattern.

Landscaping
The project proposes to landscape the site, including both public and private spaces. The public open space will be landscaped as well as interior paseos and patios. The final choice of street trees will be coordinated with the City's Public Works division prior to issuance of permits and will provide for a mix of species, consistent with city policies. Along Miekle Avenue the City will maintain the parkway landscape strips. However, all areas located back of the sidewalk will be maintained by the HOA.

Appeals
Planning Commission action on the proposed project is advisory and includes a recommendation to the City Council regarding final action. Final action on the project is subject to review and consideration by the City Council at a subsequent public hearing.

Recommendation for Action: Staff recommends that the Planning Commission:
1. Receive the staff report;

2. Conduct a public hearing;
3. Adopt the attached Resolution No. PC# 22-07, recommending that the City Council:
a) approve and confirm the use of the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with CEQA;
b) approve a Planned Development Overlay and Conditional Use Permit;
c) approve Tentative Subdivision Map #5221;
d) approve Site Plan and Architectural Design Review, and
e) approve the Amended and Restated Development Agreement between the City of Woodland and The New Home Company LLC, to develop the Ruby Estates Development project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Resolution PC 22-07
2. Contextual Map
3. TM General Application Form
4. Ruby Estates Project Narrative
5. Project Information Summary Sheet Ruby Estates
6. PD Overlay Exhibit
7. Tentative Subdivision Map Ruby Estates
8. Geotechnical 12-16-21
9. Ruby Estates Conditions of Approval
10. Landscape Concept Image Boards
11. Fence Diagram
12. Lotting Matrix-Ruby Estates
13. Architectural Design Plan Set
14. Ruby Estates Draft DA

RESOLUTION NO. PC 22-07

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING THE CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 5221, PLANNED DEVELOPMENT AND CONDITIONAL USE PERMIT, AND SITE PLAN AND DESIGN REVIEW FOR RUBY ESTATES PROJECT IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL, AND APPROVAL OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND THE NEW HOME COMPANY OF NORTHERN CALIFORNIA LLC

WHEREAS, the applicant, The New Home Company of Northern California LLC of Northern California LLC, filed Planning Application # PLNG 22-00032, proposing a Tentative Subdivision Map (TSM No.5221), Planned Development Standards, Conditional Use Permit, Site Plan and Design Review, and a Development Agreement, to develop 7.03 acres of the Spring Lake R-15 Heritage Remainder Area within Spring Lake (APN:042-030-054); and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on June 16, 2022, to review and consider recommending to the City Council approval of the proposed Ruby Estates Project in Spring Lake ("Project") including Tentative Subdivision Map No. 5221, Planned Development Standards, Conditional Use Permit, Site Plan and Design Review, and the Development Agreement; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a one thousand-foot (1,000-ft) radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 and adoption of addenda to the Turn of the Century EIR dated December 18, 200, November 19, 2002, December 17, 2002, and April 15, 2003.

WHEREAS, the SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project and reviewed by staff, and the following conclusions have been reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda; and

WHEREAS, the City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the Project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures; therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this Project; and

WHEREAS, the Planning Commission has revised all plans and documents regarding the proposed Tentative Subdivision Map 5221, Planned Development Standards and Conditional Use Permit, as well as Site Plan and Design Review providing for complete site development; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, determinations, and recommendations with respect to the proposed General Plan and Specific Plan Amendments, Tentative Subdivision Map, Planned Development, Conditional Use Permit, Site Plan and Design Review for the Project, and the proposed Development Agreement:

The Planning Commission, in recommending to the City Council approval makes the following findings regarding:

1. General Plan Consistency Findings:

    a. The project does not require a General Plan Amendment and does not trigger any significant impacts.

    b. Overall The Project is consistent with the goals and policies of the General Plan and encourages infill housing development on a remainder parcel in the Spring Lake Specific Plan area.

    c. The Project is consistent with the goals and policies of the Housing Element by meeting the requirements of the Spring Lake Affordable Housing Plan as conditioned, and by providing additional housing options by offering a small lot single family product which is not widely represented in the City.

2. Spring Lake Specific Plan Consistency Findings:

    a. The Project is consistent with the policy language (goals, policies, and objectives) of the SLSP based upon a detailed analysis performed comparing the Project

proposal to each section of the SLSP, and through various conditions or components of the Development Agreement, consistency has been ensured.

b. The Project is consistent with the land use summary and other relevant plan text throughout the SLSP in that the project provides a small lot single family product which is a multi-family housing product type encouraged in the Specific Plan.

c. The Project is consistent with Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7, which preclude the submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.

d. The Project as conditioned is consistent with the SLSP design standards and SLSP Affordable Housing Plan.

3. Tentative Subdivision Map Findings concerning Tentative Subdivision Map (No. 5221), Planned Development, and CUP findings:

a. The proposed Tentative Subdivision Map as conditioned is consistent with the City's General Plan, including the Housing Element, and the Spring Lake Specific Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of small lot for-sale, single family housing within the community. The Tentative Subdivision Map is also consistent with the City's Community Design Guidelines.

b. The Tentative Subdivision Map depicts a site that is physically suitable for development. There are no conditions that would render the Property unsuitable for residential development.

c. The Project site is physically suitable for the proposed density of development. The site is of a sufficient size and shape to allow the proposed density, and the subdivision will be able to accommodate the future development of residential units given the shape and topography of the Project site.

d. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The Biological Resources Assessment (Jurisdictional Delineation and Special Status Species, Gibson & Skordal, December 2003) shows that there would not be any significant and unavoidable impacts related to existing habitat. SLSP Mitigation measures regarding biological studies prior to construction activity are required. As part of the SLSP requirements, the project has mitigated for agriculture and hawk habitat

e. The design of the proposed subdivision will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents

or occupants of the surrounding area. The project has exceeded requirements for on-site parking.

f. The subdivision design will not conflict with easements acquired by the public at large, any new easements have been made conditions of map approval.

4. The Planning Commission does hereby recommend that the City Council:
   a. approve the the previously certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA);
   b. approve Tentative Subdivision Map #5221;
   c. approve a Planned Development Overlay and Conditional Use Permit;
   d. approve Site Plan and Design Review; and
   e. approve the Development Agreement between the City of Woodland and The New Home Company of Northern California LLC LLC, to use and develop the Ruby Estates project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 16th day of June 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Marco C. Lizarraga, Chairperson

ATTEST:

_____
Cindy Norris, Planning Commission Secretary

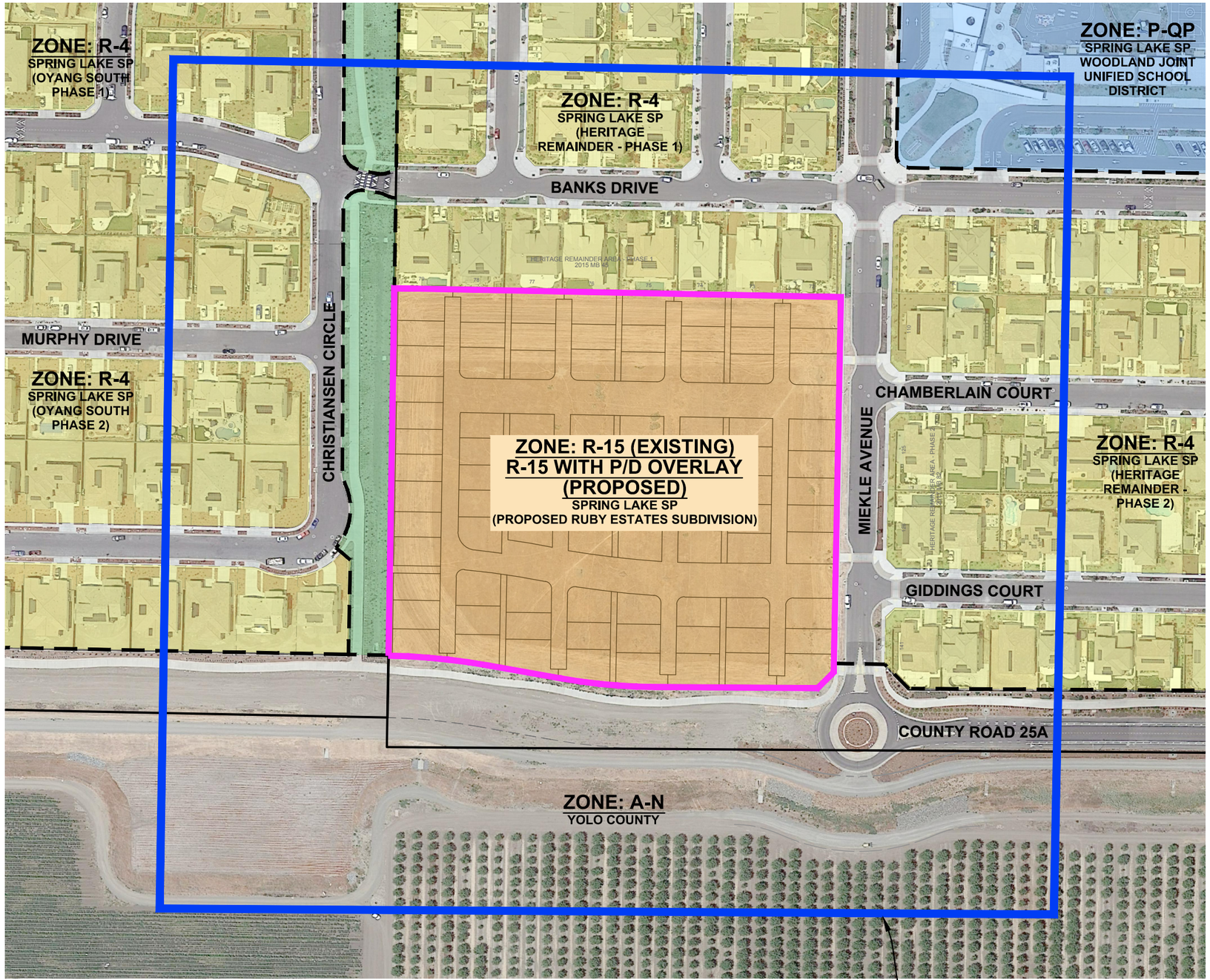
Attachments:
1. Planning Commission Resolution PC 22-07
2. Contextual Map
3. TM General Application Form
4. Ruby Estates Project Narrative

5. Project Information Summary Sheet Ruby Estates
6. PD Overlay Exhibit
7. Tentative Subdivision Map Ruby Estates
8. Geotechnical 12-16-21
9. Conceptual Landscape Diagram
10. Fence Diagram
11. Lotting Matrix-Ruby Estates
12. Architectural Design Plan Set
13. Ruby Estates Draft DA
14. Ruby Estates Conditions of Approval

LEGEND:

GENERAL PLAN LAND USE DESIGNATIONS

- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- PUBLIC/QUASI PUBLIC
- OPEN SPACE
- ZONING BOUNDARIES
- SUBJECT PROPERTY



DESIGNED BY: CC
DRAWN BY: LE
CHECKED BY: SG

SCALE
1" = 200'

CUNNINGHAM ENGINEERING
CECWEST.COM
Project Planning ■ Civil Engineering ■ Landscape Architecture
■ Sacramento Office
2120 20th Street, Suite Three
Sacramento, CA 95818
(916) 455-2026
■ Davis Office
2940 Spafford Street, Suite 200
Davis, CA 95618
(530) 756-2026

CONTEXTUAL MAP

RUBY ESTATES

CITY OF WOODLAND

CALIFORNIA

SHEET 1 OF 1

DATE: 03/04/2022

JOB NO: 1863.10.03

S:\Projects\1800\1863 Ruby Estates\AutoCAD\1863-03 Tentative Map\1863-03-01 CIVIL\EXHIBITS\1863-01-03 CONTEXTUAL MAP\1863-01-03 CONTEXTUAL MAP.dwg — CONTEXT 3/04/2022 — 8:20AM Plotted by: Liz

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:
Ruby Realty Investors, LLC; Glenn Matsuhara

Mailing Address:
1480 Moraga Road, Suite C103

City State Zip Code:
Moraga, CA 94556

Phone Number:
(510) 913-3873

E-mail Address:
matsusf@aol.com

Project Applicant:
The New Home Company; Justin Walters

Mailing Address:
1508 Eureka Road, Suite 290

City State Zip Code:
Roseville, CA 95661

Phone Number:
(916) 757-1197

E-mail Address:
JWalters@nwhm.com

2. PROJECT DESCRIPTION

Project Name:
Ruby Estates

Total Acres or Square Feet:
7.03 acres

General Plan Land Use Designation:
Medium Density Residential

Existing Zoning:
Spring Lake Specific Plan, R-15

Site Address or Location:
NW corner of CR25A and Miekle Avenue

Assessor's Parcel Number(s):
042-030-054

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:
Tentative Subdivision Map, PD Overlay, Design Review, Public Right-of-Way Abandonment

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

Applicant	Date 3-1-2022	Applicant	Date
Legal Owner	Date	Legal Owner	Date

DEPARTMENT USE ONLY

Entitlement Type

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

Is this request related to another development? ☐ Yes ☐ No **Explain:**_____

Intake

Amount Paid:_____

Amount Owed:_____

Logged by:_____ **Date:**_____

Planner:_____ **Date:**_____

Project No:_____

Ruby Estates
Project Narrative
Prepared 10-March-2022

The Ruby Estates project is a proposed new, in-fill residential subdivision located at the northwest corner of the Miekle Avenue and County Road 25A intersection within the Spring Lake Specific Plan (SLSP) area in the City of Woodland. The subdivision includes a total of 88 single family lots, open space parcels and related street and utility improvements.

The subject site is currently undeveloped. The applicant proposes to achieve a density for the site of 12.5 units per acre with a single family detached product. The proposed density of 12.5 units per acre falls at the mid-point of the R-15 zoning range of 10-15 units per acre. To achieve said density, a Planned Development Overlay is being requested. The streets and storm drain improvements within the subdivision are intended to be privately owned and maintained by an HOA established for the development. One of the main goals of the proposed project is to provide a single family detached housing product within the current R-15 zoning district, thereby creating a detached product for entry level home buyers.

Requested Entitlements

The requested entitlements include:

- Tentative Subdivision Map
- A Planned Development Overlay to integrate modified development requirements (i.e. reduced setbacks, private streets, side yard access easements) to accommodate the density envisioned for the property
- Design Review
- Confirmation of the previously certified EIR for the Spring Lake Specific Plan which included the subject site
- Development Agreement
- Request for the abandonment of approximately 170 square feet of road right-of-way at the Miekle Avenue/County Road 25A intersection

History

The subject site is approximately 7.03 acres and is currently vacant / undeveloped. Historically, the property was used for agriculture.

Physical Features

The property is an in-fill project surrounded by existing development. It is bordered by the existing Heritage Remainder Area Phase 1 subdivision to the north, Miekle Avenue to the east, Christiansen Circle and adjacent drainage swale to the west, and County Road 25A (future) to the south. The site is southwest of the Spring Lake Elementary School and just over a mile east of Highway 113. The existing project site is primarily pervious.

Proposed Development

Subdivision Layout:
The layout of the proposed subdivision includes a total of 88 single-family lots with lot sizes that range from approximately 1,900 SF to 3,000 SF (exclusive of the front walkways and paseos). The two-car garages for the homes are alley loaded while the front door to each home is accessed off paseos located throughout the subdivision. The proposed setbacks will be 3.5-feet on either side, 4-feet to the rear of the garage/house, and 4 feet from the front of the house to the paseo open space parcel. Houses along Miekle Avenue will front onto Miekle Avenue to create an attractive street scene with alley loaded garages in the rear. The front yard setbacks along Miekle Avenue will be a minimum of 10 feet.

The alley loaded home configuration coupled with the proposed setbacks establishes the need for 4-foot-long driveways that do not provide parking outside of the garage. Additionally, the side yards will be shared between lots to provide a larger area for waste receptacle storage and useable, private outdoor space. The applicant is requesting that approximately 170 SF of City right-of-way be abandoned on the northwest corner of the Miekle Avenue/County Road 25A intersection to create a more desirable lot configuration for the proposed home on Lot 88.

Lot A has been proposed as an open space parcel for the project providing a pergola and bench as shown in the enclosed landscape exhibits, as well as providing connectivity to the open space/drainage channel and existing subdivision to the west. This parcel along with the other lettered lots that comprise the paseos, pass-throughs, and shared walkway (providing access to the front doors of the homes on the western edge of the project site) account for approximately 15,500 SF of common space. Lastly, two items are to be built along with this subdivision per the Spring Lake Capital Improvement Plan and will be eligible for reimbursement and/or credits for Spring Lake Infrastructure Fees (SLIF). These items include a 6-foot masonry privacy wall that will extend along most of the southern subdivision boundary, and the completion of the traffic signal at County Road 25A and County Road 102.

Circulation / Parking: There will be two vehicle ingress/egress points for the site, both off Miekle Avenue. The loop street and alleys within the subdivision (Lot C) will be privately owned and maintained by the HOA. Vehicular parking for guests is provided at the end caps of the lots within the subdivision and accessed from the loop road. A total of 59 onsite guest parking spaces are provided. Miekle Avenue and Christiansen Circle also have on-street parking. Two vehicular parking spaces are also provided within the garage of each unit.

Two pedestrian connections (Lots A & B) are proposed along the western edge of the site to provide connectivity to the Oyang South subdivision located west of Christiansen Circle. A pedestrian path will also be provided in the southwest corner of the site to provide connectivity to pathway along the north side of County Road 25A.

Waste Receptacles: Three receptacle toters are provided for each residence. The placement of the toters for pick-up is proposed at the face of the garage of each residence. Refer to the enclosed exhibit for locations and truck turning exhibits.

Side-yard Easements: The lots will have a burden and/or a benefit easement along the side-yards of the single family lots to create more usable space for the residents as well as space for waste receptacle storage. Refer to the enclosed exhibit for a typical representation of the easement areas.

Architectural Design

Our new neighborhood design within the Spring Lake Specific Plan incorporates three distinct alley-loaded floor plans with three exterior styles per plan. Special consideration has been given to the design of the corner lot homes with the exposure of the yard elevation (right elevation) to the internal loop street. These conditions create an overall neighborhood variety of 18 elevations. The neo-traditional design is a goal of the guidelines, presenting front doors to Miekle Avenue, internal paseos and the west edge open space.

FARMHOUSE

The Farmhouse homes utilize a more casual cottage look with mainly gable roof lines. The walls are finished in stucco with vertical board and batten siding accents, the windows are fully trimmed and gables are highlighted with outlookers. Specific style details include corbels, a 4 over 1 window mullion pattern, and enhanced gable end accents.

CRAFTSMAN

The Craftsman homes share the tradition of wider eave overhangs, shallow pitched gabled roofs, and outlookers. The walls are a combination of stucco and horizontal siding. All windows are fully trimmed and utilize a 3 or 2 over 1 mullion pattern.

SPANISH

The Spanish style homes are distinct with simple massing, low pitched gable roofs with concrete low profile S-tile, stucco walls, and arched portal entries. Some of the specific style details include round pipe gable accents, windows with simple grids, stucco trim and enhanced sill treatments.

Utility Design

Water: Points of connection for domestic water will be from the existing 8-inch main stub within the northern site entrance, and the existing 8-inch water main tee in Miekle Avenue at the southern site entrance. The water improvements will be owned and maintained by the City.

Sanitary Sewer: The entire Ruby Estates development will flow to the existing sewer stub connecting to the existing sewer manhole within the Miekle Avenue and Chamberlain Court intersection. The sewer improvements will be owned and maintained by the City.

Storm Drainage: The project site consists of one drainage shed area which ultimately flows to the East Regional Detention Pond, which was designed to accommodate the subject project. The project site runoff will flow to the existing storm drain in Miekle Avenue. The first point of connection will be an existing drain inlet adjacent to the northern entrance to the site and the second connection will be at the southern entrance to another existing drain inlet. Storm drain improvements upstream of the points of connection are to be private and shall be owned/maintained by the HOA.

Storm Water Quality: Storm water runoff from the project site will be directed to the East Regional Detention Pond via the Heritage Parkway Truck storm drain pipe. The East Regional Pond also provides storm water quality improvement for the runoff for this site. As such, consistent with other developments within the East Regional Detention Pond drainage shed, storm water quality improvements will not be required within the development.

Affordable Housing Plan

The in-lieu fee option is intended to be utilized to satisfy the low-income affordable housing requirement for the single-family lots. The very low-income requirement was previously met by the master developer of the Heritage Subdivision, which the project is contained within.

Environmental Review

The impacts of the proposed project were already considered in the previously approved Environmental Impact Report prepared as part of the Spring Lake Specific Plan. This property previously participated in the creation of mitigation easements for the loss of ag land and Swainson's Hawk foraging habitat.

Justification

The proposed project is justified for the following reasons:

- The proposed project is consistent with the city's general plan, the Spring Lake Specific Plan and the current R-15 zoning.
- The site is consistent with the SLSP density, and the desired unit count and guest parking as expressed in previous preliminary meetings with City staff.
- The site is ideal for providing increased housing opportunities, given its close proximity to the existing Spring Lake Elementary School, Rick Gonzalez Park, and other public services.
- The proposed Planned Development Overlay will accommodate the City's planned and desired minimum density of 12.5 units per acre in a detached, single-family configuration. The Planned Development Overlay will allow for reduced setbacks and other modified development requirements to achieve the stated density. The density and smaller homes also lend themselves toward entry level homebuyers. The single-family detached configuration conforms better with the existing uses surrounding the site as compared to an attached multi-

story, multi family structure(s). The proposed density of 12.5 units per acre is consistent with the anticipated development density / impact fee generation necessary to amortize the cost of the Spring Lake infrastructure in the Spring Lake CFD. Therefore, the project helps complete the installation and/or generates fees to pay for planned and existing infrastructure within the SLSP.

PROJECT INFORMATION SUMMARY SHEET

Spring Lake Specific Plan, Parkside 3 Project (PLNG 22 -00007) – Request to approve a Tentative Subdivision Maps (TSM #5221) a Zoning Amendment to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and a Development Agreement for a parcel of land located within the Spring Lake Specific Plan Area to allow development of 87 single-family lots, consistent with the Medium Density General Plan land use designation and multi-family R-15 specific plan designation for the property. APN: 042-030-054

Location: The subject parcel (APN 042-030-054, 7.03 acres) is located at the northwest corner of Miekle Avenue and County Road 25A. The subject properties are located within the original Heritage Remainder Tentative Subdivision Map 5048 approved on June 13, 2014.

Applicant/Owner:
Applicant: Ruby Realty Investors, LLC, 1480 Moraga Road Suite C103, Moraga CA, 94556

Owner: The New Home Company 1508 Eureka Road, Suite 290, Roseville CA, 95661

Environmental Review: The project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR. The proposed project, which result in a fewer number of residential units than originally contemplated, will result in environmental impacts that are similar to those identified in the previous EIR. Infrastructure improvements beyond those previously anticipated will not be required. The proposed project will result in a similar number of residential units, as contemplated in the original EIR, and will result in environmental impacts similar to those identified in the previous EIR.

APN: APN 042-030-054, 7.03 acres

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Recommend City Council Approval with Conditions

Report For: Planning Commission Public Hearing, June 16, 2022

General Plan Designation: Medium Density (8.1 – 19.9 DU/Gross Acre)

Current Zoning: Multi- Family/R-15 (10-15 DU/Acre)

Specific Plan Designation: Spring Lake Specific Plan

Existing Land Uses: Vacant/ Existing curb, gutter, sidewalk, and street lights.

Flood Zone: Flood Zone X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised May 16, 2002

Street Access: Miekle Avenue via County Road 25A

Adjacent Land Uses & Zoning:

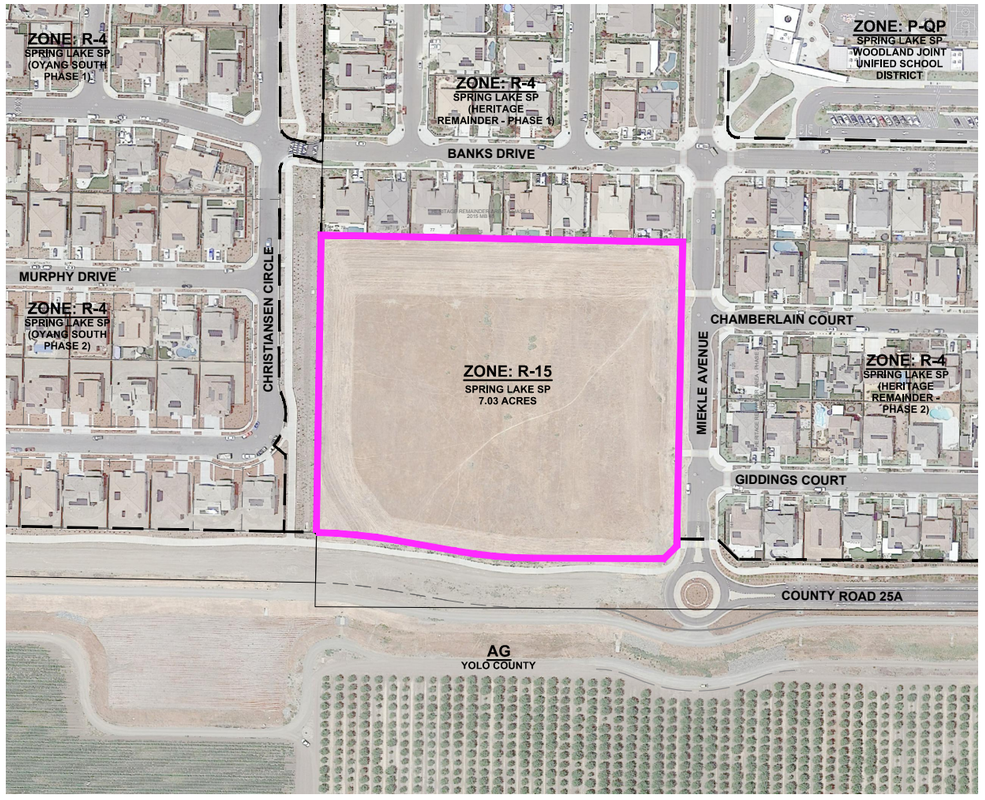
Direction	Land Use	Zoning
North	Existing Single Family Homes	R-4
South	County Road 25 A & Agriculture	County
East	Existing Single Family Homes	R-4
West	Existing Single Family Homes	R-4

Applicable Laws, Codes & Ordinances:

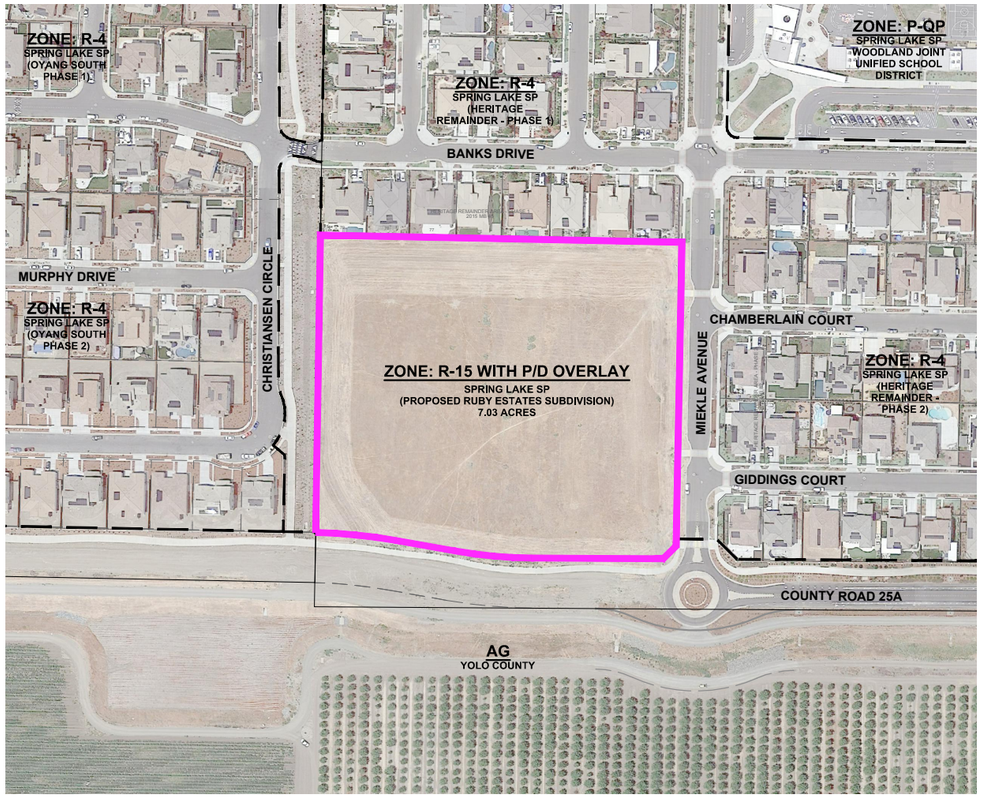
This project is subject to several laws, codes and ordinances:

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- California Environmental Quality Act (CEQA)
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

EXISTING



PROPOSED



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SCALE: 1" =250'

DESIGNED BY: CC
DRAWN BY: LE
CHECKED BY: SG

SCALE
1" = 250'

CUNNINGHAM ENGINEERING
CECWEST.COM
Project Planning ▪ Civil Engineering ▪ Landscape Architecture
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PLANNED DEVELOPMENT OVERLAY EXHIBIT

RUBY ESTATES

CITY OF WOODLAND CALIFORNIA

SHEET 1 OF 1
DATE: 03/04/2022
JOB NO: 1863.01.03

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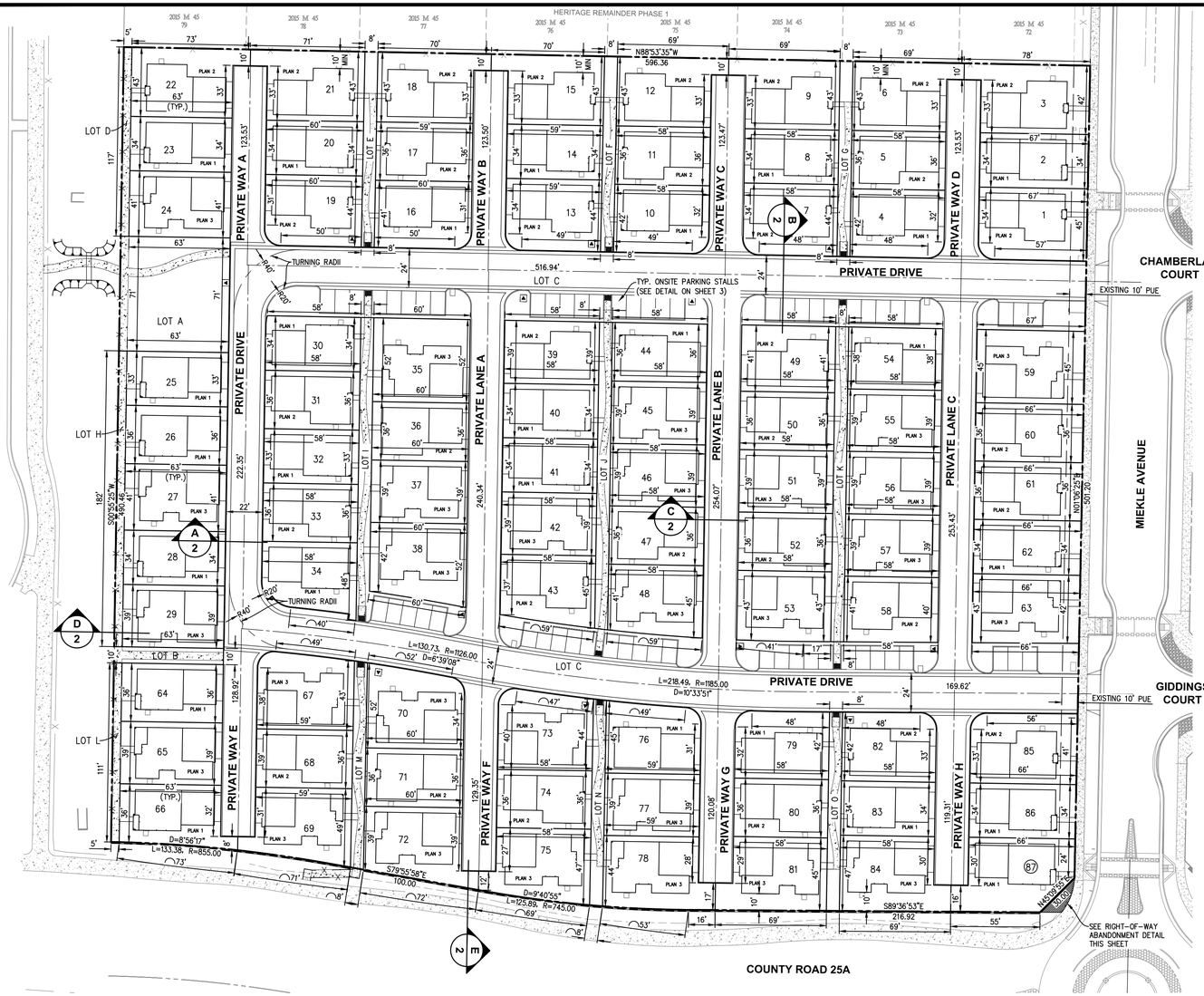
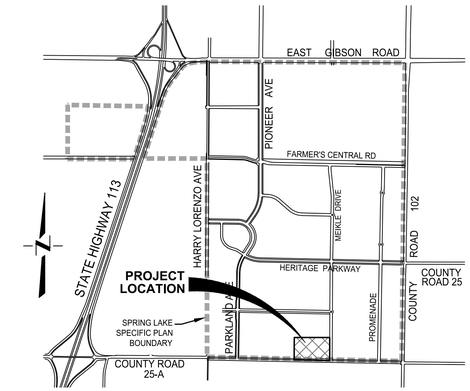


LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING CONTOUR LINES

SCALE: 1" = 40'



VICINITY MAP

-NTS-

SHEET INDEX

STREET & LOTTING PLAN 1
GRADING, DRAINAGE, & UTILITIES PLAN 2
PARKING, CIRCULATION, & WASTE RECEPTACLE PLAN 3

PROJECT PHASING

THE SUBDIVISION WILL BE FINAL MAPPED IN ONE PHASE AS CONCEPTUALLY SHOWN HEREIN.

LOT SIZES

THE BUILDER RESERVES THE RIGHT OF LOT WIDTH MODIFICATION AT THE FINAL MAP STAGE BASED UPON SELECTION OF FLOOR PLANS AND MARKET DEMAND, SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR.

AFFORDABLE HOUSING UNITS

THE LOW INCOME AFFORDABLE HOUSING REQUIREMENT FOR SINGLE FAMILY LOTS WILL BE MET WITH IN-LIEU FEES. THE VERY LOW INCOME REQUIREMENT HAS PREVIOUSLY BEEN MET.

NOTES:

1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF STEVEN J. GREENFIELD, RCE 50880.
2. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
3. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY PHILLIPI ENGINEERING, DATED 03/01/2021
4. THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
5. THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

GENERAL NOTES

OWNER:

GLENN MATSUHARA
RUBY REALTY INVESTORS, LLC
1480 MORAGA ROAD, SUITE C103
MORAGA, CA 94556
(415) 928-8080

DEVELOPER:

JUSTIN WALTERS
THE NEW HOME COMPANY
2220 DOUGLAS BOULEVARD, SUITE 240
ROSEVILLE, CA 95661
(916) 771-2223

CIVIL ENGINEER:

STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET, SUITE 200
DAVIS, CA 95618
(530) 758-2026

SUBDIVISION MAP NUMBER:

NO. 5221

PARCEL NUMBERS & APN's:

PARCEL 4 OF PARCEL MAP NO. 5046, HERITAGE LARGE LOT PARCEL MAP, BOOK 2014 OF MAPS, PAGE 48-51, YOLO COUNTY RECORDS.
APN: 042-030-054-000

AREA:

7.03 ACRES (GROSS)

EXISTING ZONING:

SLSP R-15

PROPOSED ZONING:

SLSP R-15 (P/D OVERLAY)

EXISTING USE:

VACANT

EXISTING / PROPOSED GENERAL PLAN LAND USE:

MEDIUM DENSITY RESIDENTIAL

FLOOD ZONE DESIGNATION:

ZONE "X"

DOMESTIC WATER, SANITARY SEWER & DRAINAGE:

CITY OF WOODLAND

FIRE:

WOODLAND FIRE DEPARTMENT

ELECTRICITY & GAS:

PG & E

CABLE TELEVISION:

CHARTER COMMUNICATIONS

LAND USE COMPARISON CHART

EXISTING SPECIFIC PLAN			PROPOSED TENTATIVE SUBDIVISION MAP		
ZONING	AREA	UNITS PERMITTED	AREA	# UNITS	PROPOSED DENSITY
SLSP R-15 (10-15 DU/AC)	7.03 AC.	70 - 105	7.03 AC.	87	12.38 DU/AC

LAND USE SUMMARY

GENERAL PLAN LAND USE / ZONING DESIGNATION	EXISTING AREA	PROPOSED AREA
MEDIUM DENSITY RESIDENTIAL / SLSP R-15 (10-15 DU/AC)	7.03 AC.	4.78 AC.
PRIVATE ROADWAYS (LOT C)	0.0 AC.	1.84 AC.
SUBDIVISION TRAIL & WALKWAYS / PASEOS	0.0 AC.	0.41 AC.
TOTALS:	7.03 AC.	7.03 AC.

PUBLIC / QUASI PUBLIC LOT SUMMARY

LOT A . . . . . SUBDIVISION TRAIL CORRIDORS
LOT B, D-O . . . . . SUBDIVISION WALKWAYS / PASEOS
LOT C . . . . . PRIVATE ROADWAYS & VISITOR PARKING

INTERSECTION CURB RADII TABLE

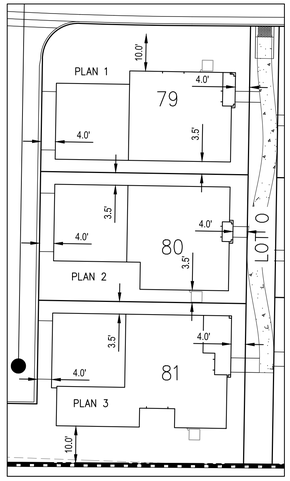
INTERSECTION TYPE	MINIMUM RADIUS AT FACE OF CURB
ALLEY TO LOOP ROAD	9.5'
LOOP ROAD TO LOOP ROAD	20'

PLANNED DEVELOPMENT SETBACKS

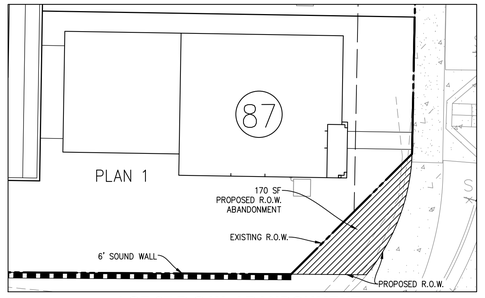
TYPE	PROPOSED MIN. SETBACKS	MIN. R-15 SETBACKS PER SPRING LAKE SPECIFIC PLAN
FRONT YARD	4' TO PORCH 4' TO HOUSE 4' TO GARAGE	10' TO PORCH 10' TO HOUSE 20' TO GARAGE
REAR YARD	4' TO HOUSE	10' TO HOUSE
SIDE YARD	3.5' TO HOUSE 3.5' TO GARAGE	5' TO INTERIOR 10' TO STREET

LOTTING MIX COUNT

PLAN 1	PLAN 2	PLAN 3	TOTAL
26	33	28	87



LOT SETBACKS
1" = 20'



LOT 87 R.O.W. ABANDONMENT
NOT TO SCALE

DESIGNED BY ZH
DRAWN BY ZH
CHECKED BY SG
SCALE AS SHOWN

NO.	DATE	REVISIONS	BY	APPD.

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CUNNINGHAM ENGINEERING

RUBY ESTATES
TENTATIVE MAP NO. 5221
STREET & LOTTING PLAN
CITY OF WOODLAND CALIFORNIA

SHEET 1 OF 3
DATE: 05/24/22
JOB NO: 1863.00.03

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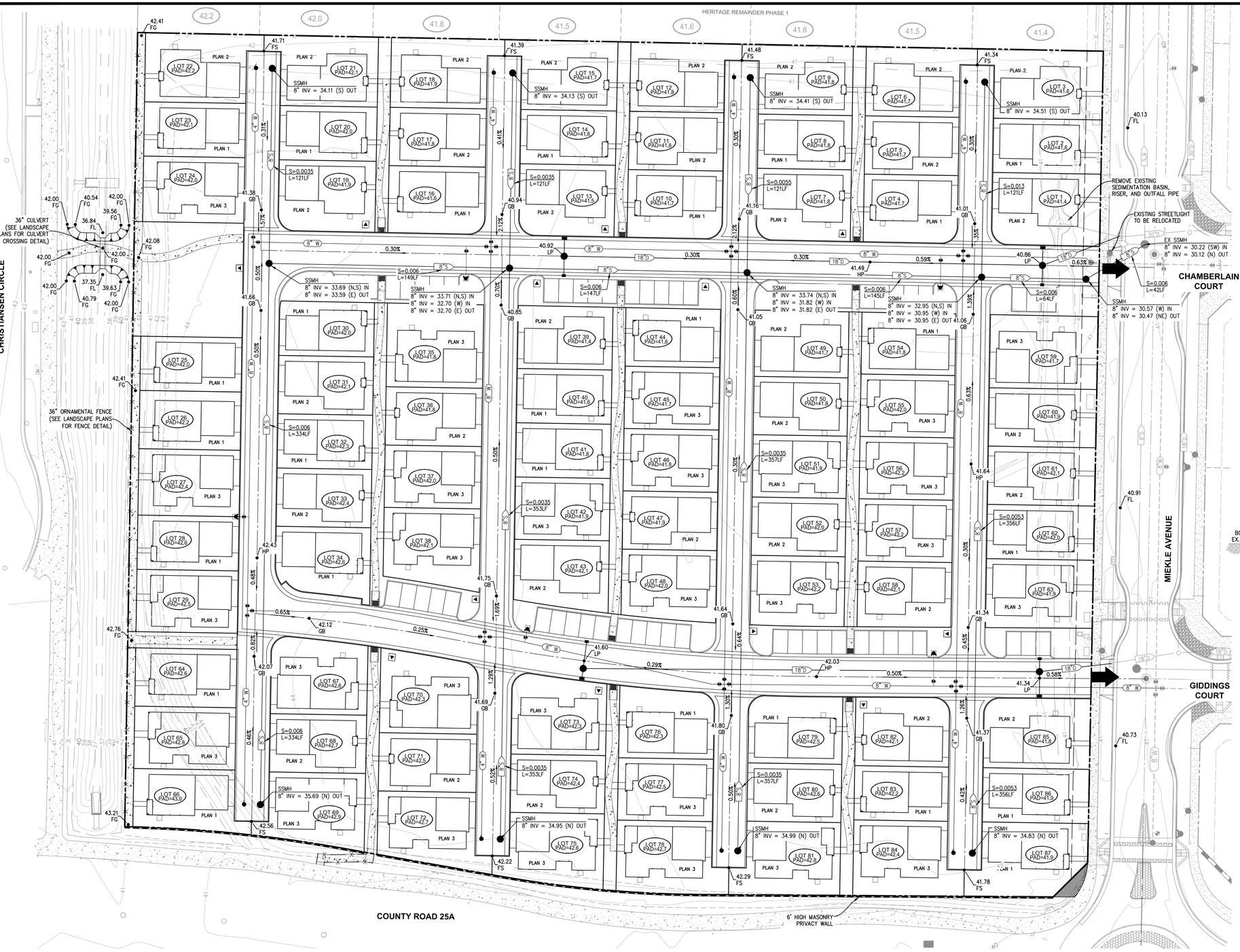
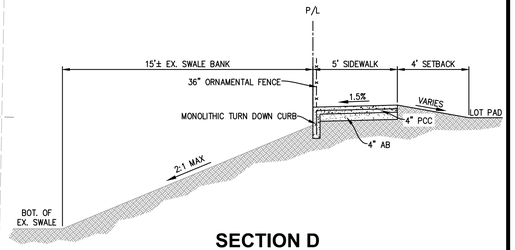
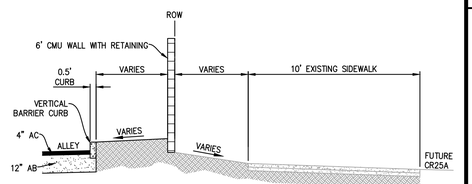


LEGEND:

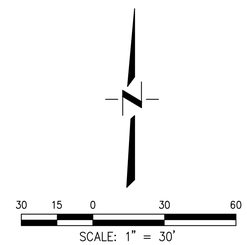
- EXISTING SANITARY SEWER PIPE AND MANHOLE
- EXISTING STORM DRAIN PIPE AND MANHOLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER PIPE (SIZE PER PLAN) AND MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED STORM DRAIN PIPE (SIZE PER PLAN) AND MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED DOMESTIC WATER LINE (SIZE PER PLAN)
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED BLOW-OFF VALVE
- PROPOSED WATER GATE VALVE
- PROPOSED LOT NUMBER & PAD ELEVATION (ELEVATION PER PLAN)
- PROPOSED SPOT ELEVATION
- PROPOSED LONGITUDINAL SLOPE (SLOPE PER PLAN)
- PROPOSED 36" CULVERT
- PROPOSED EMBANKMENT FOR PATH CROSSING
- EXISTING PAD ELEVATION
- PROPOSED TRANSFORMER LOCATION
- 100-YEAR OVERLAND RELEASE



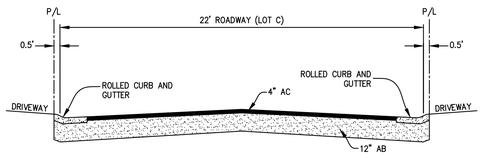
SECTION D
N.T.S.



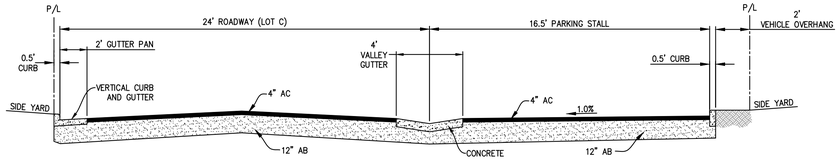
SECTION E
N.T.S.



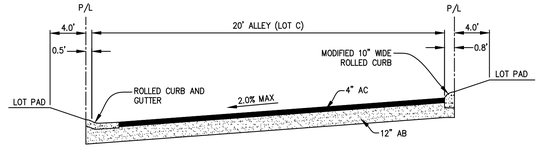
30 15 0 30 60
SCALE: 1" = 30'



SECTION A
N.T.S.



SECTION B
N.T.S.



SECTION C
N.T.S.

EARTHWORK SUMMARY	
ITEM	VOLUME
CUT	12,000 CY
FILL	3,200 CY
NET CUT	8,800 CY

DESIGNED BY ZH
DRAWN BY ZH
CHECKED BY SG
SCALE AS SHOWN

NO.	DATE	REVISIONS	BY	APPD.

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RUBY ESTATES
TENTATIVE MAP NO. 5221
GRADING, DRAINAGE, & UTILITIES PLAN

CITY OF WOODLAND CALIFORNIA

SHEET 2 OF 3

DATE: 05/24/22

JOB NO: 1863.00.03

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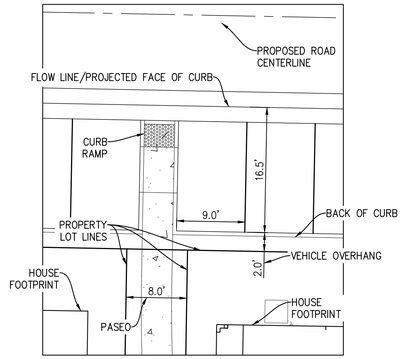


ONSITE PERPENDICULAR PARKING STALLS DETAIL

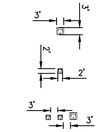
NOT TO SCALE

GUEST PARKING SUMMARY

UNITS	PROPOSED ONSITE PARKING SPACES	GUEST PARKING RATIO
87	59	0.68 SPACES/UNIT

NOTES:
ADDITIONAL OFFSITE GUEST PARKING IS PROVIDED ALONG MIEKLE AVENUE AND CHRISTIANSEN CIRCLE.

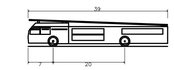
LEGEND:



3'X3' TRASH TOTERS – RECYCLING

2'X2' TRASH TOTERS – GARBAGE & GREEN WASTE

3' CLEARANCE ON EACH SIDE BETWEEN TOTERS



Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	9.167ft
Lock–to–lock time	5.000s
Max Wheel Angle	45.00°

PROPOSED FIRE TRUCK PROFILE

N.T.S.



Ford 2009 Escape FWD SUV	
Overall Length	14.558ft
Overall Width	5.925ft
Overall Body Height	5.658ft
Min Body Ground Clearance	0.700ft
Track Width	5.925ft
Lock–to–lock time	4.00s
Curb to Curb Turning Radius	18.350ft

PROPOSED PASSENGER SUV PROFILE

N.T.S.



F–150 Regular Cab 4x4 STYLESIDE 6.5' Box	
Overall Length	17.758ft
Overall Width	6.675ft
Overall Body Height	6.333ft
Min Body Ground Clearance	0.733ft
Track Width	6.575ft
Lock–to–lock time	4.00s
Curb to Curb Turning Radius	20.850ft

PROPOSED PASSENGER PICK-UP TRUCK PROFILE

N.T.S.

NO.	DATE	REVISIONS	BY	APPD.

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DRAWN BY ZH
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SCALE AS SHOWN

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RUBY ESTATES
TENTATIVE MAP NO. 5221
PARKING, CIRCULATION, & WASTE RECEPTACLE PLAN
CITY OF WOODLAND CALIFORNIA

SHEET 3 OF 3

DATE: 05/24/22

JOB NO: 1863.00.03

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WallaceKuhl & ASSOCIATES
A Universal Engineering Sciences Company

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December 16, 2021

Mr. Justin Walters
Vice President, Project Management and Development
The New Home Company
1508 Eureka Road, Suite 290
Roseville, California 95661

Geotechnical Engineering Report Update
RUBY ESTATES (HERITAGE PARCEL 4)
Sheldon Road and Power Inn Road
Elk Grove, California
WKA No. 4630.2113421.0100

INTRODUCTION

As authorized, we have prepared this report update for the undeveloped property designated as Parcel 4 within the Heritage residential development in Woodland, California. Wallace-Kuhl & Associates (WKA), Inc. previously prepared a *Geotechnical Engineering Report* (WKA, Inc. No. 4159.09, dated June 15, 2004) for the Heritage residential development, which included the referenced village. Following completion of the *Geotechnical Engineering Report*, WKA prepared a *Geotechnical Engineering Report Update* (WKA No. 9523.06, dated January 16, 2014). Since completion of the 2014 *Geotechnical Engineering Report Update*, the following geotechnical reports have been prepared for the site by others:

- *Limited Geotechnical Evaluation of Existing Fill – Heritage Development – Parcel 4* prepared for the project by Geocon Consultants, Inc. (Geocon) dated August 27, 2021 (Geocon Project No. S2028-05-01).
- *Preliminary Geotechnical Feasibility Assessment* – Proposed Residential Development – Ruby Estates prepared by Quantum Geotechnical, Inc. (Quantum) dated September 23, 2021 (Quantum Project No. H055.G).

The purpose of this update has been to evaluate the applicability of the referenced reports prepared for the planned construction at the referenced village (Parcel 4) and to update the reports to reflect changes in the applicable building code and in the practice of geotechnical engineering since the original report was issued.

Our scope of services has included:

- a site reconnaissance;
- review of the referenced WKA, Inc, WKA, Geocon, and Quantum geotechnical reports;
- engineering analyses; and,
- preparation of this report update.

Project Background and Proposed Improvements

Since the 2004 *Geotechnical Engineering Report* was completed, residential construction associated with the Heritage development was performed in the vicinity of Parcel 4; however, Parcel 4 has remained vacant. Based on our experience in the area and review of historical photographs, the site has been used as a fill source and to stockpile excess material from surrounding developments since at least August of 2006 until at least February of 2018. Review of the 2021 *Limited Geotechnical Evaluation of Existing Fill – Heritage Development – Parcel 4* report indicates the upper two to four feet of soil across the site consists of undocumented fill.

We understand development of the site will consist of residential construction with one- or two-story, wood-framed, single-family structures with an interior slab-on-grade lower floor (post-tensioned foundation system). Below-grade basements for the residential structures are not planned. Structural loads for the residential structures are anticipated to be relatively light based on this type of construction.

Associated development will include construction of asphalt concrete roadways, concrete sidewalks, residential landscaping, underground utilities, exterior flatwork and driveway slabs. The planned development is consistent with previous developments in the vicinity of the site and as noted in the referenced geotechnical reports.

Site Description

In December of 2021, an engineer from our firm visited the subject site. At the time of our site visit, the site was vacant and covered with a sparse growth of volunteer grass and weeds. Standing water was observed throughout the site.

The site is bound to the north and east by residential development, to the south by vacant property and to the west by a drainage ditch, beyond which is residential development. The drainage ditch appears to be about two to four feet lower in elevation than the surrounding ground surface.

CONCLUSIONS AND RECOMMENDATIONS

Based on review of the referenced geotechnical reports for the Heritage residential development, our recent observations, and understanding of the planned construction, we conclude that the recommendations contained in the *2004 Geotechnical Engineering Report and 2014 Geotechnical Engineering Report Update* remain generally applicable for design and construction of the planned residential structures and associated improvements, with the following amended conclusions and recommendations. The *2014 Geotechnical Engineering Report Update*, which includes the 2004 *Geotechnical Engineering Report, and* 2021 *Limited Geotechnical Evaluation of Existing Fill – Heritage Development – Parcel 4* are attached to this update.

2019 California Building Code Seismic Design Parameters

The 2019 California Building Code (CBC) references the *American Society of Civil Engineers (ASCE), Minimum Design Loads and Associated Criteria for Buildings and Other Structures 7-16*. To assist with the structural design of the project, we have provided seismic design parameters for the 2019 CBC which have been determined based on the site location and the web interface developed by the Structural Engineers Association of California (SEAOC) and the Office of Statewide Health Planning and Development (OSHPD) (https://seismicmaps.org).

Since S_1 is greater than 0.2g, the 2019 CBC coefficient values F_v, S_{M1}, and S_{D1} presented are valid for seismic design, provided the requirements in Exception Note 2 in Section 11.4.8 of *ASCE 7*-16 apply, specifically if $T \leq 1.5T_S$. In our experience, the planned residential buildings will meet Exception Note 2 of ASCE 7-16. However, the project structural engineer should verify the exception is met.

TABLE 1: 2019 CBC/ASCE 7-16 SEISMIC DESIGN PARAMETERS

Latitude: 38.6416° N Longitude: 121.7374° W	ASCE 7-16 Table/Figure	2019 CBC Figure/Section/Table	Factor/ Coefficient	2019 CBC Values
0.2-second Period MCE_R	Figure 22-1	Figure 1613.2.1(1)	S_S	0.891 g
1.0 second Period MCE_R	Figure 22-2	Figure 1613.2.1(2)	S_1	0.328 g
Soil Class	Table 20.3-1	Section 1613.2.2	Site Class	D
Site Coefficient	Table 11.4-1	Table 1613.2.3(1)	F_a	1.144
Site Coefficient	Table 11.4-2	Table 1613.2.3(2)	F_v	1.972*
Adjusted MCE Spectral Response Parameters	Equation 11.4-1	Equation 16-36	S_{MS}	1.019 g
	Equation 11.4-2	Equation 16-37	S_{M1}	0.647 g*

Latitude: 38.6416° N Longitude: 121.7374° W	ASCE 7-16 Table/Figure	2019 CBC Figure/Section/Table	Factor/ Coefficient	2019 CBC Values
Design Spectral Acceleration Parameters	Equation 11.4-3	Equation 16-38	S_{DS}	0.679 g
	Equation 11.4-4	Equation 16-39	S_{D1}	0.431 g*
Seismic Design Category	Table 11.6-1	Table 1613.2.5(1)	Risk Category I to IV	D
	Table 11.6-2	Table 1613.2.5(2)	Risk Category I to IV	D

Notes: MCE_R = Risk-Targeted Maximum Considered Earthquake; g = gravity
* = The value is valid provided the requirements in Exception Note No. 2 in Section 11.4.8 of ASCE 7-16 are met.

Based on the soil, groundwater, and geology conditions of the site, liquefaction is not anticipated to affect the proposed improvements and does not need to be accounted for in design.

Site Clearing and Subgrade Preparation

As noted previously, about two to four feet of undocumented fill has been placed across the site. The undocumented fill is not considered suitable for support of the proposed improvements in its current condition. Therefore, the undocumented fill will need to be removed and replaced as engineered fill in accordance with the recommendations of this report.

Existing surface organics within construction areas should be stripped from the site. Strippings maybe stockpiled for later use or disposed of offsite. Debris from the stripping should not be used in general fill construction areas supporting structures or pavements. With the prior approval of the Geotechnical Engineer, strippings may be used in landscape areas, provided they are kept at least five feet from the building pad and other surface improvements, moisture conditioned, and compacted. Discing of the organics into the surface soils may be a suitable alternate to stripping, depending on the condition and quantity of the organics at the time of grading. The decision to utilize discing in lieu of stripping should be made by the Geotechnical Engineer, or his representative, at the time of earthwork construction. Discing operations, if approved, should be observed by the Geotechnical Engineer, or his representative, and be continuous until the organics are adequately mixed into the surface soils to provide a compactable mixture of soil containing minor amounts of organic matter. Pockets or concentrations of organics will not be allowed.

Following site clearing activities, the site should be over-excavated to a depth of at least three feet below existing grades. the exposed subgrade following removal of the upper three feet should be evaluated by our representative to determine if additional over-excavation is required. The over-excavation should extend at least five feet beyond the edge of proposed improvements, where possible. Any debris exposed by the required over-excavation should be

removed and the resulting excavations should be restored to grade with engineered fill placed and compacted in accordance with the recommendations in this report. The lateral extents of the required over-excavation should be clearly marked on the final grading plans. We recommend construction bid documents contain a unit price (price per cubic yard) for additional excavation due to deeper undocumented fill and/or the presence of unsuitable materials and replacement with engineered fill.

The Geotechnical Engineer should be given the opportunity to review the final grading plan to determine if the intent of the over-excavation recommendation has been properly implemented.

Following over-excavation operations, the upper 12 inches of the exposed subgrade should be scarified, moisture conditioned to at least the optimum moisture content, and compacted to at least 90 percent of the American Society of Testing and Materials (ASTM) D1557 maximum dry density.

The resulting over-excavation should be restored with engineered fill placed and compacted in accordance with Engineered Fill Construction section of this report.

Compaction of all subgrade soils should be performed using a heavy, self-propelled, sheepsfoot compactor capable of achieving the required compaction and must be performed in the presence of the Geotechnical Engineer's representative who will evaluate the performance of subgrade under compactive load. Difficulty in achieving subgrade compaction may be an indication of loose, soft or unstable soil conditions that could require additional excavation. If these conditions exist, additional subgrade stabilization recommendations may be required at the time of construction.

Engineered Fill Construction

Engineered fill consisting of on-site or import materials should be placed in lifts not exceeding six inches in compacted thickness, with each lift being thoroughly moisture conditioned to at least two percent above the optimum moisture content, maintained in that condition, and uniformly compacted to at least 90 percent relative compaction based on the maximum dry density per ASTM D1557.

From a geotechnical standpoint, the on-site soils encountered at the site are considered suitable for use as engineered fill provided that they do not contain significant quantities of organics, rubble and deleterious debris, are at a proper moisture content to achieve the desired degree of compaction.

Imported fill materials, if required, should be compactable, well-graded, granular soils with an Expansion Index of 20 or less when tested in accordance with ASTM D4829, and should not contain particles greater than three inches in maximum dimension.

In addition, with the exception of imported aggregate base and bedding/initial fill materials for underground utilities, we recommend that the contractor provide appropriate documentation for all imported fill materials that designates the import materials do not contain known contaminants per Department of Toxic Substances Control's guidelines for clean fill, and have corrosion characteristics within acceptable limits. Imported soils should be approved by the Geotechnical Engineer prior to being transported to the site**.**

The upper six inches of the final pavement subgrade should be uniformly compacted to at least 95 percent of the ASTM D1557 maximum dry density at a moisture content of at least the optimum moisture and must be stable under construction traffic prior to placement of aggregate base, after construction of underground utilities is complete. The proof-roll should be observed by a representative of the Geotechnical Engineer.

Subgrades for support of all concrete slabs-on-grade and pavements should be protected from disturbance or desiccation until covered by capillary break material or aggregate base. Disturbed subgrade soils may require additional processing and recompaction, depending on the level of disturbance.

Permanent excavation and fill slopes, if any, should be constructed no steeper than two horizontal to one vertical (2H:1V) and should be vegetated as soon as practical following grading to minimize erosion. As a minimum, the following erosion control measures should be considered: placement of straw bale sediment barriers or construction of silt filter fences in areas where surface run-off may be concentrated.

All earthwork operations should be accomplished in accordance with the recommendations contained within this report and the approved plans and specifications. We recommend the Geotechnical Engineer's representative be present on a regular basis during all earthwork operations to observe and test the engineered fill and to verify compliance with the recommendations of this report and the project plans and specifications.

From a geotechnical standpoint, the on-site soils encountered at the site are considered suitable for use as engineered fill provided that they do not contain significant quantities of organics, rubble and deleterious debris, and are at a proper moisture content to achieve the desired degree of compaction.

Drought Considerations

The soils at the site are considered expansive. These soils swell when the moisture content increases and shrink when the soil moisture content decreases. It will be essential that the soil moisture content under and near foundations and exterior concrete flatwork remain relatively constant to mitigate the potential for heaving or settling of the foundation and slabs.

The State of California can experience significant periods of severe drought conditions. If this occurs, the ability for homeowners to use irrigation as a means for maintaining landscape vegetation and soil moisture could be inhibited for unpredictable periods of time. For this reason, landscape and hardscape systems for this development should be carefully planned to prevent the desiccation of soils under and near foundations and slabs. Trees with invasive shallow root systems should be avoided. No trees or large shrubs that could remove soil moisture during dry periods should be planted within five feet of any foundation or slab. Fallow ground adjacent to foundations must be avoided.

To reduce potential for soil creep adversely affecting residential foundations or exterior flatwork, we recommend a minimum horizontal distance of five feet be provided and maintained between the outside edge of the foundation or flatwork to the nearest adjacent slope (e.g. building pad hinge point), for slopes greater than two feet in height.

Construction Testing and Observation

Site clearing and preparation for the site should be accomplished in accordance with the recommendations included in this update report and the referenced geotechnical reports, where applicable. The Geotechnical Engineer's representative should be present during site preparation and all lot grading operations to observe and test the fill to verify compliance with our recommendations and the job specifications. We also recommend that our firm be retained to review final plans and specifications to determine if the intent of our recommendations has been implemented into those documents. Wallace-Kuhl & Associates has been contracted to provide foundation plan review services for the subject lots.

LIMITATIONS

This letter is considered to be an update to the referenced geotechnical reports prepared for the Heritage development, which included the subject site, and therefore the conclusions and recommendations contained herein are subject to the limitations stated in that report.

Thank you for this opportunity to be of service. If you have any questions regarding this update or the previous geotechnical engineering report, please contact our office.

Wallace-Kuhl & Associates



Matthew S. Moyneur
Senior Engineer

Attachments: *Geotechnical Engineering Report Update*, Heritage Development Villages 1 through 5 (WKA No. 9523.06, dated January 16, 2014)

Limited Geotechnical Evaluation of Existing Fill – Heritage Development – Parcel 4 (Geocon Project No. S2028-05-01; dated August 27, 2021)

Wallace Kuhl & Associates

Geotechnical Engineering Report Update

HERITAGE DEVELOPMENT

VILLAGES 1 THROUGH 5

WKA No. 9523.06

January 16, 2014

Prepared For:

Meritage Homes

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Vacaville, California 95688

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Geotechnical Engineering Report Update
HERITAGE DEVELOPMENT – VILLAGES 1 THROUGH 5
Woodland, California
WKA No. 9523.06
January 16, 2014

INTRODUCTION

As requested, we have prepared this update to the *Geotechnical Engineering Report* (WKA No. 4159.09, dated June 15, 2004) for the remainder of the Heritage Development, identified as Villages 1 through 5.

The purpose of the update has been to evaluate the applicability of the original report to the planned improvements to the site; to provide post-tensioned foundation recommendations conforming to the Third Edition of the *Post-Tensioning Institute Design Manual*; and, to update the report to reflect changes in the applicable building code and in the practice of geotechnical engineering since the original report was issued.

Specifically, our scope of work has included a site reconnaissance, bulk sampling of the near-surface soils; limited laboratory testing; review of the original *Geotechnical Engineering Report*, engineering analyses, and preparation of this update report.

Site Description

A WKA representative visited the subject site on January 8, 2014. The site was disced with approximately 12 inches of the surface and near-surface soils disturbed. A large soil stockpile was observed in the southwestern portion of the site that was approximately 15 feet in height. Several end-dumped soil stockpiles were observed along the south side of the large stockpile.

A ditch approximately five feet wide and four feet deep was observed trending north-south through the eastern portion of the site. Several end-dumped soil stockpiles were observed in the northeastern portion of the site. Two debris piles of metal and construction rubble were observed in the southeastern portion of the site.

CONCLUSIONS AND RECOMMENDATIONS

Based on review of the previous report, recent site observations, and understanding of the proposed construction, we conclude that the recommendations contained in the 2004 *Geotechnical Engineering Report* remain generally applicable for design and construction of the planned residential development and associated improvements, with the following amended conclusions and recommendations. The original geotechnical report is attached as Appendix A.

2013 CBC/ASCE 7-10 Seismic Design Criteria

Section 1613 of the 2013 edition of the CBC references ASCE Standard 7-10 for seismic design. The following seismic parameters were determined based on the site latitude and longitude using the public domain computer program developed by the USGS. The following parameters summarized in the table below may be used for seismic design of the proposed residential structures per the 2013 CBC.

Table 1 –2013 CBC/ASCE 7-10 Seismic Design Parameters

Latitude: 38.6419° N Longitude: -121.7333° W	ASCE 7-10 Table/Figure	2013 CBC Table/Figure	Factor/ Coefficient	Value
Short-Period MCE at 0.2s	Figure 22-1	Figure 1613.3.1(1)	S_S	0.901 g
1.0s Period MCE	Figure 22-2	Figure 1613.3.1(2)	S_1	0.352 g
Soil Class	Table 20.3-1	Section 1613.3.2	Site Class	D
Site Coefficient	Table 11.4-1	Table 1613.3.3(1)	F_a	1.140
Site Coefficient	Table 11.4-2	Table 1613.3.3(2)	F_v	1.696
Adjusted MCE Spectral Response Parameters	Equation 11.4-1	Equation 16-37	S_{MS}	1.027 g
	Equation 11.4-2	Equation 16-38	S_{M1}	0.597 g
Design Spectral Acceleration Parameters	Equation 11.4-3	Equation 16-39	S_{DS}	0.685 g
	Equation 11.4-4	Equation 16-40	S_{D1}	0.398 g
Seismic Design Category	Table 11.6-1	Section 1613.3.5(1)	Risk Category I to IV	D
	Table 11.6-2	Section 1613.3.5(2)	Risk Category I to IV	D

The ASCE Standard indicates that if it is determined that a structure should be designed with a *Seismic Design Category* of D though F, the Geotechnical Engineer should provide additional conclusions and recommendations regarding the liquefaction potential of the site and possible

mitigation measures. Based on the site geology, soil conditions, and groundwater conditions, there likely is a potential for liquefaction to occur at this site, although it is our opinion that the risk of this actually occurring is relatively low. Furthermore, since the subject property is within a developed area, we anticipate a waiver for liquefaction analysis can be requested from the local building official.

On-Site Material Suitability for Engineered Fill Construction

The on-site soils, including the soil stockpiles, are considered suitable for use in engineered fill construction, provided they are free of debris, rubble, and organics, and are at a suitable moisture content to achieve the desired degree of compaction.

Site Clearing

The existing soil stockpiles must be completely removed to expose firm undisturbed soil, as determined by our representative. The stockpiled soils may be used as engineered fill, provided they are free of significant organics, rubble, rubbish, or other unsuitable materials.

Foundation Design

Due to the lots containing potentially expansive clay soils and based on our experience in the area, we recommend the proposed residential structures are supported on post-tensioned foundations systems.

We have computed the following post-tensioned concrete foundation/floor slab system design parameters presented as Table 2, based on the characteristics of the on-site soils. Design of post-tensioned foundation/slab systems should performed by a qualified structural engineer using the following geotechnical engineering parameters, which were derived from the results of laboratory tests and guidelines contained in the *Post-Tensioning Institute Design Manual (Third Edition)*.

TABLE 2 PT SLAB DESIGN PARAMETERS	
1.	Thornthwaite Moisture Index = -20
2.	Average Edge Moisture Variation Distance (Em): Center Lift = 7.5 feet Edge Lift = 3.8 feet
3.	Plasticity Index = 28
4.	Plastic Limit = 25
5.	Liquid Limit = 53
6.	Percent Clay = 49% (≤ 0.002 mm; predominantly montmorillonite)
7.	Activity Ratio (Ac) = 0.57
8.	Zone = III
9.	Approximate Depth to Constant Moisture = 5.0 feet
10.	Approximate Soil Suction = 3.9 pF
11.	Anticipated Swell (Ym): Center Lift = 0.5 inches Edge Lift = 1.2 inches

The post-tensioned slab foundation should not exert more than 1000 pounds per square foot (psf) on the building pad soils for the dead plus live load conditions. The allowable post-tensioned slab bearing capacity may be increased by one-third for total load, including wind or seismic forces.

The common post-tensioned foundation used in the Sacramento Valley area in recent years has consisted of a 10-inch thick slab, deepened to 12 inches at the perimeter. We recommend the 10-inch portion of the slab be underlain by a durable vapor barrier (at least 10 mils thick) placed directly on the soil subgrade, covered with two inches of damp, clean sand or pea gravel. Prior to placement of the vapor barrier, the subgrade soils should be maintained in an over optimum moisture condition. During the drier months, if the building pads are allowed to desiccate or dry they should be moisture conditioned prior to foundation construction. We should confirm the subgrade soils are at the appropriate moisture content within 48 hours of construction.

Although the 10-inch post-tensioned slabs are commonly used in this area, other designs may be applicable. If alternate designs are being considered, additional design recommendations can be provided, if needed.

Construction Testing and Observation

Site preparation should be accomplished in accordance with the recommendations of the referenced *Geotechnical Engineering Report*. Representatives of Wallace-Kuhl & Associates should be present during site preparation and all lot grading operations to observe and test the fill to verify compliance with our recommendations and the job specifications. These services are beyond the scope of work authorized for this investigation.

We also recommend that our firm be retained to review final plans and specifications to determine if the intent of our recommendations has been implemented into those documents.

Limitations

This letter is considered to be an update to the G*eotechnical Engineering Report* for this project, and therefore the conclusions and recommendations contained herein are subject to the Limitations stated in that report.

Thank you for this opportunity to be of service. If you have any questions regarding this letter or the previous geotechnical engineering report, please contact our office.

Wallace-Kuhl & Associates



Dominic J. Potestio
Project Engineer

Attachments: APPENDIX A – *Geotechnical Engineering Report*, Heritage Development (WKA No. 4159.09, dated June 15, 2004)



Adapted from a Google Earth aerial photograph, dated August 14, 2013.
Projection: NAD 83, California State Plane, Zone II

Legend

▲ Approximate bulk sample location

N

0 200 400

Feet

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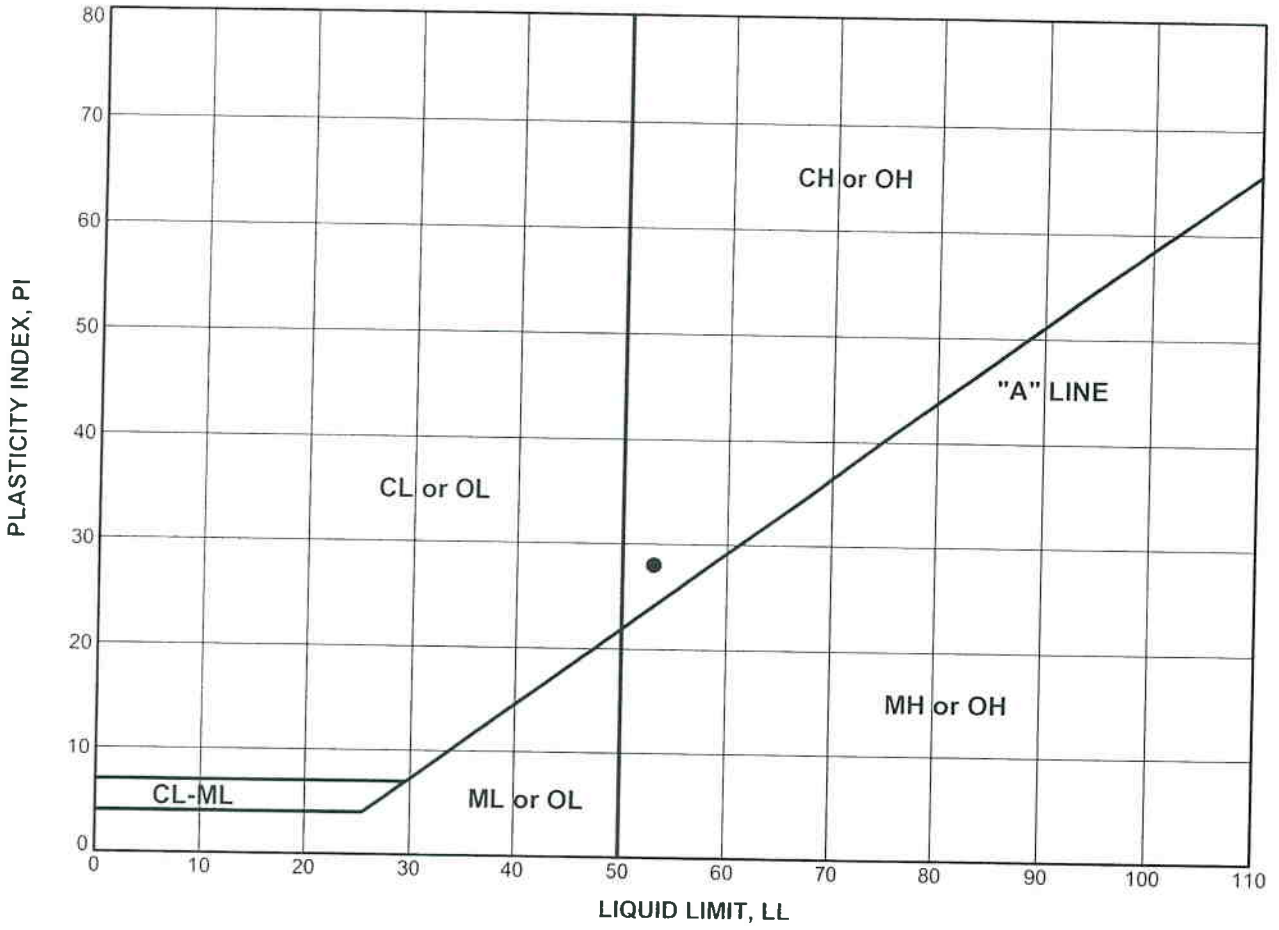
SITE PLAN

HERITAGE DEVELOPMENT - VILLAGES 1 THROUGH 5

Woodland, California

FIGURE	1
DRAWN BY	TJC
CHECKED BY	DJP
PROJECT MGR	DJP
DATE	1/14
WKA NO.	9523.06



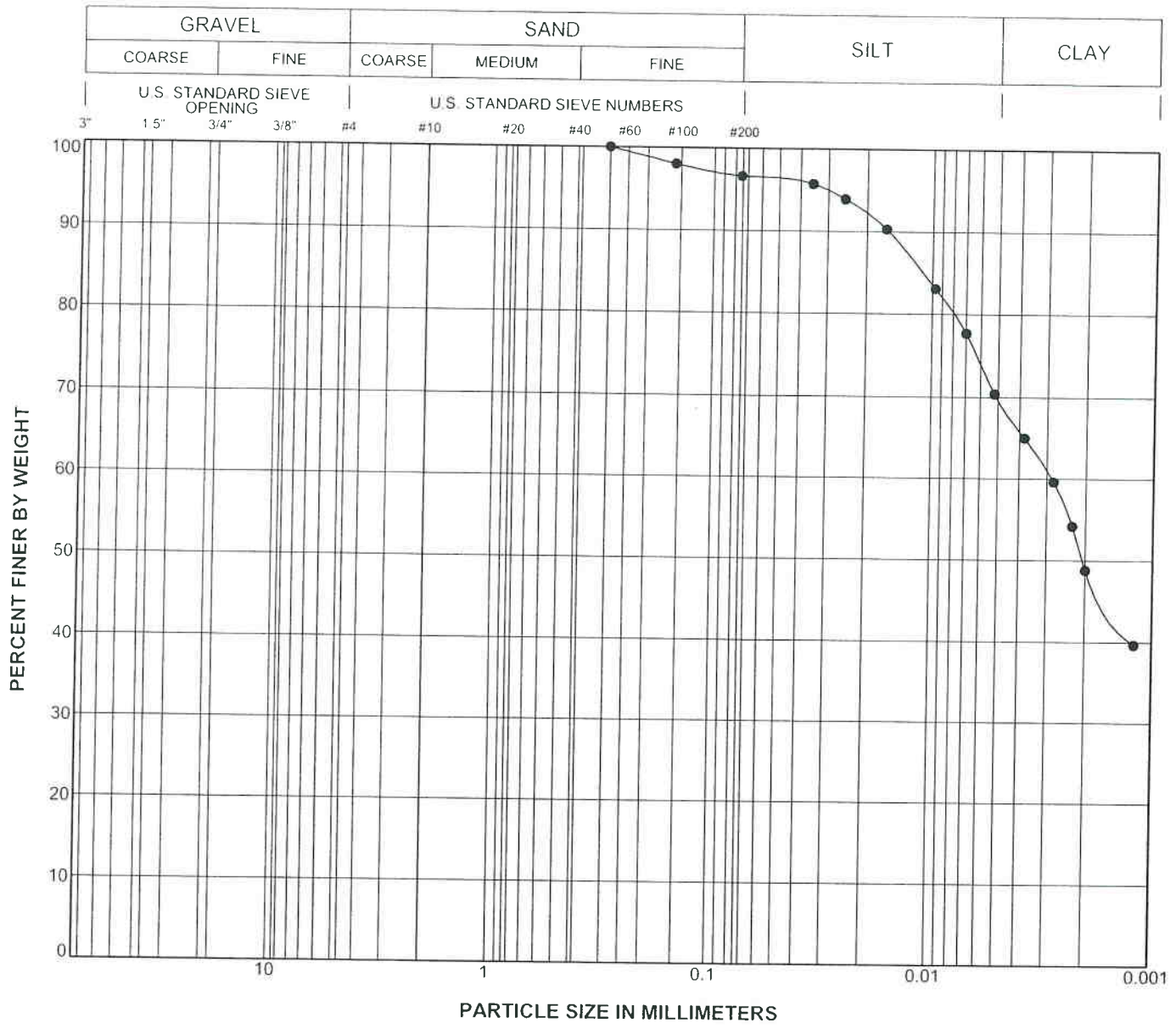
Boring Number	Sample Number	USCS	Depth (feet)	Test Symbol	Water Content (%)	LL	PL	PI	Classification
D3	Bulk	CH	1.0	●		53	25	28	Dark grayish brown, silty clay

ATTERBERG LIMITS (ASTM D4318)

Project: Heritage Development - Villages 1 through 5
WKA No. 9523.06

FIGURE 2

ATTERBERG LIMITS 12 PTS 9523.06 - HERITAGE DEVELOPMENT - VILLAGES 1-5.GPJ WKA.GDT 1/15/14 9:49 AM



Boring Number	Sample Number	USCS	Depth (feet)	Symbol	LL	PI	Classification
D3	Bulk	CH	1.0	●	53	28	Dark grayish brown, silty clay

PARTICLE SIZE DISTRIBUTION (ASTM D422)

Project: Heritage Development - Villages 1 through 5
WKA No. 9523.06

FIGURE 3

Wallace Kuhl & Associates

GRAIN SIZE 9523.06 - HERITAGE DEVELOPMENT - VILLAGES 1-5.GPJ WKA.GDT 1/15/14 9:49 AM

APPENDIX A

Geotechnical Engineering Report, Heritage Development
(WKA No. 4159.09. dated June 15, 2004)

GEOTECHNICAL ENGINEERING REPORT

HERITAGE DEVELOPMENT

WKA No. 4159.09

June 15, 2004

WALLACE · KUHL & ASSOCIATES INC.

TABLE OF CONTENTS

INTRODUCTION 1
- Work Scope 1
- Plates and Attachments 2
- Project Description 2

FINDINGS 3
- Site Description 3
- General Site Geology 4
- Subsurface Soil Conditions 4
- Ground Water Conditions 4

CONCLUSIONS 5
- Seismic Code Parameters 5
  - TABLE 1 – Seismic Design Parameters 5
- Bearing Capacity 5
- Pavement Subgrade Qualities 7
- Estimated Shrinkage Factor 7
- Soils Corrosion Potential 8
  - TABLE 2 – Soil Corrosivity Testing 8

RECOMMENDATIONS 10
- General 10
- Site Clearing and Preparation 10
- Trench Backfill 13
- Residential Foundation Design Alternatives 13
  - Post-Tensioned Concrete Foundation/Slab Systems 14
    - TABLE 3 – P.T. Slab Design Parameters 14
  - Conventional Foundations 15
  - Pier and Grade Beam Foundation Systems 16
- Interior Floor Slab Support 17
- Floor Slab Moisture Penetration Resistance 18
- Exterior Flatwork Construction 19
- Sound Wall Systems 19
- Pavement Design 20
  - TABLE 4 – Pavement Design Alternatives 21
- Site Drainage 20
- Geotechnical Engineering Observation and Testing During Earthwork 23

LIMITATIONS 23

Plate No. 1 – Vicinity Map
Plate No. 2 – Site Plan
Plates No. 3 through 18 – Logs of Test Borings
Plate No. 19 – Unified Soil Classification System
Appendix A – Field and Laboratory Testing
Appendix B – Earthwork Specifications

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Geotechnical Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

Geotechnical Engineering Report

HERITAGE DEVELOPMENT

County Road 102

Woodland, California

WKA No. 4159.09

June 15, 2004

INTRODUCTION

We have completed a geotechnical engineering investigation for the proposed Heritage development to be located southwesterly of the intersection of County Road 102 and County Road 25 in Woodland, California. The purposes of our work have been to explore the existing soil and ground water conditions at the site, and to provide geotechnical engineering conclusions and recommendations regarding residential development of the property. This report presents the results of our work.

Work Scope

Our scope of work for this project included the following tasks:

1. site reconnaissance;
2. review of historic USGS topographic maps and geologic maps of the property;
3. review of previous geotechnical engineering work performed in the vicinity of the site;
4. subsurface exploration, including the drilling and sampling of 16 borings to a maximum depth of approximately 16½ feet below the existing surface;
5. bulk sampling of anticipated pavement subgrade soils;
6. laboratory testing of selected soil samples;
7. engineering analyses; and,
8. preparation of this report.

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Recycled paper

Supplemental information used in the preparation of this report included review of the following reports prepared by our firm:

- *Geotechnical Engineering Report* (WKA No. 4159.11, dated December 20, 2002), prepared for the planned Spring Lake infrastructure improvements;
- *Geotechnical Engineering Report* (WKA No. 4159.10, dated December 6, 2002), prepared for the proposed Spring Lake 160-acre residential development located north of the subject property; and,
- *Geotechnical Engineering Report* (WKA No. 4159.05, dated August 30, 2002), prepared for the proposed Spring Lake detention ponds to be constructed on the east side of County Road 102.

Plates and Attachments

This report contains a Vicinity Map as Plate No. 1; a Site Plan showing boring locations as Plate No. 2; and Logs of Borings completed for this project as Plates No. 3 through 18. An explanation of the symbols and classification system used on the logs is contained on Plate No. 19. Appendix A contains general information regarding project concepts, exploratory methods used during our field investigation, and laboratory test results not included on the logs. Appendix B contains *Earthwork Specifications* that may be used in the preparation of project plans and contract documents.

Project Description

Based on review of the *Spring Lake Specific Plan – Illustrative Neighborhood Plan*, prepared by Cunningham Engineering, we understand the subject property encompasses a total area of 160-acres and will be subdivided into single-family and multi-family residential developments, as well as a park. A 10-acre school site also is tentatively planned in the central portion of the site. However, site-specific recommendations for the planned school are beyond the scope of work for this investigation.

We anticipate residential construction will consist of one- and two-story, wood-framed structures with interior slab-on-grade lower floors. Structural loads for the one- and two-story, wood-

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framed structures are anticipated to be relatively light consistent with this type of construction. Below-grade basements for the residential structures are not anticipated. Associated development will include construction of interior roadways, exterior flatwork, landscape corridors, sound walls, and underground utilities.

Grading plans were not available at the time of our investigation; however, based on existing site topography, we anticipate maximum excavations and fills on the order of two to three feet for development of the site.

FINDINGS

Site Description

The square-shaped property encompasses a total area of approximately 160 acres and is located on the west side of County Road 102, north of County Road 25A in Woodland, California (see Plate No. 1). The site is bounded to the north by an irrigation canal beyond which is vacant undeveloped land to be developed with the Spring Lake 160-acre development; to the east by County Road 102; to the south an unpaved County Road 25A; and to the west by an irrigation canal beyond which is fallow agricultural land. Topography of the site is essentially flat with an average surface elevation of approximately +37 feet relative to mean sea level (msl, City Datum-89), based on topographic information contained on the *Aerial Topo*, dated December 1, 1997, prepared by Radman Aerial.

At the time of our recent field investigation on May 17, 2004, the subject property consisted of vacant, fallow agricultural land covered with a sparse growth of dried volunteer weeds and grasses. The upper foot of surface soils across the site were desiccated and in a relatively loose condition due to recent discing activities. Irrigation canals and ditches were observed along the boundaries of the site to the north, east and west. No water was observed within any of the irrigation canals and their banks were overgrown with heavy concentrations of volunteer weeds to approximately one to four feet in height. The subject property has remained essentially unchanged from our previous investigation on October 16 and 17, 2002.

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General Site Geology

The subject property is located within the Great Valley geomorphic province of California. The geology in the Great Valley is characterized by thick sequences of alluvial and flood plain deposits consisting of sedimentary material derived from the Coast Ranges to the west and the Sierra Nevada mountain range to the east. According to *Geologic Map of the Sacramento Quadrangle* prepared by the California Department of Mines and Geology (Wagner, 1981 et. al), the site is predominantly underlain by undivided Quaternary-aged basin deposits of silts and clays deposited by the Sacramento River during flood stage. This is consistent with the soils encountered during our field investigation of the site and surrounding properties.

Subsurface Soil Conditions

Results of the test borings indicate the surface and near surface soils consist of brown to dark brown, silty clays with interbedded layers of brown to dark brown, clayey silts, silty sands, and fine sandy silts to the maximum depth explored of 16½ feet below the surface. In Test Boring D6, the surface and near-surface clays and silts were encountered to a depth of five feet underlain by clean, cohensionless sands and silty sands to the maximum depth explored of 16½ feet below existing site grades. Please refer to the Boring Logs (Plates No. 3 through No. 18) for more information regarding the soils at a particular location.

At the completion of the drilling activities, the borings were grouted to the surface with a slurry of neat cement and bentonite as required by the County of Yolo Environmental Health Department.

Ground Water Conditions

Ground water was encountered in four of the eight test borings drilled on May 17, 2004 initially at a depth of about 12 feet below existing grades. Ground water was observed to rise about one to two feet above the initial measurements following a short period of time. During our previous investigation of the northern portion of the site on October 16 and 17, 2002, ground water not encountered within the test borings.

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CONCLUSIONS

Seismic Code Parameters

Review of the *Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada*, dated February 1998, prepared by the State of California Department of Conservation - Division of Mines and Geology, to be used with the 1997 *Uniform Building Code* (UBC) indicates that there are no Type "A" or "B" faults located within 15 kilometers of the site.

A summary of applicable 2001 *California Building Code* (CBC) parameters that may be used for seismic design of structures is included as Table 1 as follows:

TABLE 1
SEISMIC DESIGN PARAMETERS

	2001 CBC Table/Figure	Factor/Coefficient	Value
Seismic Zone	Figure 16-2	Zone	3
Seismic Zone Factor	Table 16-I	Z	0.30
Soil Profile Type	Table 16-J	S_D	- -
Seismic Coefficient	Table 16-Q	C_a	0.36
Seismic Coefficient	Table 16-R	C_v	0.54
Near-Source Factor	Table 16-S	N_a	1.0
Near-Source Factor	Table 16-T	N_v	1.0
Seismic Source Type	Table 16-U	B	- -

The design parameters presented above for the 2001 CBC are the same in the 1997 UBC, and are considered appropriate if the 1997 UBC is the governing building code for design of this project.

Bearing Capacity

Based upon field and laboratory test results, we conclude that the upper foot of surface soils across the site is in a relatively loose condition due to previous discing activities and are

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considered unsuitable for support of the proposed structures and pavements. Specific recommendations to moisture condition and recompact the surface soils have been provided in the Site Preparation section of this report. **It is emphasized that thorough recompaction of the upper soils which have been disturbed by discing and exhibit desiccation cracking will be crucial to providing uniform support for the planned structures.** Our work also indicates that the native undisturbed soils and engineered fill composed of native soils or approved imported soils which are processed, placed and compacted in accordance with the recommendations of this report will be capable of supporting the proposed residential structures and pavements.

Soil Expansion Potential

Laboratory test results on near-surface clays indicate these materials possess moderate to high expansion potentials when tested in accordance with ASTM D4829 (UBC 29-2) test method (see Plates No. A1 through A5). Additional laboratory tests performed on four samples of near-surface clays indicate that these materials possess moderate to high plasticity's when subjected to Atterberg Limits tests in accordance with ASTM D4318 test method (see Plate No. A6). Based on the laboratory test results and our extensive local experience, we conclude the native clays are capable of exerting significant expansion pressures on building foundations, interior floor slabs and exterior flatwork. Specific recommendations to mitigate the effects of potentially expansive clays are provided in later sections of this report.

Excavation Conditions

The native soils on the site should be readily excavatable with conventional earthmoving and trenching equipment. Excavations less than five feet likely will stand at a near-vertical inclination for short periods of time, unless zones or pockets of sands are encountered or the construction is performed during the rainy season. Excavations that exceed five feet in depth and will be entered by workers must be shored, braced, or sloped to conform with current Cal/OSHA requirements.

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Pavement Subgrade Qualities

Laboratory test results indicate the near-surface clays are poor quality materials for support of asphalt concrete pavements, and will require thicker pavement sections to compensate for the lower strength of the soils. Laboratory tests indicate that the near-surface clays possess Resistance ("R") values of 5 when tested in accordance with California Test 301 (see Plates No. A7 through A9). However, previous laboratory testing of near-surface clays mixed with four percent dolomitic quicklime, indicates these materials posses R-values of 50+.

The native clay soils were found to react well with the addition of quicklime (either dolomitic or high-calcium). The lime-treatment of native clays can be an effective and economical method to increase the capability of the clay soil to support pavements and slab-on-grade concrete; to reduce the moisture content of near-saturated soils, enabling construction to proceed during or shortly after the rainy season; and, to reduce the expansive characteristics of the clays.

The performance of chemically stabilized soils is very dependent on uniform mixing of the quicklime into the subgrade soils, and providing a proper curing period following compaction. An experienced soil stabilization contractor combined with a comprehensive quality control program are essential to achieve the best results with lime stabilized subgrades.

Estimated Shrinkage Factor

Two bulk samples of the near-surface soils were tested in accordance with ASTM D1557 to determine theoretical maximum dry densities (see Plates No. A10 and A11). The test results were then compared to the in-place densities of the native soils to evaluate approximate "shrinkage factors" for the native soils from excavation to placement as engineered fill. Maximum dry densities ranged from 117 to 119 pounds per cubic foot (pcf) for the native sandy silty clays. Assuming an average relative compaction of 90 percent of the maximum dry density, a comparison of the in-situ densities to the maximum density indicate soil shrinkage in the range of 15 to 25 percent should be expected. The upper twelve inches of soils have been loosened from previous agricultural usage and likely will result in a higher shrinkage value, probably on the order of 25 to 35 percent.

It should be understood that the shrinkage factors presented above are only an estimate, based upon a limited number of soil samples tested. Actual volume changes can vary from these estimates and will be effected by variations in the soil density, in-situ moisture content, and the degree of compaction actually achieved.

Soils Corrosion Potential

Three surface soil samples were tested to determine resistivity, pH, chloride, and sulfate concentrations to help evaluate the potential for corrosive attack upon reinforced concrete and buried metal. The results of the corrosivity testing in Table 1 as follows. Copies of laboratory test results are presented on Plates No. A12 through A16.

TABLE 2
SOIL CORROSIVITY TESTING

Analyte	Test Method	Units	Sample Identification				
			R2 (0-3')	R3 (0-3')	R5 (0-3')	D10 (0-3')	D16 (0-3')
Soil pH	CA DOT 643 Modified*	---	8.18	7.44	8.50	8.01	7.94
Min. Resistivity	CA DOT 643 Modified*	Ω-cm	1390	2300	1470	1550	1800
Chloride	CA DOT 417	ppm	23.1	22.3	94.7	25.4	28.7
Sulfate	CA DOT 422	ppm	9.9	10.8	130.0	24.7	19.1

* = Small cell method
Ω-cm = Ohm-centimeters
ppm = Parts per million

Published literature[1] defines a corrosive area as an area where the soil and/or water contains more than 500 ppm of chlorides, more than 2000 ppm of sulfates, or has a pH of less than 5.5. Table 19-A-4 of the 1997 UBC, *Requirements for Concrete Exposed to Sulfate-Containing Solutions*, indicates "Negligible" sulfate exposure for the samples tested. Based on this criterion, the on-

[1] California Department of Transportation, Division of Engineering Services, Materials Engineering and Testing Services, Corrosion Technology Branch, *Corrosion Guidelines*, Version 1.0, September 2003.

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site soils are not considered corrosive for the samples tested. Ordinary Type I-II Portland cement is indicated to be suitable for use on this project, assuming a minimum three-inch cover is maintained over the reinforcement.

Wallace-Kuhl & Associates are not corrosion engineers. Therefore, to further define the soil corrosion potential at the site, or to determine the need or design parameters for cathodic protection or grounding systems, a corrosion engineer should be consulted.

Ground Water

Based upon the ground water depths encountered during our field exploration, we conclude that a permanent ground water level should not be a significant factor in the design or construction of proposed residential structures and shallow utilities. Ground water elevations beneath the property will vary due to seasonal changes, subsurface soil conditions, local irrigation practices, and the relatively close proximity of existing drainage canals and detention ponds.

It is our opinion that free ground water may be encountered within the deep excavations that exceed 10 feet in depth depending upon the time of year for construction. If ground water is encountered, the dewatering system should be designed to lower the ground water at least three feet below planned excavations. The dewatering systems for previously constructed projects in this area have typically consisted of deep wells, although sump pumps also may be necessary within the excavations in isolated areas to alleviate wet conditions and help expedite construction. Scheduling of construction during the drier time of the year (mid-summer to early fall) should reduce the vertical distance that the ground water must be lowered and reduce the volume of pumped water. Dewatering systems should be designed and operated by a qualified dewatering contractor with local experience within the immediate vicinity of the site.

Seasonal Water

During the wet season, infiltrating surface water will create a saturated surface condition due to the relatively impermeable nature of the near-surface clays. Grading operations attempted following the on-set of winter rains and prior to prolonged drying periods will be hampered by high soil moisture contents. Such soils, intended for use as engineered fill, will require

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considerable drying and aeration to reach a moisture content that will permit the specified degree of compaction to be achieved.

RECOMMENDATIONS

General

The proposed residential site is relatively level; therefore, we have assumed maximum excavations and fills on the order of two to three feet for development of the property. The recommendations in this report are based upon this assumption. Also, the recommendations presented below are appropriate for typical construction in the late spring through fall months. The on-site soils likely will be saturated by rainfall in the winter and early spring months, and will not be compactable without drying by aeration or the addition of lime (or a similar product) to dry the soils. Should the construction schedule require work to continue during the wet months, additional recommendations can be provided, as conditions warrant.

Site Clearing and Preparation

Prior to grading, the site should be cleared of any subsurface drainage pipes, irrigation pipes, rubble, rubbish, and vegetation. Excavations or depressions resulting from the removal of these items should be restored with engineered fill in accordance with the recommendations of this report.

Remaining surface vegetation should be removed by stripping or discing. The strippings may be stockpiled for later use or disposed of off-site. *Strippings should not be used in general fill construction, but may be used in backyard areas, provided they are kept at least five feet from the building pad, moisture conditioned and compacted. Strippings should not be used in landscape berms that will support sound walls.* Discing of organics into the surface soils may be a suitable alternate to stripping, depending on the condition and quantity of organics at the time of grading. The decision to utilize discing in lieu of stripping should be made by our representative at the time of earthwork construction. Discing operations, if approved, should be

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observed by our representative and must be continuous until the organics are adequately mixed into the soil to provide a compactable mixture of soil containing minor amounts of organic matter. Pockets or significant concentrations of organics will not be allowed.

Existing drainage ditches present on-site should be cleaned of organics, saturated and unstable soils to expose firm, native materials. The exposed surface should be scarified to a depth of 12 inches and recompacted to at least 90 percent of the ASTM D1557 maximum dry density, if greater than three feet from final subgrade elevation, and to at least 85 percent relative compaction if less than three feet below final subgrade elevation. Berms should be flattened and may be used as fill material provided that these soils are free of significant concentrations of organic matter, rubble, or rubbish and are not saturated. It is possible that the excavated soils from the bottom of the drainage ditches will be saturated, and will require aeration and a period of drying to allow proper compaction. Our representative will provide alternative recommendations for stabilizing the bottom of the excavations, as conditions warrant. Recompaction operations should be performed in the presence of our representative who will evaluate the performance of the materials under compactive load. Unstable soil deposits, as determined by our representative, should be excavated to expose a firm base, and grade restored with engineered fill in accordance with these recommendations.

Following site clearing, areas to receive fill or left at-grade should be scarified to a depth of 12 inches, uniformly moisture conditioned to achieve at least three percent above the optimum moisture condition and compacted to at least 85 percent of the ASTM D1557 maximum dry density. Compaction of the existing grade must be performed in the presence of our representative who will evaluate the performance of the subgrade under compactive loads and identify any loose or unstable soil conditions that could require additional excavation. Compaction should be achieved using a heavy, self-propelled, sheepsfoot compactor such as a Caterpillar 815 or equivalent.

If construction begins during the summer or fall, there is a potential that the surface clay soils may be desiccated deeper than the recommended depth of scarification. Should this condition exist, the site should be continuously watered for a sufficient period of time to close the desiccation cracks to within 12 inches of the surface. Prewatering of the site should not be

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necessary if grading operations begin in the early spring months prior to the soils having a chance to dry significantly.

On-site soils are considered suitable for use in engineered fill construction, if free of rubble, rubbish, or concentrations of organics. Imported fill materials, if required, ideally should be granular with non-plastic fines or at least should be similar to, but less expansive than the native soils and free of particles greater than three inches in maximum dimension. Imported soils should be approved by our office prior to being transported to the site.

Engineered fill composed of native or imported materials should be placed in horizontal lifts not exceeding six inches in compacted thickness. Each layer should be uniformly moisture conditioned to at least three percent above the optimum moisture content and compacted to at least 85 percent of the maximum dry density for clayey soils. For granular imported soils, the relative compaction should be increased to 90 percent at a moisture content of at least optimum.

The upper twelve inches of final building pad subgrades should be uniformly moisture conditioned to at least three percent above the optimum moisture content and uniformly compacted to at least 85 percent of the maximum dry density regardless of whether final grade is completed by excavation; filling, or left at-grade. Building setbacks should be considered in design to include building pad areas that may be used to support porches or other attached structures.

The upper twelve inches of final pavement subgrades should be uniformly moisture conditioned to at least the optimum moisture content and uniformly compacted to at least 90 percent of the maximum dry density, regardless of whether final grade is completed by excavation, filling, or left at-grade.

Permanent excavation and embankment slopes should be constructed no steeper than two horizontal to one vertical (2:1).

Site preparation should be accomplished in accordance with the recommendations of this section and the *Earthwork Specifications* provided in Appendix B. A representative from our office

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should be present during site preparation and grading operations to observe and test the fill to verify compliance with our recommendations.

Trench Backfill

We recommend only native soils (in lieu of select sand backfill) be used as backfill for utility trenches located within building footprints and extend at least five feet beyond to perimeter foundations to minimize water transmission beneath the structures. Clayey trench backfill should be thoroughly moisture conditioned to at least three percent above the optimum moisture content and mechanically compacted to at least 85 percent of the ASTM D1557 maximum dry density. We recommend that underground utility trenches that are aligned nearly parallel with foundations be at least three feet from the outer edge of foundations, wherever possible. As a general rule, trenches should not encroach into the zone extending outward at a 1:1 inclination below the foundations. Additionally, trenches near foundations should not remain open longer than 72 hours to prevent drying and potential shrinkage cracks. The intent of these recommendations is to prevent loss of both lateral and vertical support of foundations, resulting in possible settlement.

Residential Foundation Design Alternatives

We understand the residential lots may be developed with production homes or custom homes with lots being sold and developed by individual owners/developers. Custom lot owners/developers may rely upon the following recommendations for design of specific foundation systems or hire their own consultant to provide recommendations for design of the building foundations.

Based upon results of our investigation and our knowledge and experience with similar projects in the area, we recommend the proposed single-family structures be supported on either post-tensioned slabs, deepened and heavily reinforced conventional foundations and slabs-on-grade, or pier and grade beam systems with raised flooring. Recommendations for each foundation type are discussed as follows:

Post-Tensioned Concrete Foundation/Slab Systems

Based on the characteristics of the soil measured during our geotechnical engineering investigation of the site, we have computed the following post-tensioned concrete foundation/floor slab system design parameters. Specific design of post-tensioned foundation/slab systems should performed by a qualified structural engineer using the following geotechnical engineering parameters, which were derived from the results of laboratory tests and guidelines contained in the *Post-Tensioning Institute Design Manual (Second Edition).*

TABLE 3
PT SLAB DESIGN PARAMETERS

1.	Thornthwaite Moisture Index = -20
2.	Average Edge Moisture Variation Distance (Em): Center Lift = 5.0 feet Edge Lift = 3.0 feet
3.	Plasticity Index = 35
4.	Plastic Limit = 20
5.	Percent Clay = 47% ($\leq$ 0.002 mm; predominantly montmorillonite)
6.	Activity Ratio (Ac) = 0.73
7.	Cation Exchange Activity (CEAc) = 0.69
8.	Approximate Depth to Constant Moisture = 5.0 feet
9.	Approximate Soil Suction = 3.6 pF
10.	Approximate Moisture Velocity = 0.7 in/mo.
11.	Anticipated Swell (Ym): Center Lift = 2.71 inches Edge Lift = 0.425 inches

The post-tensioned slab foundation should not exert more than 1000 pounds per square foot (psf) on the building pad soils for the dead plus live load conditions. The allowable post-tensioned slab bearing capacity may be increased to 1300 psf to evaluate all loads, including wind or seismic forces.

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The common post-tensioned foundation used in the greater Sacramento area in recent years has consisted of a 10-inch thick slab, deepened to 12 inches at the perimeter. We recommend the 10-inch portion of the slab be underlain by a durable vapor barrier (at least 10 mils thick) placed directly on the soil subgrade, covered with two inches of damp, clean sand. Prior to placement of the vapor barrier, the subgrade soils should be moisture conditioned to at least three percent above the optimum moisture content to a depth of at least 12 inches. Our office should confirm the subgrade soils are at the appropriate moisture content within 48 hours of slab construction.

Although the 10-inch post-tensioned slabs are commonly used in this area, other designs may be applicable. If alternate designs are being considered, additional design recommendations can be provided, as desired.

Conventional Foundations

The residential structures could be supported on conventional continuous perimeter foundations or isolated interior spread foundations embedded at least 18 inches below lowest adjacent soil grade. Continuous foundations should be at least 12 inches wide; isolated spread foundations should be at least 18 inches in plan dimension. Foundations so established may be sized based upon an allowable bearing capacity of 1500 psf for dead load plus live loads, with a one-third increase to include the short-term effects of seismic or wind forces. The weight of foundation concrete extending below lowest adjacent soil grade may be disregarded in sizing computations.

To impede moisture migration to or from beneath the structures, it is crucial that perimeter foundations be continuous around the entire structure. Continuous foundations should be reinforced with a minimum of four No. 4 reinforcement bars, placed two each near the top and bottom of the foundation to minimize the effects of potentially expansive clays, and to allow the foundations the ability to span isolated soil irregularities. Continuous foundations also should be provided with No. 4 slab tie reinforcing bars, positioned at least every 54 inches and penetrating at least two feet horizontally into the floor slab. The project engineer should evaluate the need for additional reinforcement.

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Resistance to lateral displacement of shallow foundations may be computed using an allowable friction factor of 0.25 multiplied by the effective vertical load on each foundation. Additional lateral resistance may be achieved using an allowable passive earth pressure against the vertical projection of the foundation equal to an equivalent fluid pressure of 250 psf per foot of depth. These two modes of resistance should not be added unless the frictional component is reduced by 50 percent since mobilization of the passive resistance requires some horizontal movement, effectively reducing the frictional resistance.

Pier and Grade Beam Foundation Systems

The residential structures could be supported on pier and grade beam foundations with raised floors. Drilled, cast-in-place piers should be at least 12 inches in diameter and extend at least four feet below finished pad grades. Drilled piers may be sized based on an allowable skin friction of 500 psf with the understanding that the upper 12 inches should be disregarded, due to expansive soil conditions. This value is for dead plus live load considerations and may be increased by one-third for the short-term effects of seismic or wind forces. Grade beams should be at least eight inches wide and extend at least four inches into the finished building pad at the perimeter to prevent water intrusion beneath the structure. Pier and grade beam spacing, as well as required reinforcing for piers and grade beams, should be determined by the structural engineer.

Lateral resistance of the drilled piers may be evaluated by applying a passive earth pressure equivalent to a fluid pressure of 250 psf per foot of depth applied over an area equal to the pier diameter times the depth of the pier.

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Interior Floor Slab Support

The following recommendations apply only to interior slab-on-grade floors used in conjunction with deepened conventional foundations.

Interior concrete slab-on-grade lower floors can be suitably supported upon the soil subgrade prepared in accordance with the recommendations in this report and maintained in that condition (above optimum moisture). Interior concrete slab-on-grade floors should be at least four inches thick and, as a minimum, should contain No. 3 reinforcing bars on 18-inch center-to-center spacing, located at mid-slab depth. This slab reinforcement is suggested as a guide "minimum" only; final reinforcement and joint spacing should be determined by the structural engineer based on anticipated slab loading. Proper and consistent location of the reinforcement at mid-slab is essential to its performance. The risk of uncontrolled shrinkage cracking is increased if the reinforcement is not properly located within the slab.

Floor slabs should be underlain by a layer of free-draining crushed rock, serving as a deterrent to migration of capillary moisture. The crushed rock layer should be at least four inches thick and graded such that 100 percent passes a one-inch sieve and none passes a No. 4 sieve. Additional moisture protection should be provided by placing a sheet plastic membrane directly over the gravel. The plastic water vapor retarder should meet or exceed the minimum specifications outlined in ASTM E1745. From the standpoint of structural support, garage floors may be constructed directly upon the soil subgrade, with the understanding that they are not intended for moisture sensitive floor coverings. However, if moisture protective measures for garage floors are desired, support should include the gravel and plastic membrane discussed above.

Floor slab construction over the past 20 years or more has included placement of a thin layer of sand over the vapor retarder membrane. The intent of the sand is to aid in the proper curing of the slab concrete. However, recent debate over excessive moisture vapor emissions from floor slabs includes concern for water trapped within the sand. As a consequence, we consider the use of the sand layer as optional. The concrete curing benefits should be weighed against efforts to reduce slab moisture vapor transmission.

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Due to the presence of expansive soil conditions, moisture conditioning of subgrade soils prior to placement of floor slab concrete is considered essential. Immediately prior to slab concrete placement, the subgrade soils, to a depth of least 12 inches, should be brought to a uniform, near-saturated moisture condition by liberal watering or sprinkling. Slab subgrade moisture condition should be field checked by our representative for each building pad within 48 hours prior to slab placement. Due to saturation of these upper soils, it is imperative that moisture vapor penetration resistance techniques be utilized in design and construction of interior floor slabs.

The recommendations presented above should mitigate significant soils-related cracking of the slab-on-grade floors. Also important to the performance and appearance of a Portland cement concrete slab is the quality of the concrete, the workmanship of the concrete contractor, the curing techniques utilized and the spacing of control joints.

Floor Slab Moisture Penetration Resistance

It is considered likely that floor slab subgrade soils will become saturated at some time during the life of the structures. This is a certainty when slabs are constructed during the wet season, when the subgrade soils are saturated prior to slab construction and when constantly wet ground or poor drainage conditions exist adjacent to structures. For this reason, it should be assumed that all interior slabs, particularly those intended for moisture-sensitive floor coverings or materials, require protection against moisture or moisture vapor penetration. Standard practice includes the rock and plastic membrane as discussed above. However, the rock and plastic membrane offer only a limited, first line of defense against soil-related moisture. Recommendations contained in this report concerning foundation and floor slab design are presented as *minimum* requirements only from the geotechnical engineering standpoint.

It is emphasized that we are not slab moisture proofing or moisture protection experts. We are expressly stating that we make no guarantee nor provide any assurance that use of the sub-slab rock and sheet plastic will reduce slab moisture penetration to any specific amount or level, particularly those required by floor covering manufacturers. The builder and designers should consider all available measures for slab moisture protection. It is commonly accepted that

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maintaining the lowest practical water-cement ratio in the slab concrete is one of the most effective ways to reduce future moisture vapor penetration of the completed slabs.

Exterior Flatwork Construction

Areas to receive exterior concrete flatwork (i.e. sidewalks, patios, etc.) should be uniformly compacted and moisture conditioned to a least three percent above the optimum moisture, prior to the placement of the concrete. Proper moisture conditioning of the subgrade soils is considered essential to the performance of exterior flatwork. Expansion joints should be provided to allow for minor vertical movement of the flatwork. Exterior flatwork should be constructed independent of perimeter building foundations and isolated column foundations by the placement of a layer of felt material between the flatwork and the foundation.

Residential driveway slabs should be constructed with thickened edges, at least two inches plus the slab thickness and 36 inches wide in accordance with American Concrete Institute (ACI) design standards. Driveway slabs should be reinforced with at least 6 x 6/W2.9 x W2.9 flat sheets of welded wire mesh, or No. 3 reinforcing bars placed on maximum 24-inch centers. Reinforcement must be located at mid-slab depth to be effective. If the single-family homes are supported on post-tensioned slabs, the driveways also could be post-tensioned. The structural engineer should design the post-tensioning of the driveways.

Consideration should be given to thickening the edges of sidewalks and patios to at least twice the slab thickness. Irrigated landscaping adjacent to concrete flatwork will help maintain a more uniform moisture in the soils and reduce the amount of differential movement.

Sound Wall Systems

Foundations for sound wall systems should bear on firm, undisturbed ground, engineered fill placed and compacted in accordance with the recommendations of our report, or a combination of these materials, as confirmed by our representative. Sound wall foundations should extend at least 18 inches below the lowest adjacent soil grade. Foundations may be sized using a maximum allowable soil bearing pressure of 1500 psf with a one-third increase for wind or

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seismic forces. Foundations should be at least 12 inches wide. Lateral resistance may be computed using an equivalent fluid pressure of 250 pounds per cubic foot (pcf), with the understanding that the upper 12 inches of embedment should be neglected due to the presence of expansive clays. For pier foundations used to support sound walls, the lateral resistance may be applied over 1½ times the pier diameter.

Where foundations extend within three feet of slopes steeper than three horizontal to one vertical (3:1), an additional six inches of embedment should be disregarded in lateral stability calculations.

Site Drainage

Performance of building foundations, slabs-on-grade floors and pavement areas is dependent upon proper control of surface water on the site. The ground adjacent to buildings should be sloped away from structures at a gradient no less than two percent for a distance of at least five feet, where possible. We recommend that roof drain downspouts either discharge onto paved surfaces leading away from structures or that roof drains be connected to rigid non-perforated piping directed to an appropriate drainage point away from the structures. Ponding of surface water should not be allowed adjacent to the structures or pavements. Landscape berms, if planned, should not be constructed in such a manner as to promote drainage toward the buildings.

Pavement Design

Laboratory testing of on-site soils indicate the near-surface soils possess Resistance ("R") values of 5 or less (see Plates No. A7 through A9). Table 4 summarizes pavement sections that were designed using the procedures contained within Chapter 600 of the *California Highway Design Manual*, dated July 1, 1990; and Traffic Indices (TI's) for various street widths contained in the City of Woodland *Standard Specifications and Details* (2002 edition).

TABLE 4
PAVEMENT DESIGN ALTERNATIVES

Traffic Index (TI)	Minimum Width of Right-of-Way (feet)	Untreated Subgrades R-value = 5		Chemically-Treated Subgrades Soils (a) R-value = 50+	
		Type B Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)	Type B Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
5.0	57'	2½	11	2½	5
	Local (Residential)	3*	10	3*	4
6.0	62'	2½	15	2½	6
	Local (Primary Residential)	3½*	13	3½*	4
7.0	66'	3	18	3	7
	Collector	4*	16	4*	5
10.0(b)	82' Minor Aerial and	5	26	5	11
	106' Minor Arterial	6½*	23	6½*	8

* = Asphalt thickness includes Caltrans Factor of Safety.
(a) = Lime-treated subgrade should be at least 16 inches thick as per City of Woodland.
(b) = Minimum Traffic Index per City of Woodland; however, may be revised by the City Engineer based on 20-year Traffic Index calculated.

We emphasize that the performance of the pavement is critically dependent upon uniform and adequate compaction of the soil subgrade, as well as all engineered fill and utility trench backfill within the limits of the pavements. We recommend that pavement subgrade preparation, i.e. scarification, moisture conditioning and compaction, be performed after underground utility construction is completed and just prior to aggregate base placement. The upper six inches of pavement subgrade soils should be compacted to at least 90 percent relative compaction at no less than the optimum moisture content. All aggregate base should be compacted to at least 95 percent of the maximum dry density.

The native clay soils are anticipated to react well with the addition of quicklime (high-calcium or dolomitic) and could enhance the support characteristics of the subgrade and allow for a

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reduction in the aggregate base section. Chemical treatment of subgrade soils as part of the pavement section would be subject to approval by the City of Woodland. Typical spread rates will vary from three to five percent based on dry soil weight. For estimating purposes only, we recommend a minimum spread rate of at least four percent by dry unit weight or six pounds of quicklime per square foot of mixing depth (at least 16 inches). Lime-treated subgrades should be compacted to not less than 95 percent of the ASTM D1557 maximum dry density, at a moisture content of at two percent above the optimum moisture content.

If chemical treatment alternates are selected for use at this site, additional testing should be performed during construction to verify that the design parameters are achieved in the field. Samples of the field-mixed soil and lime should be collected and tested for minimum unconfined compressive strength of 400 pounds per square inch (psi) when tested in accordance with California Test 373 and a minimum Resistance value of 50 when tested in accordance with California Test 301. This additional testing will either verify the design parameters or provide the opportunity to modify the pavement sections based upon the test results.

We are recommending the use of an aggregate section to act as a rock cushion beneath all pavements, i.e., no pavement directly upon the chemically treated subgrades. Our experience indicates cracking problems usually occur with asphalt concrete placed directly on a treated subgrade. Even when the treated soils are properly cured, cracks tend to develop over time, and without the use of the rock cushion, these cracks propagate up through the asphalt concrete.

Efficient drainage of all surface water to avoid infiltration and saturation of the supporting aggregate base and subgrade soils is important to pavement performance. Weep holes also could be provided at drop inlets, located at the subgrade-base interface, to allow accumulated water to drain from beneath the pavements.

Materials quality and construction of the structural section of the pavement should conform to the applicable provisions of the *Caltrans Standard Specifications* and the *City of Woodland Standard Specifications and Details*, latest editions.

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Geotechnical Engineering Observation and Testing During Earthwork

Site preparation should be accomplished in accordance with the recommendations of this report and the *Earthwork Specifications* provided in Appendix B. Representatives of Wallace-Kuhl & Associates, Inc., should be present during site preparation and all grading operations to observe and test the fill to verify compliance with our recommendations and the job specifications. These services are beyond the scope of work authorized for this investigation.

In the event that Wallace-Kuhl & Associates, Inc., is not retained to provide geotechnical engineering observation and testing services during construction, the Geotechnical Engineer retained to provide this service in conformance with Section 3317.1, 3317.3 and 3317.8 of the 2001 edition of the CBC, should indicate in writing that they agree with the recommendations of this report, or prepare supplemental recommendations as necessary. A final report by the "Soils Engineer" should be prepared upon completion of the project as required by the UBC Section 3318.2. The title Soils Engineer is restricted in the State of California to a Civil Engineer authorized by the State of California to use the title "Geotechnical Engineer".

LIMITATIONS

Our recommendations are based upon the information provided regarding the proposed construction, combined with our analysis of site conditions revealed by the field exploration and laboratory testing programs. We have used prudent engineering judgment based upon the information provided and the data generated from our investigation. If the proposed construction is modified or re-sited; or, if it is found during construction that subsurface conditions differ from those we encountered at the boring locations, we should be afforded the opportunity to review the new information or changed conditions to determine if our conclusions and recommendations must be modified.

We recommend that Wallace - Kuhl & Associates, Inc. be retained to review the final plans and specifications to determine if the intent of our recommendations has been implemented in those documents.

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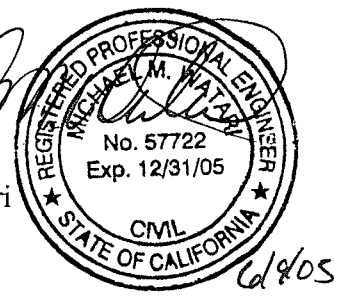
We emphasize that this report is applicable only to the proposed construction and the investigated site. This report should not be utilized for construction on any other site. This report is considered valid for the proposed construction for a period of two years following the date it was issued. If construction has not started within two years, we must re-evaluate the recommendations of this report and update the report, if necessary.

Wallace - Kuhl & Associates, Inc.

Gerard J. Follettie
Staff Engineer

Michael M. Watari
Project Engineer



6/8/05

GJF:MMW

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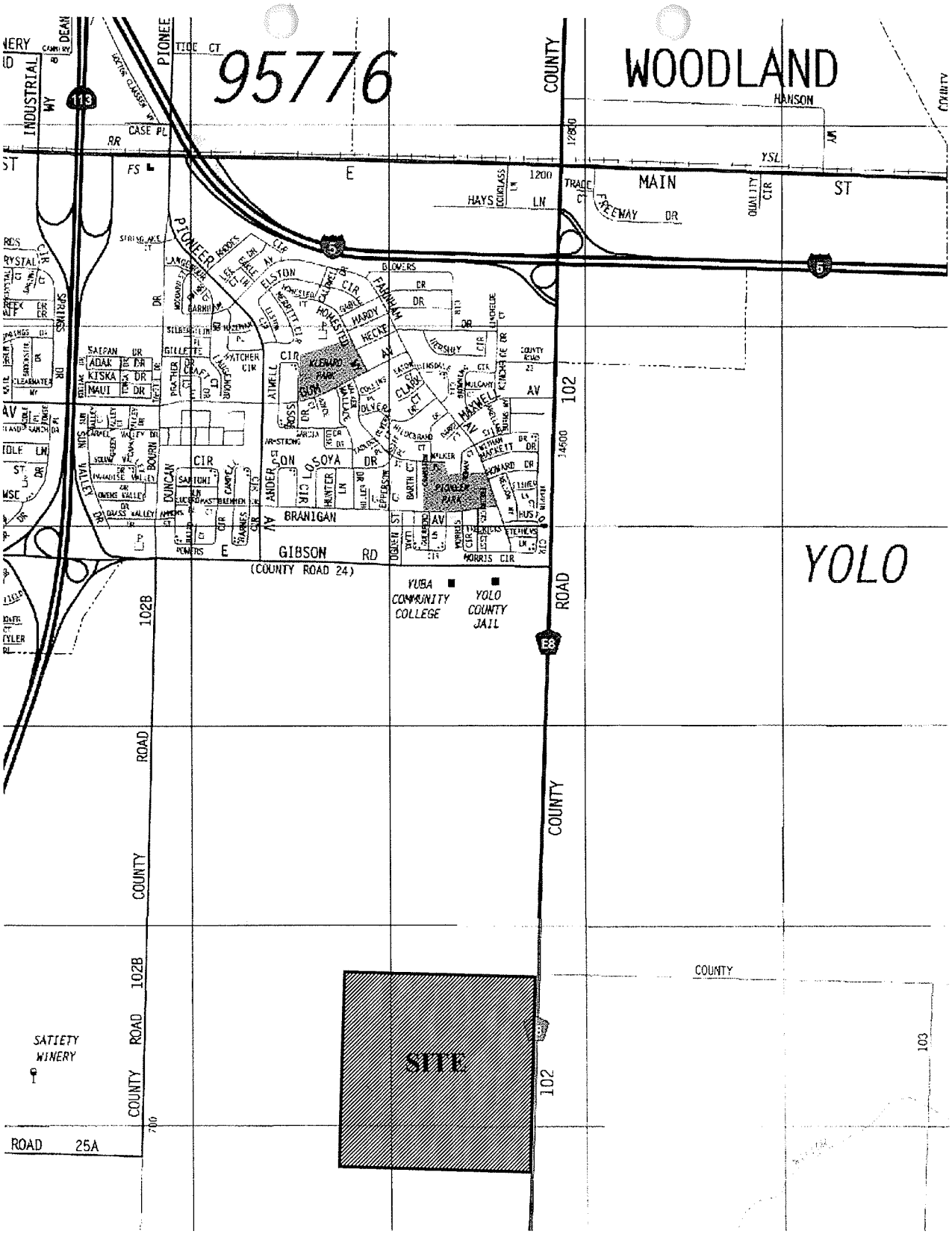
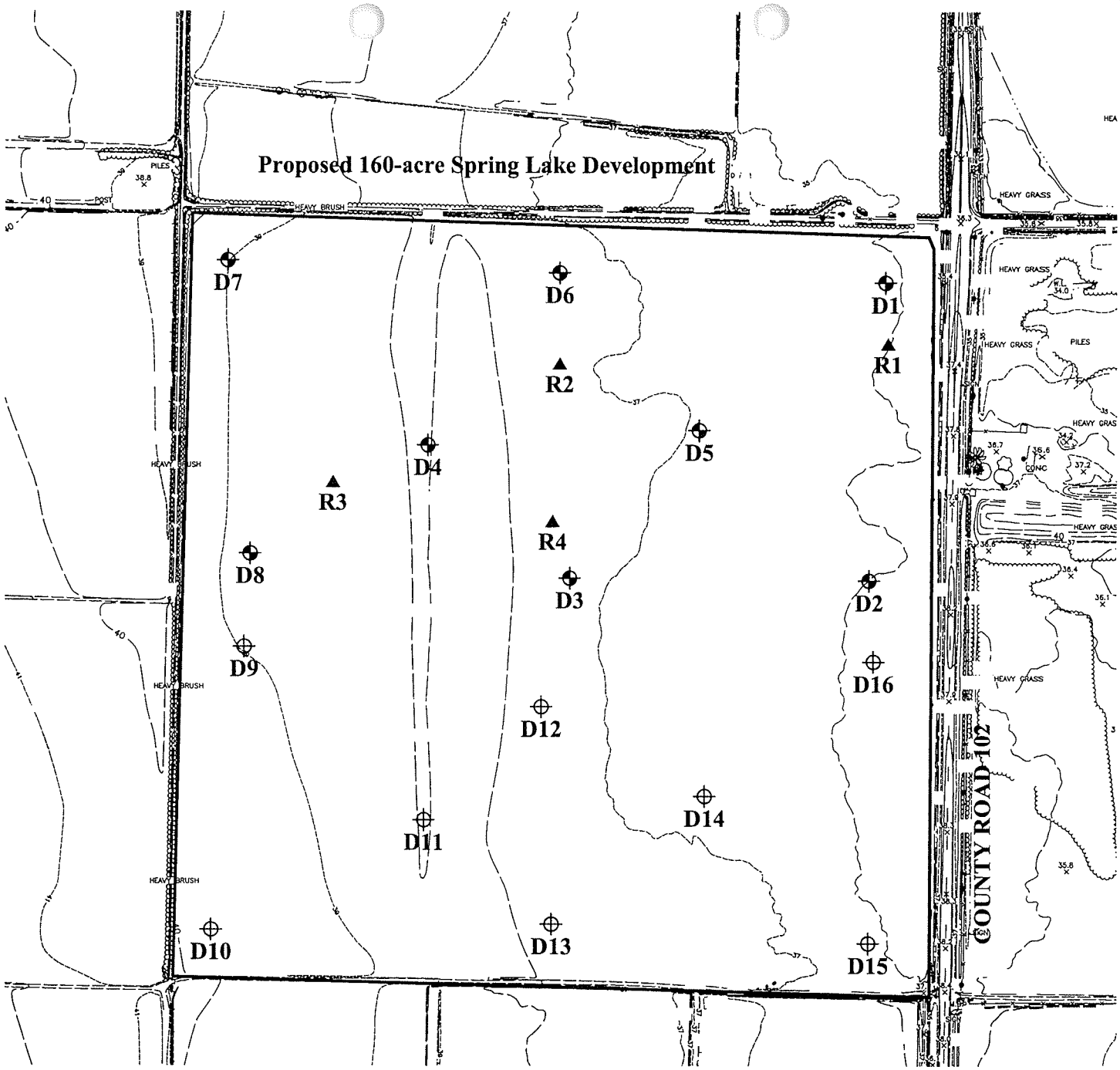


Adapted from the Thomas Guide
Sacramento and Solano Counties
Street Guide and Directory, 2001 edition.

WALLACE ▪ KUHL & ASSOCIATES, INC. GEOTECHNICAL ENGINEERING GEOLOGIC & ENVIRONMENTAL SERVICES	**VICINITY MAP** HERITAGE DEVELOPMENT Woodland, California	WKA NO: 4159.09 DATE: 6/04 PLATE NO: 1



Legend:

- ⊕ -Approximate soil boring location (10/16/02)
- ⊕ -Approximate soil boring location (5/17/04)
- ▲ -Approximate bulk sample location

Note:

Aerial Topo Provided by: Radman Aerial
Dated: December 1, 1997
Bench Mark: City of Woodland DATUM
Location: NE Corner of Gibson Road and County Road 102
Elevation: (1989 DATUM) = 35.881

0 250 500
Scale in Feet

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VICINITY MAP

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 2

BORING NUMBER: D1
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +35 feet msl (City Datum '89)
0							CH		Brown, fine sandy, silty clay
		D1-1I	10	95	25.0	1.5 (TSF) UCC			
		D1-2I	18	107	17.2				
5									
		D1-3I	7	88	33.7		CL/ ML		Brown, silty clay/ clayey silt
10									
		D1-4I	19				ML		Brown, weakly cemented, fine sandy silt
15									
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D1

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 3

BORING NUMBER: D2
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +35 feet msl (City Datum '89)
0							CH		Brown, fine sandy, silty clay
		D2-1I	19	102	20.8				
5							ML		Brown, clayey silt
		D2-2I	9	92	27.8		CL/ CH		Brown, fine sandy, silty clay
10							CL		Brown, silty clay
		D2-3I	10						
15									
		D2-4I	26						
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D2

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 4

BORING NUMBER: D3
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +37.5 feet msl (City Datum '89)
0							CH		Brown, silty clay
		D3-1I	20	105	18.5				
							CL		Brown, silty clay
5		D3-2I	8	93	27.4	.64 (TSF) UCC			
							CH		Brown, silty clay
10		D3-3I	16	98	23.9				
		D3-4I	17						
15									
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D3

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 5

BORING NUMBER: D4
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +39 feet msl (City Datum '89)
0							CL		Brown, silty clay
		D4-1I	12	105	15.7	4.5 (TSF) UCC			
							ML		Brown, sandy, clayey silt
							SM		Brown, silty fine sand
5		D4-2I	5	91	27.2		CL		Brown, silty clay
		D4-3I	9						
10									
							CH		Brown, silty clay
15		D4-4I	16						
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D4

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 6

BORING NUMBER: D5
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +37 feet msl (City Datum '89)
0		D5-1I	14	76	12.6		CH		Brown, fine sandy silty clay
5		D5-2I	10	93	28.8		ML		Brown, clayey silt
							CH		Brown, silty clay
10		D5-3I	9				CL		Brown, weakly cemented, silty clay
15		D5-4I	10	98	26.8		CH		Brown, silty clay
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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GEOLOGIC & ENVIRONMENTAL SERVICES

BORING LOG D5

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 7

BORING NUMBER: D6
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +38 feet msl (City Datum '89)
0							CH		Brown, silty clay
		D6-1I	16	109	12.9	3.7 (TSF) UCC	ML		Brown, clayey fine sandy silt
5		D6-2I	9	102	7.6		SM		Brown, silty fine to medium sand
10		D6-3I	10	99	3.8		SP		Gray, fine to coarse sand
15		D6-4I	15				SM		Brown, silty fine to coarse sand
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D6

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 8

BORING NUMBER: D7
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +39 feet msl (City Datum '89)
0		D7-1I	17	109	15.5		CH		Brown, fine sandy silty clay
5		D7-2I	13	105	16.4	1.1 (TSF) UCC	ML		Brown, fine sandy clayey silt
10		D7-3I	5	89	30.7				
15		D7-4I	15				CH		Brown, silty clay
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D7

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 9

BORING NUMBER: D8
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +39 feet msl (City Datum '89)
0		D8-1I	12	104	15.2	5.1 (TSF) UCC	CL/ CH		Brown, fine sandy silty clay
5		D8-2I	8	99	18.8		CL		Brown, fine sandy silty clay
							SM		Brown, silty fine sand
10		D8-3I	11				CL/ ML		Brown, silty clay/clayey silt
15		D8-4I	19	96	26.9		CH		Brown, silty clay
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D8

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 10

BORING NUMBER: D9
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TEST	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D9-1I	17	100	20.0	4.5 (TSF) UCC			
							CL		Brown, silty clay
5		D9-2I	7	100	14.7		SM		Brown, silty fine sand
							ML		Brown, slightly clayey fine sandy silt
10		D9-3I	4						*f*
									i
							CH		Dark brown, silty clay
15		D9-4I	15						
20									

Notes:
1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D9

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 11

BORING NUMBER: D10
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D10-1I	17	99	22.4				
							SM		Brown, silty fine sand
							ML		Brown, clayey sandy silt
5		D10-2I	8						
							ML		Brown, clayey silt
10		D10-3I	9						
15									
20									

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19

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BORING LOG D10

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 12

BORING NUMBER: D11
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TEST	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D11-1I	22						
							ML		Brown, clayey silt
5		D11-2I	7	93	25.7				
							CH		Dark brown, silty clay
10		D11-3I	13						
15		D11-4I	14						
20									

f

i

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D11

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 13

BORING NUMBER: D12
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D12-1I	22	100	21.8	5.1 (TSF) UCC			
							CL		Brown, silty clay
5		D12-2I	10	92	25.2				
							CH		Brown, silty clay
10		D12-3I	18						
15									
20									

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19

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BORING LOG D12

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 14

BORING NUMBER: D13
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D13-1I	20	101	19.4				
							ML		Brown, fine sandy silt
5		D13-2I	6	94	27.3				
							CH		Dark brown, silty clay
10		D13-3I	17						
15									
20									

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19

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BORING LOG D13

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 15

BORING NUMBER: D14
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D14-1I	15	91	25.2	2.7 (TSF) UCC			
		D14-2I	5				ML		Brown, fine sandy silt
5									
		D14-3I	19				CH		Dark brown, silty clay
10									
15									
20									

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19

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BORING LOG D14

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 16

BORING NUMBER: D15
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D15-1I	17	100	21.3	7.7 (TSF) UCC			
							CL		Brown, silty clay
5		D15-2I	11	81	27.4				
									f
10		D15-3I	17						
									i
									slightly sandy
15		D15-4I	17						
20									

Notes:
1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D15

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09
DATE: 6/04
PLATE NO: 17

BORING NUMBER: D16
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D16-1I	22	107	14.8				
							CL		Brown, sandy silty clay
5		D16-2I	7	102	18.9				
							SM		Brown, silty fine sand
10		D16-3I	5				ML		Brown, clayey silt
15									
20									

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19

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BORING LOG D16

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 18

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		SYMBOL	CODE	TYPICAL NAMES
COARSE GRAINED SOILS (More than 50% of soil > no. 200 sieve size)	GRAVELS (More than 50% of coarse fraction > no. 4 sieve size)	GW		Well graded gravels or gravel - sand mixtures, little or no fines
		GP		Poorly graded gravels or gravel - sand mixtures, little or no fines
		GM		Silty gravels, gravel - sand - silt mixtures
		GC		Clayey gravels, gravel - sand - clay mixtures
	SANDS (50% or more of coarse fraction < no. 4 sieve size)	SW		Well graded sands or gravelly sands, little or no fines
		SP		Poorly graded sands or gravelly sands, little or no fines
		SM		Silty sands, sand - silt mixtures
		SC		Clayey sands, sand - clay mixtures
FINE GRAINED SOILS (50% or more of soil < no. 200 sieve size)	SILTS & CLAYS LL < 50	ML		Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
		CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		OL		Organic silts and organic silty clays of low plasticity
	SILTS & CLAYS LL ≥ 50	MH		Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
		CH		Inorganic clays of high plasticity, fat clays
		OH		Organic clays of medium to high plasticity, organic silty clays, organic silts
HIGHLY ORGANIC SOILS		Pt		Peat and other highly organic soils

OTHER SYMBOLS

= Drive Sample: 2-1/2" O.D. Modified California sampler

= Drive Sample: no recovery

= Initial Water Level

= Final Water Level

— — — = Estimated or gradational material change line

——— = Observed material change line

Laboratory Tests

PI = Plasticity Index
EI = Expansion Index
UCC = Unconfined Compression Test
TR = Triaxial Compression Test
GR = Gradational Analysis (Sieve)
COR = Corrosion

GRAIN SIZE CLASSIFICATION

CLASSIFICATION	RANGE OF GRAIN SIZES	
	U.S. Standard Sieve Size	Grain Size in Millimeters
BOULDERS	Above 12"	Above 305
COBBLES	12" to 3"	305 to 76.2
GRAVEL coarse (c) fine (f)	3" to No. 4 3" to 3/4" 3/4" to No. 4	76.2 to 4.76 76.2 to 19.1 19.1 to 4.76
SAND coarse (c) medium (m) fine (f)	No. 4 to No. 200 No. 4 to No. 10 No. 10 to No. 40 No. 40 to No. 200	4.76 to 0.074 4.76 to 2.00 2.00 to 0.420 0.420 to 0.074
SILT & CLAY	Below No. 200	Below 0.074

APPENDICES

WALLACE - KUHL
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APPENDIX A

WALLACE · KUHL
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APPENDIX A

A. GENERAL INFORMATION

The performance of a geotechnical engineering investigation and pavement design for the proposed Heritage development located on the west side of County Road 102 in Woodland, California, was authorized by Ms. Melanie Mathews on May 17, 2004. Authorization was for an investigation as described in our proposal letter dated May 17, 2004 sent to our client, Turn of the Century, LLC, whose mailing address is 173 Court Street, Woodland, California 95695; telephone (530) 668-4056; facsimile (530) 668-4046.

The project civil engineering consultant is Cunningham Engineering whose mailing address is 2940 Spafford Street, Suite 200 in Woodland, California 95616; telephone (530) 758-2026; facsimile (530) 758-2066.

In preparing this report we referenced a 1"=300' *Aerial Topo* prepared by Radman Aerial, dated December 1, 1997, and a 1"=400' *Illustrative Neighborhood Plan*, dated March 3, 2004 prepared by Cunningham Engineering.

B. FIELD EXPLORATION

On May 17, 2004, eight test borings were drilled across the property to supplement our previous test borings drilled across the site on October 16 and 17, 2002. The test borings were drilled utilizing a CME-55 truck-mounted drill rig at the locations shown on Plate No. 2. The borings were drilled to a maximum depth of approximately 16½ feet below existing site grades using six-inch diameter, solid-stem helical augers. At various intervals, relatively undisturbed soil samples were recovered with a 2½-inch O.D., 2-inch I.D., modified California sampler driven by an automatic 140-pound hammer freely falling 30 inches. The number of blows of the hammer required to drive the 18-inch long sampler each 6-inch interval was recorded. The sum of the blows required to drive the sampler the lower 12-inch interval is designated the penetration resistance or "blow count" for that particular drive.

The samples were retained in 2-inch diameter by 6-inch long thin-walled brass tubes contained within the sampler. Immediately after recovery, the soils in the tubes were visually classified by the field engineer and the ends of the tubes were sealed to preserve the natural moisture contents. All samples were taken to our laboratory for soil classification and selection of samples for testing.

The Boring Logs, Plates No. 3 through 18, contain descriptions of the soils encountered at each boring location. A Boring Legend explaining the Unified Soil Classification System and the symbols used on the logs is contained on Plate No. 19.

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C. LABORATORY TESTING

Selected undisturbed soil samples were tested to determine dry unit weight (ASTM D2937), natural moisture content (ASTM D2216), and unconfined compressive strength (ASTM D2166). The results of the moisture/density and unconfined compression tests are included on the boring logs at the depth each tested sample was obtained.

Five bulk samples of near-surface soils were subjected to Expansion Index testing (ASTM D4829); the result of the tests are presented on Plates No. A1 through A5.

Four representative samples of the near-surface clay soils were tested to determine the Atterberg limits (ASTM D4318). The results of the test are presented on Plate No. A6.

Six bulk samples of anticipated pavement subgrade soils were subjected to Resistance-value ("R") testing in accordance with California Test 301. The results of the R-value tests, which were used in the pavement design, are presented as Plates No. A7 through A9.

The theoretical maximum dry unit weight and optimum moisture content (ASTM D1557) were determined for two representative bulk samples of near-surface soils. Results of the moisture/density curve, which were used to estimated soil shrinkage, are contained on Plates No. A10 and A11.

Five representative bulk samples were submitted to Sunland Analytical to determine the soil pH and minimum resistivity (California Test 643), Sulfate concentration (California Test 417) and Chloride concentration (California Test 422). Results of these tests are included as Plates No. A12 through A16.

To assist in the computation of post-tensioned slab design parameters, two hydrometer tests were performed to determine the percentage of the near-surface clay soils passing the No. 200 sieve (ASTM D1140). The results of the hydrometer test are included as Plates No. A17 and A18.

/

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EXPANSION INDEX TEST RESULTS

UBC Standard No. 29-2

ASTM D4829-88

MATERIAL DESCRIPTION: Brown, fine sandy silty clay

LOCATION: R1

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index *
0-3'	10.9	25.8	101	**62**

CLASSIFICATION OF EXPANSIVE SOIL **

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	Very Low
21 - 50	Low
51 - 90	**Medium**
91 - 130	High
Above 130	Very High

* Corrected to 50% Saturation

** From UBC Table 29-C

EXPANSION INDEX TEST RESULTS

UBC Standard No. 29-2

ASTM D4829-88

MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: R3

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index *
0-3'	12.6	27.3	102	**91**

CLASSIFICATION OF EXPANSIVE SOIL **

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	**High**
Above 130	Very High

* Corrected to 50% Saturation

** From UBC Table 29-C

EXPANSION INDEX TEST RESULTS

UBC Standard No. 29-2

ASTM D4829-88

MATERIAL DESCRIPTION: Brown, fine sandy silty clay

LOCATION: R5

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index *
0-3'	11.6	31.0	98	**99**

CLASSIFICATION OF EXPANSIVE SOIL **

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	**High**
Above 130	Very High

* Corrected to 50% Saturation

** From UBC Table 29-C

EXPANSION INDEX TEST RESULTS

UBC Standard No. 29-2

ASTM D4829-88

MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: D11

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index *
0-3'	12.3	31.9	97	**103**

CLASSIFICATION OF EXPANSIVE SOIL **

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	**High**
Above 130	Very High

* Corrected to 50% Saturation

** From UBC Table 29-C

EXPANSION INDEX TEST RESULTS

UBC Standard No. 29-2

ASTM D4829-88

MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: D15

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index *
0-3'	13.6	32.1	96	**109**

CLASSIFICATION OF EXPANSIVE SOIL **

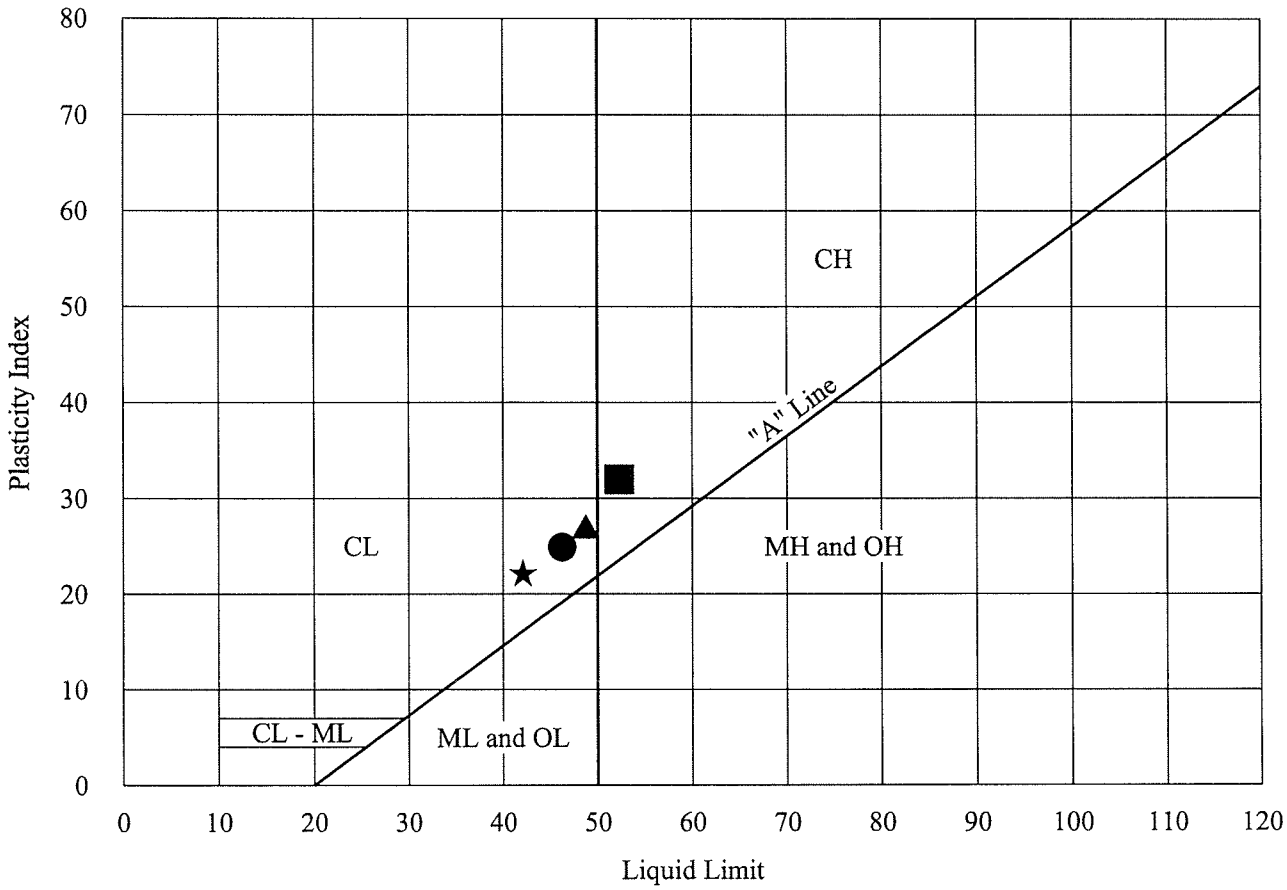
EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	**High**
Above 130	Very High

* Corrected to 50% Saturation

** From UBC Table 29-C

ATTERBERG LIMITS

ASTM D4318



KEY SYMBOL	LOCATION (SEE PLATE NO. 2)	SAMPLE DEPTH	NATURAL WATER CONTENT (%)	ATTERBERG LIMITS		PASSING No. 200 SIEVE (%)	UNIFIED SOIL CLASSIFI-CATION SYMBOL
				LIQUID LIMIT (%)	PLASTICITY INDEX (%)		
●	R3	0 - 3'	---	42	23	---	CL
▲	R5	0 - 3'	---	46	28	---	CL
★	D10	0 - 3'	---	42	23	---	CL
■	D11	0 - 3'	---	51	30	---	CH

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ATTERBERG LIMITS

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: A6

RESISTANCE VALUE TEST RESULTS
(California Test 301)

MATERIAL DESCRIPTION: Brown, fine sandy silty clay

LOCATION: R1 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	104	20.5	295	5	22	4
2	109	18.6	382	8	35	10
3	113	16.8	494	57	247	19

R-Value at 300 psi exudation pressure = 5

MATERIAL DESCRIPTION: Brown, fine sandy silty clay

LOCATION: R2 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	98	22.6	255	-	-	1
2	102	20.8	358	1	4	2
3	107	19.0	454	4	17	5

R-Value at 300 psi exudation pressure = 5

RESISTANCE VALUE TEST RESULTS
(California Test 301)

MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: R3 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	100	21.7	430	1	4	1
2	105	19.9	550	5	22	4

Sample extruded therefore R-Value = 5

MATERIAL DESCRIPTION: Brown, fine sandy silty clay

LOCATION: R5 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	99	23.5	247	12	52	3
2	103	21.7	366	34	147	8
3	107	19.8	613	84	364	15

R-Value at 300 psi exudation pressure = 5

RESISTANCE VALUE TEST RESULTS
(California Test 301)

MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: D11 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	89	30.7	319	-	-	3

Sample extruded therefore R-Value = 5

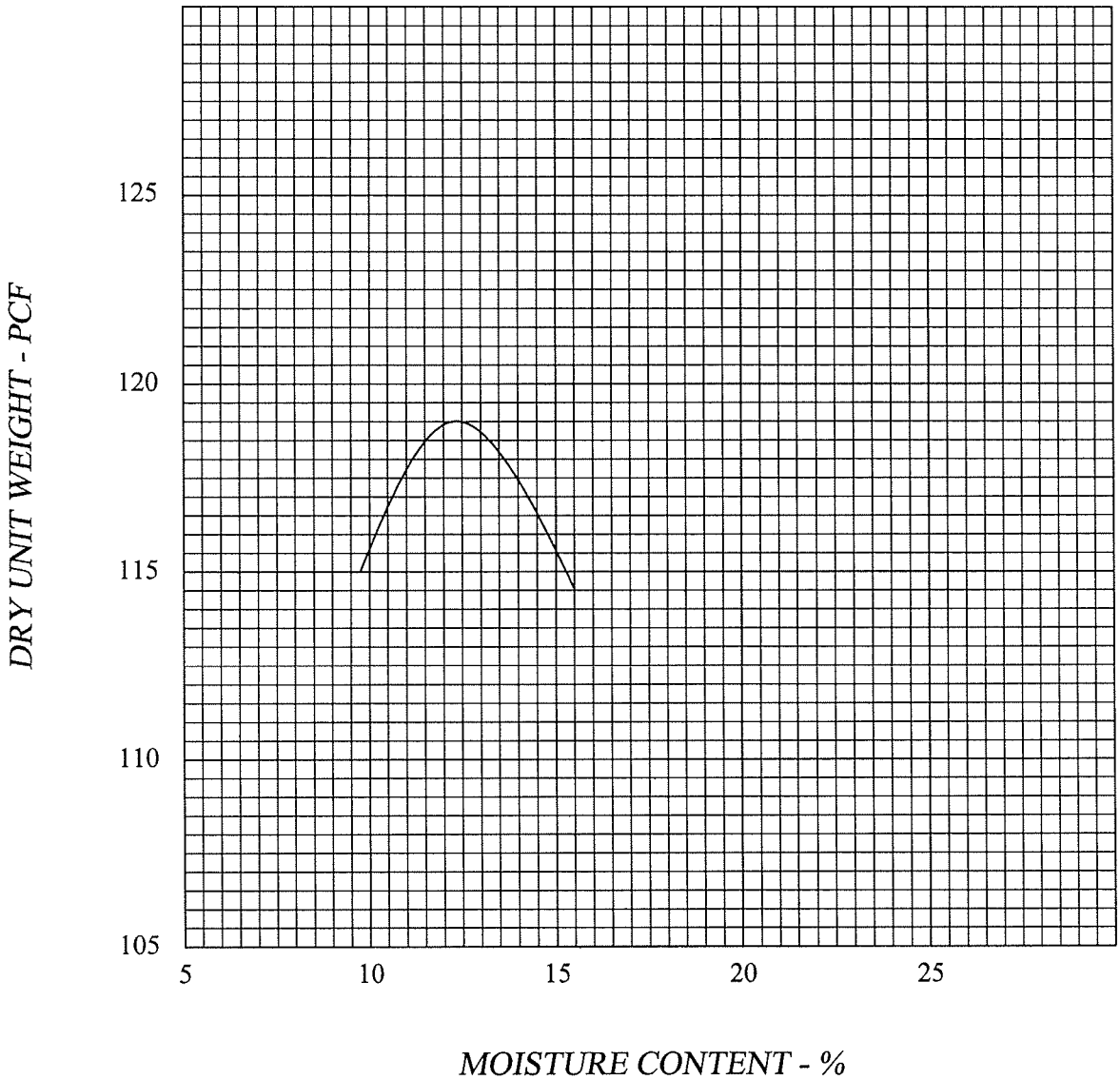
MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: D15 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	90	29.6	350	10	43	3

Sample extruded therefore R-Value = 5

MOISTURE-DENSITY RELATION



Material: (R1) Brown, fine sandy silty clay

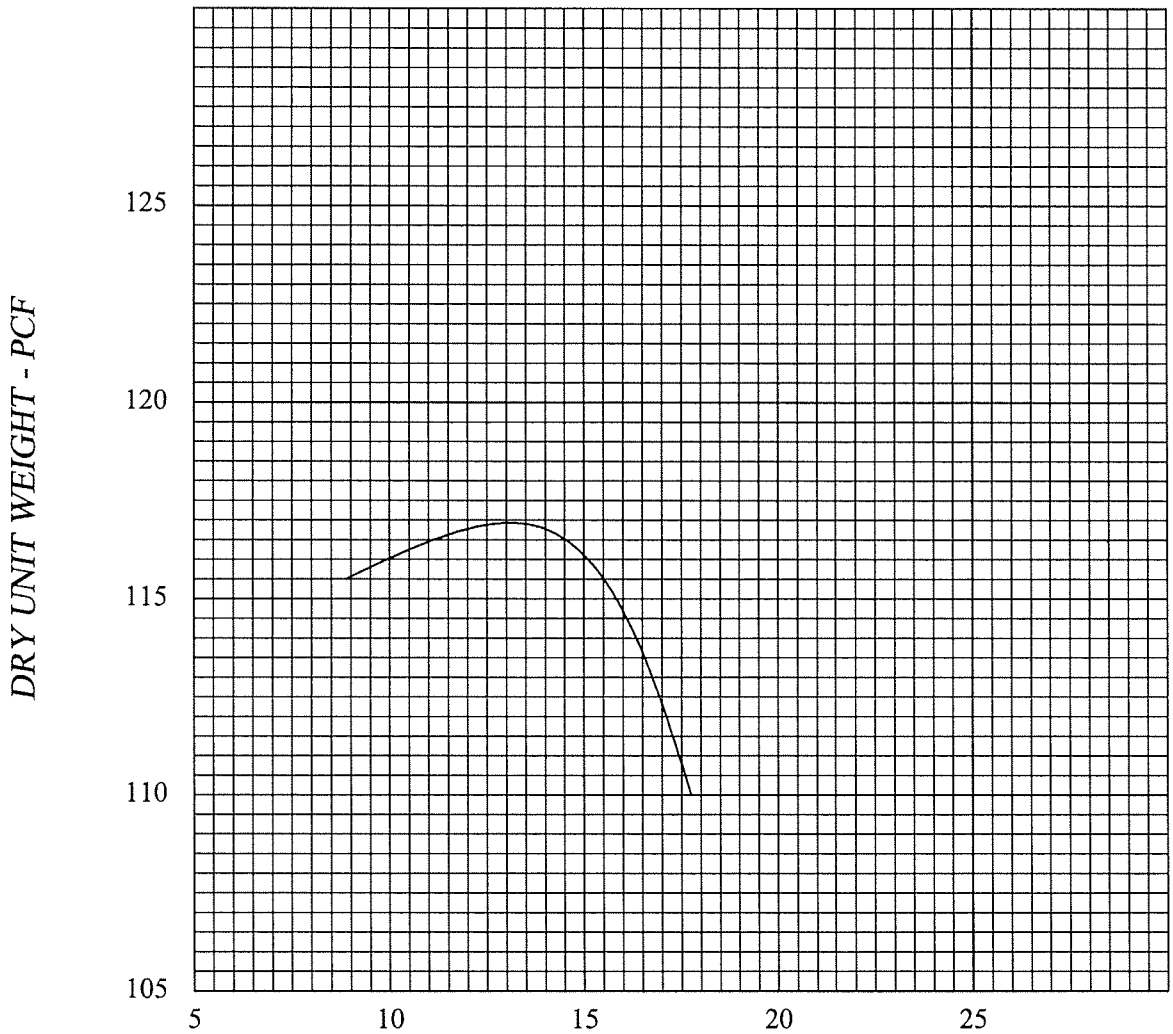
Test Method: ASTM D1557 "A"

Maximum Dry Unit Weight - PCF: 119

Optimum Moisture - %: 12.6

WALLACE ▪ KUHL & ASSOCIATES, INC. GEOTECHNICAL ENGINEERING GEOLOGIC & ENVIRONMENTAL SERVICES	**MOISTURE-DENSITY RELATION** HERITAGE DEVELOPMENT Woodland, California	WKA NO: 4159.09 DATE: 6/04 PLATE NO: A10

MOISTURE-DENSITY RELATION



Material: (R3) Brown, fine sandy silty clay

Test Method: ASTM D1557 "A"

Maximum Dry Unit Weight - PCF: 117

Optimum Moisture - %: 12

WALLACE ▪ KUHL & ASSOCIATES, INC. GEOTECHNICAL ENGINEERING GEOLOGIC & ENVIRONMENTAL SERVICES	**MOISTURE-DENSITY RELATION** HERITAGE DEVELOPMENT Woodland, California	WKA NO: 4159.09 DATE: 6/04 PLATE NO: A11

Sunland Analytical

11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 11/01/2002
Date Submitted 10/29/2002

To: Joe Follettie
Wallace-Kuhl & Associates
PO Box 1137
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

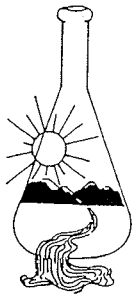
The reported analysis was requested for the following location:
Location : 4159.09-SPRG.LAKE 80 Site ID : R-2@0-5'.
Your purchase order number is 6302.
Thank you for your business.

* For future reference to this analysis please use SUN # 38343-73883.

EVALUATION FOR SOIL CORROSION

Soil pH	8.18		
Minimum Resistivity	1.39	ohm-cm (x1000)	
Chloride	23.1 ppm	00.00231	%
Sulfate	9.9 ppm	00.00099	%

METHODS
pH and Min.Resistivity CA DOT Test #643 Mod.(Sm.Cell)
Sulfate CA DOT Test #417, Chloride CA DOT Test #422



Sunland Analytical

11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 11/01/2002
Date Submitted 10/29/2002

To: Joe Follettie
Wallace-Kuhl & Associates
PO Box 1137
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 4159.09-SPRG.LAKE 80 Site ID : R-3@0-5'.
Your purchase order number is 6302.
Thank you for your business.

* For future reference to this analysis please use SUN # 38343-73884.

EVALUATION FOR SOIL CORROSION

Soil pH	7.44		
Minimum Resistivity	2.30	ohm-cm (x1000)	
Chloride	22.3 ppm	00.00223	%
Sulfate	10.8 ppm	00.00108	%

METHODS
pH and Min.Resistivity CA DOT Test #643 Mod.(Sm.Cell)
Sulfate CA DOT Test #417, Chloride CA DOT Test #422

Sunland Analytical

11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 11/01/2002
Date Submitted 10/29/2002

To: Joe Follettie
Wallace-Kuhl & Associates
PO Box 1137
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 4159.09-SPRG.LAKE 80 Site ID : R-5@0-5'.
Your purchase order number is 6302.
Thank you for your business.

* For future reference to this analysis please use SUN # 38343-73885.

EVALUATION FOR SOIL CORROSION

Soil pH	8.50		
Minimum Resistivity	1.47	ohm-cm (x1000)	
Chloride	94.7 ppm	00.00947	%
Sulfate	130.0 ppm	00.01300	%

METHODS
pH and Min.Resistivity CA DOT Test #643 Mod.(Sm.Cell)
Sulfate CA DOT Test #417, Chloride CA DOT Test #422

Sunland Analytical

11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 05/21/2004
Date Submitted 05/18/2004

To: Joe Follettie
Wallace-Kuhl & Associates
P.O. Box 1137
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : SPRNGLK-S160/4159.09 Site ID : D10(3').
Your purchase order number is 5204.
Thank you for your business.

* For future reference to this analysis please use SUN # 41896-81775.

EVALUATION FOR SOIL CORROSION

Soil pH	8.01		
Minimum Resistivity	1.55	ohm-cm (x1000)	
Chloride	25.4 ppm	00.00254	%
Sulfate	24.7 ppm	00.00247	%

METHODS
pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422

Sunland Analytical

11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 05/21/2004
Date Submitted 05/18/2004

To: Joe Follettie
Wallace-Kuhl & Associates
P.O. Box 1137
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

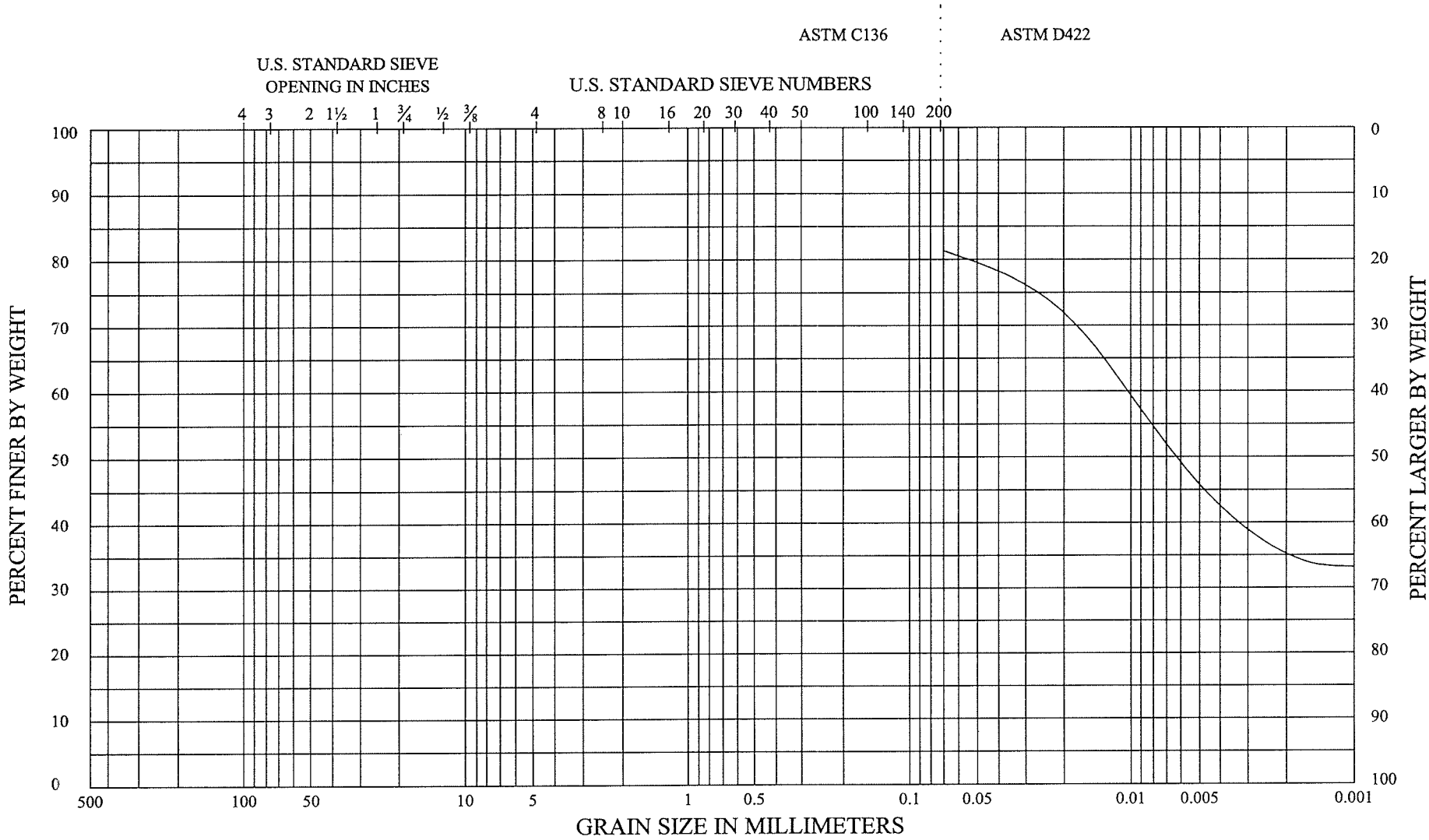
The reported analysis was requested for the following location:
Location : SPRNGLK-S160/4159.09 Site ID : D16(3').
Your purchase order number is 5204.
Thank you for your business.

* For future reference to this analysis please use SUN # 41896-81776.

EVALUATION FOR SOIL CORROSION

Soil pH	7.94	
Minimum Resistivity	1.80 ohm-cm (x1000)	
Chloride	28.7 ppm	00.00287 %
Sulfate	19.1 ppm	00.00191 %

METHODS
pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

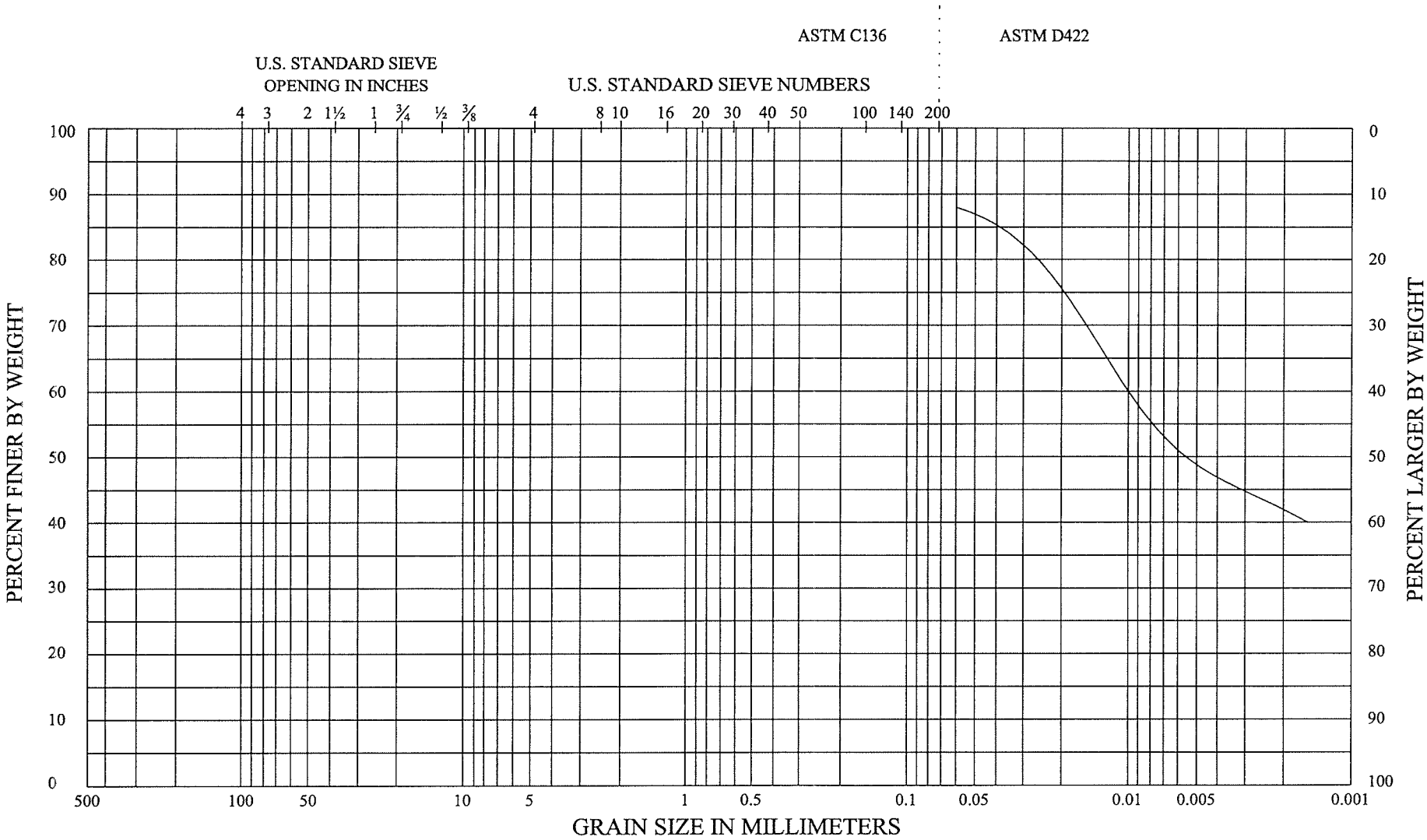
SAMPLE NO. R3

WALLACE ▪ KUHL & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERING
GEOLOGIC & ENVIRONMENTAL SERVICES

Drawn By: PVT
Checked By: MMW

HYDROMETER ANALYSIS
HERITAGE DEVELOPMENT
Woodland, California

WKA NO: 4159.09
DATE: 6/04
PLATE NO: A17



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

SAMPLE NO. R5

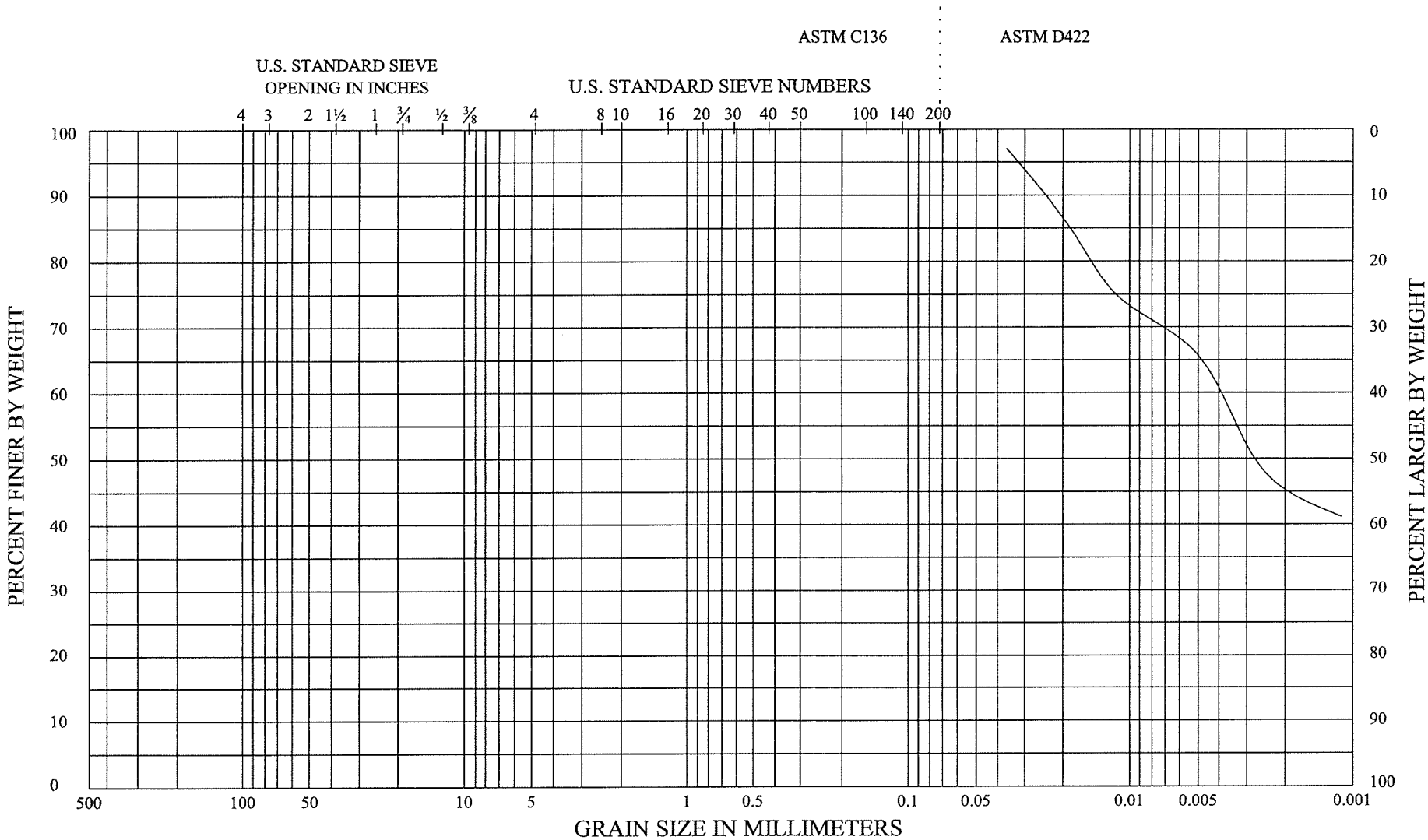
WALLACE ▪ KUHL & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERING
GEOLOGIC & ENVIRONMENTAL SERVICES

Drawn By: PVT
Checked By: MMW

HYDROMETER ANALYSIS

HERITAGE DEVELOPMENT
Woodland, California

WKA NO: 4159.09
DATE: 6/04
PLATE NO: A18



SAMPLE NO. D11

WALLACE • KUHL & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERING
GEOLOGIC & ENVIRONMENTAL SERVICES

Drawn By: PVT
Checked By: MMW

HYDROMETER ANALYSIS

HERITAGE DEVELOPMENT
Woodland, California

WKA NO: 4159.09
DATE: 6/04
PLATE NO: A19

APPENDIX B

WALLACE · KUHL
& ASSOCIATES INC.

APPENDIX B

EARTHWORK SPECIFICATIONS

HERITAGE DEVELOPMENT

County Road 102

Woodland, California

WKA No. 4159.09

GEOTECHNICAL REPORT

A Geotechnical Engineering Report (WKA No. 4159.09; dated June 15, 2004), has been prepared for this project by Wallace - Kuhl & Associates, Inc. of Rocklin, California; telephone (916) 435-9722; facsimile (916) 435-9822.

SEASONAL LIMITS

Fill materials shall not be placed, spread or rolled during unfavorable weather conditions. When the work is interrupted by heavy rains, fill operations shall not be resumed until field tests indicate that the moisture content and density of the fill are satisfactory.

CLEARING, GRUBBING AND PREPARING BUILDING AREAS

All significant rubble, rubbish or debris, and any loose and/or saturated materials shall be removed and disposed of so as to leave the areas that have been disturbed with a neat and finished appearance, free from unsightly debris. Depressions resulting from the removal of the above items shall be cleaned out to firm, undisturbed soil and backfilled with suitable materials in accordance with these specifications.

Remaining surface organics shall be removed by stripping. *Strippings shall not be used in general fill construction or those fills used to support sound walls, but may be used in landscape areas, provided they are kept at least five feet (5') from the building pads, moisture conditioned and compacted.* Discing of organics into the surface soils may be a suitable alternative to

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stripping, depending upon the quantity and condition of the surface vegetation at the time of grading. Discing will be allowed only with our prior approval. Discing operations shall be observed by our representative and must be continuous until organics are adequately mixed with the soil to provide a compactable mixture. Pockets or concentrations of organics will not be allowed.

Existing irrigation canals and drainage ditches present on-site shall be cleaned of organics, saturated and unstable soils to expose firm, native materials. The exposed surface shall be scarified to a depth of twelve inches (12") and recompacted to at least ninety percent (90%) of the ASTM D1557 maximum dry density, if greater than three feet (3') from final subgrade elevation, and to at least eight-five percent (85%) if less than three feet (3') below final subgrade elevation. Berms shall be flattened and may be used as fill material provided that these soils are free of significant concentrations of organic matter, rubble, or rubbish and are not saturated. It is possible that the excavated soils from the bottom of the drainage ditches will be saturated, and will require aeration and a period of drying to allow proper compaction. Our representative shall provide alternative recommendations for stabilizing the bottom of the excavations, as conditions warrant. Recompaction operations shall be performed in the presence of our representative who will evaluate the performance of the materials under compactive load. Unstable soil deposits, as determined by our representative, shall be excavated to expose a firm base, and grade restored with engineered fill in accordance with these recommendations.

Areas designated to receive fill and at-grade areas shall be plowed or scarified, to a depth of at least twelve inches (12"), until the surface is free from ruts or the uneven features, that would tend to prevent uniform compaction by the equipment to be used.

After the foundations for fill have been cleared, plowed or scarified, they shall be disced or bladed until uniform and free from large clods, brought to the optimum moisture content and compacted to not less than eighty-five percent (85%) of the maximum dry density as determined by the ASTM D1557. Compaction operations shall be performed in the presence of the Geotechnical Engineer who will evaluate the performance of the materials under compactive

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load. Unstable soil deposits, as determined by the Geotechnical Engineer, shall be excavated to expose a firm base, and grades restored with engineered fill in accordance with these specifications.

MATERIALS

Proposed fill material shall be free from organic matter and other unsuitable substances, and shall be approved by the Geotechnical Engineer. Clods, rocks, or hard lumps exceeding six inches (6") shall be removed from any fill supporting the buildings. Imported fill materials shall be granular materials with non-plastic fines or at least should be similar to, but less expansive than the native soils and free of particles greater than three inches (3") in maximum dimension. Imported soils shall be approved by our office prior to being transported to the site.

PLACING, SPREADING AND COMPACTING FILL MATERIAL

The selected fill material shall be placed in layers which, when compacted, shall not exceed six inches (6") in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to promote uniformity of material in each layer.

When the moisture content of the fill material is less than three percent (3%) above optimum moisture for clay soils or at least the optimum moisture for granular fill material, water shall be added until the proper moisture content is achieved.

When the moisture content of the fill materials is too high to permit the specified compaction to be attained, the fill material shall be aerated by blading or other methods until the moisture content is satisfactory.

After each layer has been placed, mixed, moisture conditioned and spread evenly, it shall be thoroughly compacted to not less than eighty-five percent (85%) of the maximum dry density as determined by the ASTM D1557. Compaction shall be undertaken with equipment capable of

WALLACE - KUHL & ASSOCIATES INC.

achieving the specified density and shall be accomplished while the fill material is at the required moisture content. Each layer shall be compacted over its entire area until the desired density has been obtained.

FINAL SUBGRADE PREPARATION

The upper twelve inches (12") of all final building pad subgrades shall be uniformly and firmly compacted to eighty-five percent (85%) of the ASTM D1557 maximum dry density at a moisture content at least three percent (3%) above the optimum for clayey subgrades or at least optimum for granular subgrades, regardless of whether final subgrade elevation is attained by filling, excavation or left at existing grade.

The uppermost twelve inches (12") of all building pad subgrades, upon which conventional foundations and slabs are to be constructed, shall be brought to a near saturated moisture content within forty-eight hours (48) of floor slab construction and shall be maintained in this condition until placement of floor slab concrete.

The upper twelve inches (12") of final pavement subgrades should be uniformly moisture conditioned to at least the optimum moisture content and uniformly compacted to at least ninety percent (90%) of the maximum dry density, regardless of whether final grade is completed by excavation, filling, or left at-grade.

FIELD DENSITY TESTS

Field density tests shall be made by the Geotechnical Engineer or his representative after compaction of each layer of fill. Where compaction equipment has disturbed the surface to a depth of several inches, density tests shall be taken in the compacted material below the disturbed surface. Additional layers of the fill shall not be spread until the field density tests indicate that the specified density has been obtained.

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TESTING

Observation and testing by the Geotechnical Engineer or his representative shall be provided during all filling and compacting operations. The grading contractor shall give at least twenty-four (24) hours notice prior to beginning such operations to allow proper scheduling of the work.

The Geotechnical Engineer or his representative shall field-check the moisture content of all subgrades that are to support concrete slab-on-grade floors, not more than forty-eight (48) hours prior to placement of concrete.

/

WALLACE · KUHL & ASSOCIATES INC.



Project No. S2028-05-01
August 27, 2021

VIA ELECTRONIC MAIL

Glenn Matsuhara
Matsuhara Associates, LLC
matsusf@aol.com

Subject: LIMITED GEOTECHNICAL EVALUATION OF EXISTING FILL
HERITAGE DEVELOPMENT – PARCEL 4
COUNTY ROAD 25A AND MIEKLE AVENUE
WOODLAND, CALIFORNIA

Mr. Matsuhara:

In accordance with your authorization, we have performed a limited geotechnical evaluation for the approximately seven-acre parcel identified as Parcel 4 located on the northwest corner of County Road 25A and Miekle Avenue in Woodland, California.

PROJECT DESCRIPTION AND BACKGROUND

The site consists of Parcel 4 within the Heritage residential development in the southern portion of the City of Woodland. The site area is approximately seven acres and is located on the west side of Mielke Avenue and north of (future) County Road 25A. The site is currently undeveloped and is vegetated with grasses and some mature trees. The site has historically been used for agricultural (row crop) production and has most recently been used for storage of soil stockpiles from nearby development projects. Most of the stockpiles have been removed, however, some still remain.

Wallace-Kuhl & Associates (WKA) prepared a geotechnical engineering report update Villages 1 through 5 of the overall Heritage development, of which the Parcel 4 site is a part. (WKA, 2014). The WKA study included subsurface explorations on and near the Parcel 4 site and indicate the presence of stockpiled soil in various locations throughout the development, including the Parcel 4 site. The WKA report indicated that the site is underlain by alluvial soil generally consisting of interbedded layers of clay and sand, which is consistent with our experience in the area.

We understand that you are considering developing the site with two-story detached residential buildings and private interior streets. However, before proceeding with design and development, you have requested a preliminary evaluation of the character and extent of stockpiles/fill on the site.

SCOPE OF SERVICES

As requested, we performed the following scope of services:

- Performed a site reconnaissance to determine access and mark out the proposed exploration locations.
- Notified subscribing utility companies via Underground Service Alert (USA) a minimum of two business days (as required by law) prior to performing exploratory excavations at the site.
- Performed 11 test pits (TP1 through TP11) throughout the site using a mini excavator.
- Photographed and logged the conditions encountered in the test pits.
- Prepared this letter describing the nature and extent of the fill at the site.

OBSERVATIONS AND DISCUSSION

On September 23, 2020, we performed a site reconnaissance and observed the excavation of 11 test pits throughout the site using a mini-excavator. On this date, the site was covered with a moderate growth of dry, annual grasses. The test pits ranged in depth from approximately 3 to 5 feet and penetrated the fill to expose native alluvial soil as described in the WKA geotechnical reports. The approximate test pit locations and depth of fill at each test pit are shown below:



The fill generally consisted of sandy lean clay, which is similar to the alluvial soil. The consistency of the fill was variable, and it appears that the fill did not receive specific compaction effort. We did not observe significant concentrations of organics, rock, or deleterious materials within the fill.

CONCLUSIONS

Based on our observations, the site is blanked by approximately 2 to 4 feet of undocumented fill generally consisting of sandy lean clay, which is similar to the native alluvial soil at the site. The fill is likely suitable for re-use on the site; however, remedial grading in the form of removal and re-compaction would be require as part of site grading. Screening and removal of minor amounts of deleterious material should also be expected. Specific recommendations for site grading and subsequent development should be provided in a future geotechnical update study specific for this site.

LIMITATIONS

Our services were limited to evaluate the character and extent of existing fill on the site. A site-specific geotechnical update study will be required for site design and development. Our services were performed in accordance with engineering principles and practices generally accepted at this time and location. We make no warranty, express or implied.

Please contact us if you have any questions regarding this letter or if we may be of further service.

Respectfully Submitted,

GEOCON CONSULTANTS, INC.



Jeremy J. Zorne, PE, GE
Senior Engineer

EXHIBIT "E"

RUBY ESTATES DEVELOPMENT AGREEMENT
PROJECT CONDITIONS OF APPROVAL
JUNE 16, 2022

GENERAL CONDITIONS

1. Project Approval. The project shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the July XX, 2022 City Council staff report, as approved by City Council, for the Ruby Estates project as proposed by the applicant New Home Company of Northern California LLC, except as modified by these conditions of approval. The Project approval includes Tentative Subdivision Maps (TSM #5221) a Zoning Amendment to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and a Development Agreement for a parcel of land located within the Spring Lake Specific Plan Area to allow development of 87 single-family lots and 233(174 garage 59guest) on-site parking spaces, consistent with the Medium Density General Plan land use designation and multi-family R-15 specific plan designation for the property. APN: 042-030-054

2. Development Agreement. The Development Agreement between the City of Woodland and New Home Company of Northern California LLC, a Delaware Limited Liability Company, as approved by City Council at a first reading on July XX, 2022, are fully enforceable.

3. Indemnification. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City of its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.

4. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.

5. School Disclosure. The applicant shall include a disclosure statement on deeds for final lots the existence of the existing school facility located north of the project site and range of activities that occur at the facility.

6. Informing Agencies & Subcontractors. Secure approval and satisfy requirements of all agencies of jurisdiction. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

7. Construction Impact Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

8. Home Owners Association (HOA) Formation Documents and Conditions, Covenants and Restrictions (CC & Rs). Prior to approval of the first final map submit, three (3) copies of the Homeowners Association CC&Rs to the Community Development Department for review and approval prior to recordation of the CC&Rs, to include:

    a. Recreational vehicle parking is prohibited.

    b. To the extent consistent with State law, garage conversion to residential use is prohibited except the temporary use as a model home sales office. When the sales office is vacated, it must be converted back to a garage.

    c. Garages shall not be converted for storage use only. Garages shall be kept clear for residential vehicle parking.

    d. The color of residential structures shall not be restricted. This provision shall be enforced through mechanisms established in the CC&Rs.

    e. Maintenance of privately owned streets, street lights, and storm drainage.

9. Landscape Maintenance Agreement. The applicant/HOA shall enter into a recorded landscape maintenance agreement with the City of Woodland. The landscape

maintenance agreement shall run with the property. The landscape maintenance agreement shall provide for the continual maintenance of the property in a neat and tidy manner, landscape maintenance and replenishment of plants. A copy of the recorded landscape maintenance agreement shall be provided to the Planning Division to be kept on file prior to Certificate of Occupancy.

10. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

    The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

11. Affordable Housing. The project is responsible for providing 9 low-income units. The applicant will pay fees in lieu of constructing the on-site affordable housing consistent with Development Agreement Section 4.8.

12. Fair Share Cost. The applicant agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).

13. Backbone Infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to Development Regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), 6.24 and 6.25 (fire station).

14. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23 and 6.37.

15. Building Unit Allocations (BUA) s. With the exception of affordable housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by the City unless BUAs for that map are assigned with the final map. If BUA's are transferred from another site, or if BUAs are requested to be added, either transaction shall be recorded to the satisfaction of the Community Development Department and in compliance with the BUA Ordinance.

FINANCE DEPARTMENT

16. SLIF Shortfall No shortfall fee will be required if at least 87 units are built.

17. SL Maintenance Facilities District. Prior to recordation of each final map, with respect to that map, OWNER shall petition the City to be annexed into the boundaries of the Spring Lake Maintenance Community Facilities District. The OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.

18. SL Community Facilities District 2004-1. OWNER shall petition the City to be annexed into the boundaries of the Spring Lake Community Facilities District 2004-1 prior to the approval of each map. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.

COMMUNITY DEVELOPMENT

19. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency throughout site plan, landscaping plans, and improvement plans, prior to submittal for review.

20. Design Review. The site shall be developed and maintained in accordance with the approved plans, which include architectural elevations, exterior materials and colors, conceptual landscape, site and floor plans. Should there be a change in the plans, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the Spring Lake Specific Plan Design Standards and Planned Development Standards. All exterior changes beyond those stated in the original approval will require staff level design review.

21. Requirements of all Agencies. The applicant shall secure approval and satisfy requirements of all agencies with jurisdiction prior to operating.

22. Final Plan Set. Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the

plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, grading, civil, mechanical, street improvement, landscaping, and architectural elevations shall be coordinated for consistency prior to issuance of permits.

23. Setbacks and Lot Standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 of the Spring Lake Specific Plan and the approved Planned Development Overlay standards as provided in the City Council Resolution approving the Tentative Subdivision Map, Conditional Use Permit and Planned Development.

24. Driveway Entrances. Textured, colored, stamped concrete design or a similar design shall be provided at the primary driveway entrances as generally depicted in the Design Review plans.

25. Energy Efficiency and Climate Action Plan. The land plan for the project has been designed to maximize energy efficiency to the extent possible. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements provided in the Spring Lake Specific Plan, including solar requirements. In addition, the project shall be designed to address strategies identified in the City of Woodland's Climate Action Plan (CAP). The project will meet all measures as outlined in the Climate Action Plan checklist. Verification will be required prior to issuance of building permits.

26. Photovoltaic Panels. At minimum, each home shall be photovoltaic ready and shall: 1) be pre-wired; 2) have adequate roof strength to support solar panels; 3) roofs to have minimal penetrations in order to accommodate solar panels; 4) a 200 amp main electrical panel; and 5) space provided adjacent to main panel for solar disconnect and associated equipment (inverter). If not provided as a standard feature, photovoltaic systems shall be offered by the builder as an upgrade offered at the time of initial purchase.

27. Electric Vehicle Charging Infrastructure. Each home shall have a dedicated 240-volt, 40-amp circuit for electric vehicle charging station in every garage or as required by the most current California Green Building Standards. Garages shall have adequate ventilation as required for vehicle charging stations. Compliance with this condition shall be clearly indicated on the building permit plans for each single-family home.

28. Trash and Recycling Container Storage. Areas shall be provided for designated storage of trash and recycling containers in compliance with Spring Lake Design Standard 2.8. Such areas shall be located adjacent to the house and screened from view of the streets. Information shall be verified prior to issuance of building permits.

29. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans, shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with City and State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:

    a. Locations, size and quantity of all plant materials.

    b. A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.

    c. Location of all pavements, fencing, wheel stops or curbs, buildings, structures, light poles, property lines and other pertinent site plan features.

    d. Location of utilities in relation to on site planting and street trees.

    e. Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.

    f. Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, and the methodology to preserve existing adjacent trees during construction of new footings shall be provided on plans consistent with the Arborist report prepared by Sierra Nevada Arborists.

    g. Any trees for removal and identified as heritage, specimen, or landmark under City code shall be mitigated for per City requirement.

    h. Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.

    i. Shared open space, culvert overcrossing to include all associated amenities and lighting.

30. Compliance with City and State Water Conservation Ordinance. The project shall comply with City and State Water Conservation Ordinance, as well as water conserving requirements in the Spring Lake Specific Plan and Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.

31. Shade Tree Planting. Shade trees shall be planted such that 50 percent of the uncovered stalls will be in shade at noon at landscape maturity. Planters containing trees shall not be less than four feet in width and shall be protected by wheel stops or curbs.

32. Tree Planting. All trees shall be planted and staked with Reddy stakes (or equivalent) in accordance with city standards.

33. Street Tree Master Plan. A Final Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the Spring Lake Approved Street Tree list and shall be reviewed and approved by the Community Development Department and the City's Community Services Department, Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection. Trees shall be a minimum of 15-gallons in size. A minimum of two alternate species shall be provided per street.

34. Tree and Utility Planting Plan. Due to the smaller lots, utilities shall be carefully located in order to ensure that each lot can maintain one street tree without conflict. Coordination in the placement of all utilities in relation to street trees shall be required. A Plan set illustrating tree and utility placement will be required prior to issuance of building permits and shall be coordinated with the Street Tree Master Plan

35. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought – tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping). Due to the unique nature of the housing product and site conditions, minor modification may be permitted subject to review and approval of the Community Development Department

36. Utility Design. The location of all utility structures shall be coordinated with and depicted on the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. The applicant shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities) and 6.17 through 6.19 (general utility requirements).

37. Street and Lot Lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2. The project shall install LED streetlights to meet City Standards in effect at the time improvement plans are completed.

38. Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a semi-

transparent or opaque water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.

39. Fencing Plan. Prior to issuance of building permits submit a final fencing plan for review and approval which identifies the material, location and design of all fencing on the project, including perimeter, good neighbor, interconnecting walkways and paths and accent fencing.

40. North Property Wall. The existing fencing along the north boundary of the project shall be replaced with wood fence that will be a minimum of six-feet in height, on either side as measured from the finished pad elevation. The location and design of the fence shall be shown on the Improvement Plans for the project. The design shall be approved by the Community Development Department prior to approval of Improvement Plans. OWNER shall work with the adjacent property owners to obtain necessary permission to remove the existing fencing and install the new fencing.

41. Double Wall Treatment. Should OWNER be unable to obtain necessary rights of entry from property owners to remove the existing fencing and construct new fences in condition 40 above, OWNER shall propose new construction design for the City's approval that does not need adjacent property owners' approval and minimizes a nuisance or hazard double wall condition.

42. On-Site Parking. In no case shall the number parking spaces be reduced without prior approval of the Community Development Dirctor.

43. A light sand finish stucco texture shall be utilized on all homes and window trim (no lace texture).

MITIGATION MEASURES

44. SLSP Mitigation Requirements. The project applicant shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program including provided as Attachment A to the SLSP, as well as adherence to the Yolo HCP/NCCP, any further analysis provided through additional studies and evaluations required to ensure compliance with mitigations. This includes a pre-construction and/or tree removal survey by a qualified biologist that will include a Raptor and a Ground Nesting Raptor Survey (4.5-3).

45. Ground Nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3(a), thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. norther harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using

appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then mitigation measures 4.5-3(b-d) of the Spring Lake Specific Plan Mitigation Monitoring Plan shall be followed. Survey results are valid only for the season when construction activity occurs.

46. Pre-Construction or Pre-tree Pruning or Removal. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1- September 15). The survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds-of-prey would be affected.

47. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan

48. Geotechnical. The design and construction of improvements shall be in accordance with recommendations contained in the Conclusions and Recommendations Section of the Preliminary Geotechnical Engineering Report.

49. Air Quality Directives. Owner shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emissions heavy-duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).

50. Mosquito Vector Control. Prior to each construction season, each landowner or applicant with a project under construction shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.

51. Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)

52. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)

53. Off-site Improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.

54. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1)

55. CEQA Filing Fees. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee **of $50** (or latest fee in effect at time of payment) for County Clerk processing, made payable to Yolo County Clerk and submitted to the Woodland Community Development Department. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

DEVELOPMENT ENGINEERING

Roadways

56. The applicant shall replace all cracked and broken sidewalk along the project frontage.

57. The applicant shall replace all frontage that does not meet ADA standards with City-Standard ADA-compliant driveways, curb, gutter or sidewalk.

58. The applicant shall replace/install City-Standard ADA-compliant curb ramps.

59. Miekle Avenue is under moratorium for cuts into the new street (accepted on 5/4/2021; moratorium expires on 5/4/2028). City understands and acknowledges that Applicant will make certain cuts to make connections to various existing utilities in Miekle Avenue including sanitary sewer, storm drainage and water pipes. Applicant understands that all such repairs to Miekle Avenue shall include surface restoration consistent with City standards. Private Roadways/Alleys shall be constructed to City standard structural sections, with a minimum of 4" AC over 12" AB or as otherwise recommended by a certified soils report. Should there be a need for the City to maintain/repair public utilities requiring trenching through private alleys, such repair shall include surface restoration consistent with City standards.

60. This project shall complete the traffic signal improvements at the intersection of County Road 25A and County Road 102. This work is reimbursable through the SLIF program.

Easements and Right of Way

61. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.

62. A ten (10) foot public utility easement back of separated sidewalk, adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City.

63. Final map shall dedicate easements to allow connection of sewer, water, storm drain facilities across parcels and vehicular and pedestrian access, so that each

parcel may attach to the public system. Easements may be dedicated through one of the following mechanisms:

A. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;

B. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or

C. A statement on the map as follows "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels _____ and ___ these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

Landscaping

64. Public landscape strips (between back of curb and sidewalk) along the public streets (Miekle Avenue and County Road 25A) are considered a public improvement. Design and construction of public landscaping areas shall be included in plans and proceed concurrent with adjacent development.

    All public landscape areas shall connect to onsite water service, meter and irrigation system. Landscape shall be irrigated and maintained by the Homeowners Association for the project. Applicant shall enter a Landscape maintenance agreement with the City.

65. Trees within the Public Landscape strip shall be irrigated per City of Woodland Standards via connection to onsite water service, meter and irrigation system. City will maintain trees within the public landscape area.

Wastewater and Sewer Collection System

66. Sewer mains, including sewer wyes, throughout the project shall be publicly owned and maintained. Sewer laterals, including cleanouts, up to the connection point at the wye shall be privately owned and maintained. All publicly owned and maintained sewer facilities shall be within a public utility easement. Privately owned sewers shall be designed to City standards.

67. Sewer Mains shall not be less than 8" in diameter and shall be constructed to public/City standards.

68. The property shall be connected to the City of Woodland sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.

69. The Tentative Map Sewer Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final

approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

70. Top-of-line sewer mains shall terminate with a manhole (not a cleanout).

71. Abandon all unused stubs to the property per city standards.

Storm Water

72. The project shall participated in the East Regional Detention Basin (the area wide storm drain detention improvement). Applicant shall design and construct drainage improvements consistent with the most recent version of the City's Storm Drainage Master Plan criteria and Standard Specifications and Details. If required, the pad heights may have to be raised from those shown on the preliminary grading plan of the tentative map.

73. Storm drain systems shall be private and the responsibility of the HOA. Private ownership and maintenance responsibilities shall terminate at the first connection point (manhole or inlet) to the City's system within a public street. Privately owned lines shall be constructed to City standards and shall not be less than 18" in diameter. (Note connection day lighting at the driveway is not permitted, connections will need to be at a manhole in the street.).

74. Abandon all unused stubs to the property per city standards.

Storm Water Quality Control

75. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.

    Prior to Building Permit Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual; to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards.

76. OWNER may reference the City's Post Construction Standards Manual on the web.

    http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp

Water Infrastructure

77. All materials and installation of the water system shall be at the developer's expense per City of Woodland Standard Specifications and Details.

78. Water meters shall be owned and maintained by the City. Water meters shall not be located in driveways; unless specifically and individually approved by the City Engineer.

79. Water mains, water laterals, and water meters throughout the project shall be publicly owned and maintained up to and including the meter. All publicly owned and maintained water facilities shall be within a public utility easement. Water laterals beyond the meter are considered private. Private water facilities shall be constructed in accordance with City Standards.

80. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.

81. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

82. Abandon all unused stubs to the property per city standards.

83. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.

84. The project shall have a separate metered water service that is solely for the landscape irrigation system.

85. Tees on water mains shall be equipped with two (2) valves; crosses shall be equipped with three (3) valves. Avoid locating valves on deep (>60") water line sections and inside concrete areas wherever possible to facilitate repairs.

86. 8" dead-end mains serving only 6 homes will result in stagnant water requiring frequent flushing. Reduce dead end main sizes to 6" (or 4" if sprinkler calcs allow) and place a blow off at the end of the line.

Grading

87. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.

88. The Tentative map Preliminary Grading plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

89. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

Fees

90. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.

91. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer. If contract inspection is necessary for the project Owner shall prefund a liability account and sign an advanced funding agreement.

92. Owner shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance

93. Owner agrees to pay to City a general purpose fee, a total of $5,000 per building permit, to be used for the City Southeast Area Aquatics Center Project. Payment shall be made at time of approval of final map. Final determination of cost shall be made at time of payment and shall be based on inflationary cost increases (Construction Cost Index (CCI)).

    At final Map Owner shall pay Transit Capital fee of $247 per lot for a total of 21,489 and a Transit Operating Fee of $51 per lot for a total of $4,437.

    At final Map Owner shall pay a fee of $771 per lot for SL fire operations for a total of $67,077.

94. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

    The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest

regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

General Conditions

95. Other than on-site street width, all civil improvements for water, sewer, storm, electrical, roadway sections, markings, and appurtenances shall conform to City Standards.

96. Applicant shall install a 6' tall masonry wall along the County Road 25A project frontage. The cost for this improvement is reimbursable through the SLIF program.

97. Minimum standards for onsite lighting shall require the project to meet City municipal code standards for lighting of parking areas. In addition to lighting in the shared open space and along the paseos and walking paths within the development.

98. Developer shall document and show evidence that all tentative map conditions are met or secured with submittal of final map.

99. Enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.

100. Prepare improvement plans for the project which shall include any work within the public right-of-way and public utility easements and submit them to the Public Works department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

101. Submit proposed Street names to fire department for approval with a copy to Public Works prior to improvement plan or final map submittal.

102. Public improvements (within public right-of-way) in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights, and landscaping.

103. Submit an application for reapportionment of assessments with the parcel map or subdivision map.

104. If improvements are constructed and/or installed by a party or parties other than the Developer, which improvements benefit Developer's property, Developer shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Developer.

105. If conditions for the project require Owner to construct improvements which benefit parties other than Owner, and are subject to reimbursement by others as determined by the City Engineer, Owner may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party (ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.

106. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance

107. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact the City's Environmental Resource Analyst, at 661-2063 for more information.

108. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.

109. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.

BUILDING

110. This project must meet all criteria and mandates for these City Adopted codes or the most current code:
   a. 2019 California Residential Code
   b. 2019 California Building Code
   c. 2019 California Plumbing Code
   d. 2019 California Mechanical Code
   e. 2019 California Electrical Code
   f. 2019 Building Energy Efficiency Standards
   g. 2019 California Green Building Code
   h. The Code of the City of Woodland (in accordance with the entitlement)

111. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
   a. Recycle plan is required at time of permit issuance along with a deposit.
   b. Prior to **any** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.

112. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.\

113. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.

114. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

115. A soils investigation report shall be provided as specified in section 1803.2 of the 2016 CBC.

116. Because this project is located in an area known to contain expansive soils and per Woodland General Plan Policy document, Part II, Policy 8.A.9, "**The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil."** And per CBC 1808.6, footings or foundations for buildings founded on expansive soils shall be designed in accordance with CBC 1808.6.1 **and for concrete slab-on ground foundations** the design shall be in accord with CBC 1808.6.2 and PTI Standard Requirement for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils or WR/CRSI Design of Slab-on-Ground Foundations and the specific recommendations as noted in the geotechnical engineering report. **Please submit plans and calculations stamped and signed by a California register Civil or Structural Engineer or Architect** showing compliance. Woodland General Plan Policy Document, Part II, Policy 8.A.9, CBC 1803.5.3 and CBC 1808.6.

CONCEPTUAL PLANTING SCHEDULE

ACCENT TREE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	M	20`X20`
	MALUS X `PRAIRIFIRE`	PRAIRIFIRE CRAB APPLE	15 GAL/ 1" BARE ROOT	M	20`X20`
LARGE CANOPY SHADE TREES	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	ACER RUBRUM	RED MAPLE	15 GAL/ 1" BARE ROOT	M	40`X40`
	QUERCUS COCCINEA	SCARLET OAK	15 GAL/ 1" BARE ROOT	L	50`X50`
MEDIUM CANOPY TREES	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	CARPINUS BETULUS	EUROPEAN HORNBEAM	15 GAL/ 1" BARE ROOT	M	40`X35`
	PISTACIA CHINENSIS `KEITH DAVEY`	KEITH DAVEY CHINESE PISTACHE	15 GAL/ 1" BARE ROOT	L	35`X30`
	TILIA CORDATA `JUNE BRIDE`	JUNE BRIDE LITTLELEAF LINDEN	15 GAL/ 1" BARE ROOT	M	50`X35`
	ZELKOVA SERRATA `WIRELESS`	WIRELESS ZELKOVA	15 GAL/ 1" BARE ROOT	M	25`X35`
GROUNDCOVERS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	L	1`X4`
	ARCTOSTAPHYLOS X `EMERALD CARPET`	EMERALD CARPET MANZANITA	1 GAL	L	1`X5`
	BACCHARIS PILULARIS `PIGEON POINT`	COYOTE BRUSH	1 GAL	L	2`X6`
	BACCHARIS PILULARIS `TWIN PEAKS`	TWIN PEAKS COYOTE BRUSH	1 GAL	L	1`X6`
	COTONEASTER DAMMERI `CORAL BEAUTY`	BEARBERRY COTONEASTER	1 GAL	L	1`X6`
	COTONEASTER MICROPHYLLUS	ROCKSPRAY COTONEASTER	1 GAL	L	2`X6`
ORNAMENTAL GRASS - FOREGROUND & ACCENT	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	FESTUCA IDAHOENSIS `SISKIYOU BLUE`	SISKIYOU BLUE FESCUE	1 GAL	L	2`X2`
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	L	2`X3`
ORNAMENTAL GRASS - MID FOREGROUND & ACCENT	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL	L	4`X3`
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL	L	4`X3`
	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L	3`X3`
SHRUBS - BACKGROUND FOUNDATION	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	CALYCANTHUS OCCIDENTALIS	SPICE BUSH	5 GAL	L	6`X6`
	CARPENTERIA CALIFORNICA `ELIZABETH`	ELIZABETH BUSH ANEMONE	5 GAL	L	6`X4`
	CEANOTHUS THYRSIFLORUS `SKYLARK`	SKYLARK CEANOTHUS	5 GAL	L	5`X6`
	OLEA EUROPAEA `LITTLE OLLIE`	LITTLE OLLIE OLIVE	15 GAL	L	8`X8`
	PRUNUS CAROLINIANA `MONUS` TM	BRIGHT `N TIGHT CAROLINA LAUREL CHERRY	5 GAL	L	6`X8`
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	L	8`X8`
SHRUBS - FOREGROUND & ACCENT	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	EPILOBIUM CANUM `CARMEN`S GREY`	CARMEN`S GREY CALIFORNIA FUCHSIA	1 GAL	L	2`X4`
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	L	2`X3`
	RHAPHIOLEPIS INDICA `BALLERINA`	BALLERINA INDIAN HAWTHORN	1 GAL	M	2`X4`
	TEUCRIUM CHAMAEDRYS `NANUM`	CREEPING GERMANDER	1 GAL	L	1`X3`
SHRUBS - MID FOREGROUND & ACCENT	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	BERBERIS AQUIFOLIUM `COMPACTA`	COMPACT OREGON GRAPE	5 GAL	L	3`X4`
	CALLISTEMON VIMINALIS `LITTLE JOHN`	DWARF WEEPING BOTTLEBRUSH	5 GAL	L	3`X4`
	DIETES VEGETA	AFRICAN IRIS	1 GAL	L	3`X3`
	GALVEZIA SPECIOSA `FIRECRACKER`	BUSH SNAPDRAGON	5 GAL	L	3`X4`
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL	L	3`X4`
	SALVIA CLEVELANDII `WINIFRED GILLMAN`	CLEVELAND SAGE	1 GAL	L	4`X4`
	SALVIA GREGGII `PURPLE`	AUTUMN SAGE	1 GAL	L	3`X3`
	SALVIA MICROPHYLLA `HOT LIPS`	HOT LIPS GRAHAM SAGE	5 GAL	L	3`X3`



0 15 30 60 90

SCALE: 1" = 30'

NO.	DATE	REVISIONS	BY	APPD.

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CONCEPTUAL LANDSCAPE SITE PLAN

WOODLAND CALIFORNIA

SHEET L1 OF 5

DATE: 05/24/2022

JOB NO: 1863

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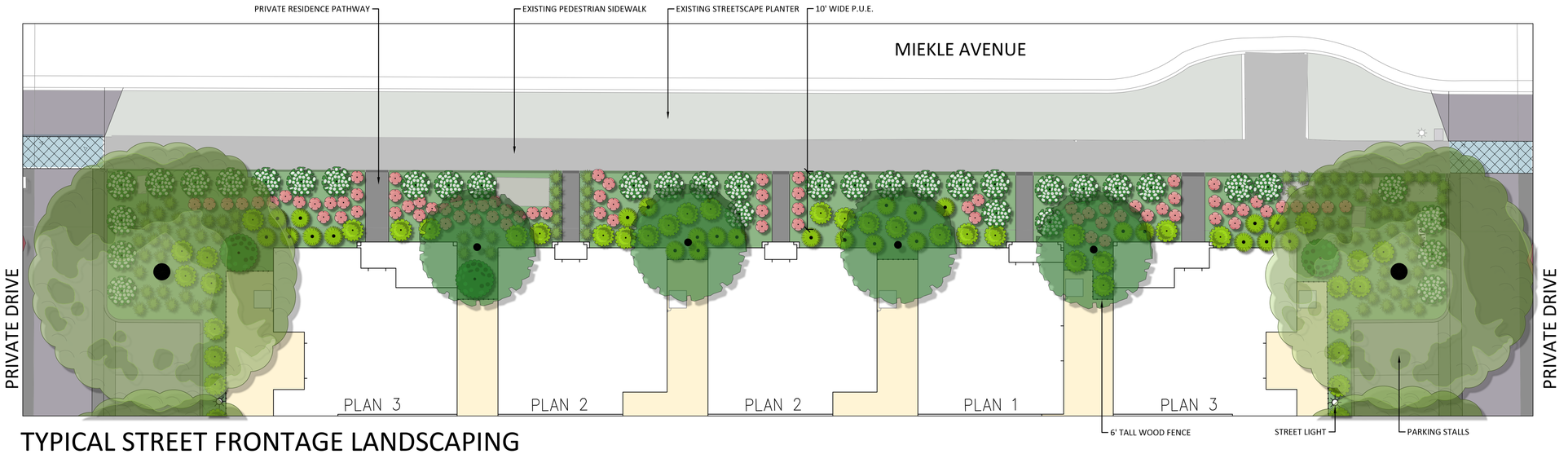
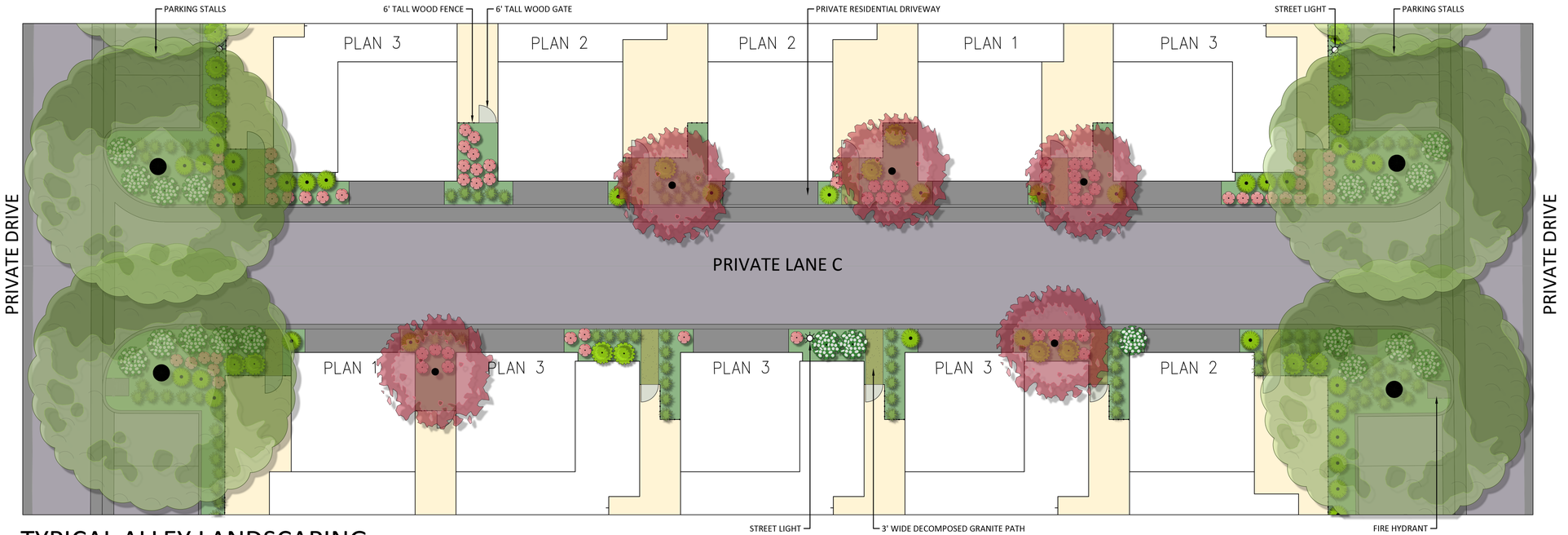


TYPICAL STREET FRONTAGE LANDSCAPING



TYPICAL ALLEY LANDSCAPING

0 5 10 20 30

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CONCEPTUAL ENLARGEMENT LANDSCAPE SITE PLANS

WOODLAND CALIFORNIA

SHEET L2 OF 5

DATE: 05/24/2022

JOB NO: 1863

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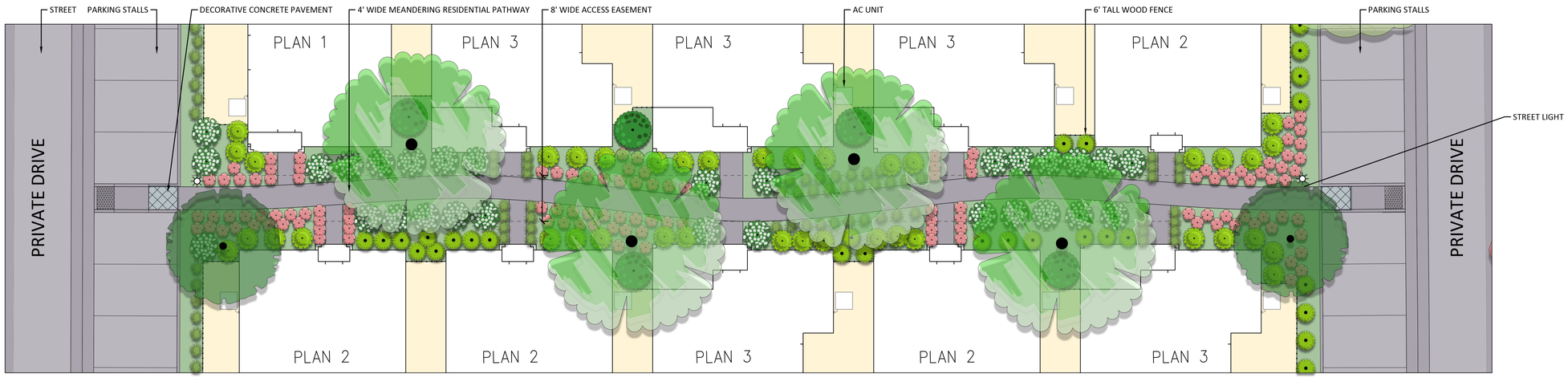
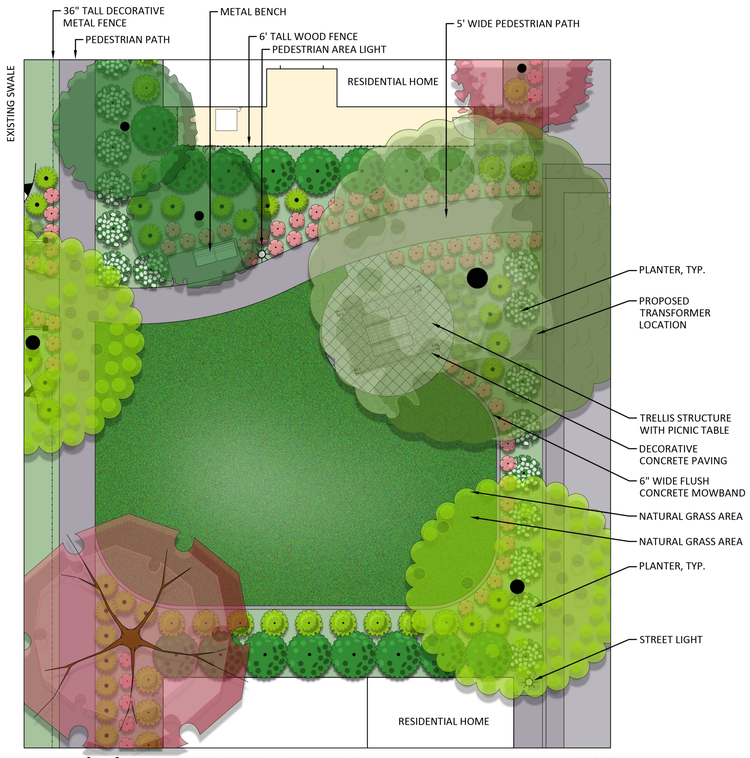
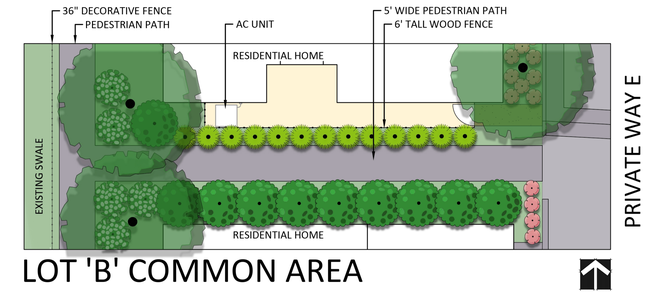


TYPICAL PASEO LANDSCAPING



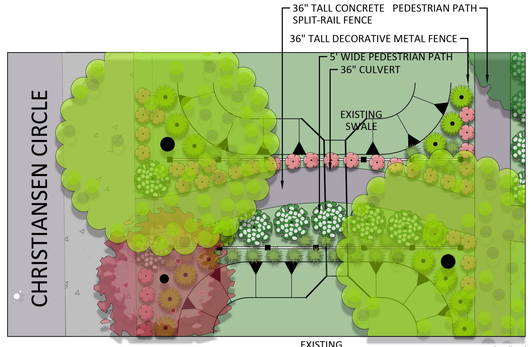
LOT 'A' COMMON AREA



LOT 'B' COMMON AREA



3D PERSPECTIVE SHOWING DESIGN INTENT OF PEDESTRIAN CROSSING OVER CULVERT



OVERCROSSING WITH CULVERT



3D PERSPECTIVE SHOWING DESIGN INTENT OF PEDESTRIAN CROSSING OVER CULVERT



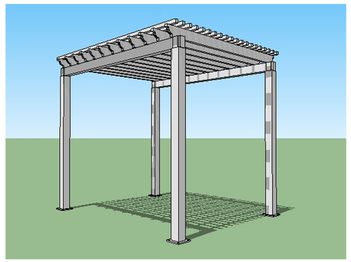
TYPICAL STREET LIGHT



TYPICAL BOLLARD LIGHT



METAL BENCH EXAMPLE



TRELLIS STRUCTURE EXAMPLE



METAL PICNIC TABLE EXAMPLE

0 5 10 20 30

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CONCEPTUAL ENLARGEMENT LANDSCAPE SITE PLANS

WOODLAND CALIFORNIA

SHEET L3 OF 5

DATE: 05/24/2022

JOB NO: 1863

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DECORATIVE PAVEMENT EXHIBIT

WOODLAND CALIFORNIA

JOB NO: 1863
DATE: 05/24/2022
SHEET L4 OF 5

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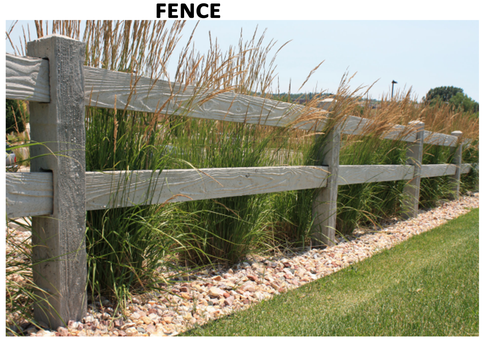
FENCING LEGEND

36” TALL CONCRETE SPLIT-RAIL FENCE



36” TALL ORNAMENTAL METAL DECORATIVE FENCING



6’ TALL VERTICAL WOOD SLAT GOOD NEIGHBOR FENCE





0 15 30 60 90

SCALE: 1" = 30'

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WOODLAND CALIFORNIA

SHEET L5 OF 5

DATE: 05/24/2022

JOB NO: 1863

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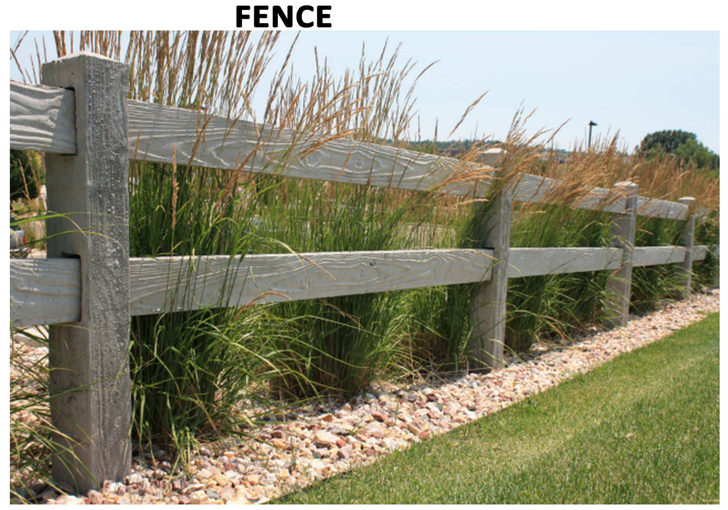
FENCING LEGEND

36" TALL CONCRETE SPLIT-RAIL FENCE



36" TALL ORNAMENTAL METAL DECORATIVE FENCING



6' TALL VERTICAL WOOD SLAT GOOD NEIGHBOR FENCE





0 15 30 60 90

SCALE: 1" = 30'

NO.	DATE	REVISIONS	BY	APPD.

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SHEET L5 OF 5

DATE: 05/24/2022

JOB NO: 1863

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RUBY ESTATES TENTATIVE MAP
LOT MATRIX

LOT #	LOT DEPTH[1]	LOT WIDTH[2]	LOT AREA	LOT COVERAGE	PRIVATE OPEN SPACE / YARD AREA		TYPE	BLDG SETBACKS (MIN.)			
								FRONT	REAR	INT. SIDE	ST. SIDE
	(FT)	(FT)	(FT^2)	%	(FT^2)	% LOT		(FT)	(FT)	(FT)	(FT)
1	67	32	2,941	42%	1698	58%	Single Family	4	4	3.5	3.5
2	67	34	2,239	52%	1081	48%	Single Family	4	4	3.5	3.5
3	67	42	2,958	42%	1715	58%	Single Family	4	4	3.5	3.5
4	58	29	2,405	48%	1247	52%	Single Family	4	4	3.5	3.5
5	58	36	2,088	60%	844	40%	Single Family	4	4	3.5	3.5
6	58	43	2,581	48%	1338	52%	Single Family	4	4	3.5	3.5
7	58	42	2,538	49%	1295	51%	Single Family	4	4	3.5	3.5
8	58	33	1,943	60%	785	40%	Single Family	4	4	3.5	3.5
9	58	43	2,593	48%	1350	52%	Single Family	4	4	3.5	3.5
10	58	39	2,424	48%	1266	52%	Single Family	4	4	3.5	3.5
11	58	36	2,098	59%	854	41%	Single Family	4	4	3.5	3.5
12	58	43	2,585	48%	1341	52%	Single Family	4	4	3.5	3.5
13	59	42	2,570	48%	1327	52%	Single Family	4	4	3.5	3.5
14	59	34	1,974	59%	816	41%	Single Family	4	4	3.5	3.5
15	59	43	2,642	47%	1398	53%	Single Family	4	4	3.5	3.5
16	60	39	2,448	47%	1290	53%	Single Family	4	4	3.5	3.5
17	59	36	2,142	58%	898	42%	Single Family	4	4	3.5	3.5
18	59	43	2,665	47%	1421	53%	Single Family	4	4	3.5	3.5
19	60	41	2,587	48%	1344	52%	Single Family	4	4	3.5	3.5
20	60	34	2,003	58%	845	42%	Single Family	4	4	3.5	3.5
21	60	43	2,701	46%	1458	54%	Single Family	4	4	3.5	3.5
22	63	43	2,769	45%	1526	55%	Single Family	4	4	3.5	3.5
23	63	34	2,094	55%	936	45%	Single Family	4	4	3.5	3.5
24	63	41	2,531	59%	1039	41%	Single Family	4	4	3.5	3.5
25	63	33	2,094	55%	936	45%	Single Family	4	4	3.5	3.5
26	63	36	2,250	51%	1092	49%	Single Family	4	4	3.5	3.5
27	63	41	2,563	58%	1070	42%	Single Family	4	4	3.5	3.5
28	63	34	2,094	55%	936	45%	Single Family	4	4	3.5	3.5
29	63	38	2,406	62%	913	38%	Single Family	4	4	3.5	3.5
30	58	34	1,963	59%	805	41%	Single Family	4	4	3.5	3.5
31	58	36	2,104	59%	861	41%	Single Family	4	4	3.5	3.5
32	58	33	1,958	59%	800	41%	Single Family	4	4	3.5	3.5
33	58	36	2,104	59%	861	41%	Single Family	4	4	3.5	3.5
34	58	20	2,376	49%	1218	51%	Single Family	4	4	3.5	3.5
35	60	52	3,073	49%	1580	51%	Single Family	4	4	3.5	3.5
36	60	36	2,142	58%	899	42%	Single Family	4	4	3.5	3.5
37	60	39	2,291	65%	798	35%	Single Family	4	4	3.5	3.5
38	60	42	2,784	54%	1292	46%	Single Family	4	4	3.5	3.5
39	58	39	2,268	55%	1024	45%	Single Family	4	4	3.5	3.5
40	58	34	1,958	59%	799	41%	Single Family	4	4	3.5	3.5
41	58	34	1,958	59%	799	41%	Single Family	4	4	3.5	3.5
42	58	38	2,250	66%	757	34%	Single Family	4	4	3.5	3.5
43	58	37	2,408	52%	1165	48%	Single Family	4	4	3.5	3.5
44	58	36	2,109	55%	951	45%	Single Family	4	4	3.5	3.5
45	58	39	2,250	66%	757	34%	Single Family	4	4	3.5	3.5
46	58	39	2,250	66%	757	34%	Single Family	4	4	3.5	3.5
47	58	36	2,104	59%	860	41%	Single Family	4	4	3.5	3.5
48	58	41	2,503	60%	1011	40%	Single Family	4	4	3.5	3.5
49	58	41	2,370	52%	1127	48%	Single Family	4	4	3.5	3.5
50	58	36	2,088	60%	844	40%	Single Family	4	4	3.5	3.5
51	58	39	2,233	67%	740	33%	Single Family	4	4	3.5	3.5
52	58	36	2,088	60%	844	40%	Single Family	4	4	3.5	3.5
53	58	43	2,505	60%	1012	40%	Single Family	4	4	3.5	3.5
54	58	38	2,213	52%	1055	48%	Single Family	4	4	3.5	3.5
55	58	39	2,233	67%	740	33%	Single Family	4	4	3.5	3.5
56	58	39	2,233	67%	740	33%	Single Family	4	4	3.5	3.5
57	58	39	2,233	67%	740	33%	Single Family	4	4	3.5	3.5
58	58	40	2,335	53%	1092	47%	Single Family	4	4	3.5	3.5
59	66	45	2,996	50%	1503	50%	Single Family	4	4	3.5	3.5
60	66	36	2,387	52%	1144	48%	Single Family	4	4	3.5	3.5
61	66	36	2,383	52%	1139	48%	Single Family	4	4	3.5	3.5
62	66	34	2,214	52%	1055	48%	Single Family	4	4	3.5	3.5
63	66	42	2,790	54%	1297	46%	Single Family	4	4	3.5	3.5
64	63	36	2,250	51%	1092	49%	Single Family	4	4	3.5	3.5
65	63	39	2,406	62%	913	38%	Single Family	4	4	3.5	3.5
66	63	36	2,401	48%	1243	52%	Single Family	4	4	3.5	3.5
67	59	38	2,705	55%	1213	45%	Single Family	4	4	3.5	3.5
68	59	39	2,136	58%	892	42%	Single Family	4	4	3.5	3.5
69	59	34	2,703	55%	1210	45%	Single Family	4	4	3.5	3.5
70	60	32	2,867	52%	1375	48%	Single Family	4	4	3.5	3.5
71	60	36	2,171	57%	927	43%	Single Family	4	4	3.5	3.5
72	60	39	2,774	54%	1281	46%	Single Family	4	4	3.5	3.5
73	58	37	2,749	54%	1256	46%	Single Family	4	4	3.5	3.5
74	58	36	2,097	59%	854	41%	Single Family	4	4	3.5	3.5
75	58	39	2,691	55%	1199	45%	Single Family	4	4	3.5	3.5

RUBY ESTATES TENTATIVE MAP
LOT MATRIX

LOT #	LOT DEPTH[1] (FT)	LOT WIDTH[2] (FT)	LOT AREA (FT^2)	LOT COVERAGE %	PRIVATE OPEN SPACE / YARD AREA		TYPE	BLDG SETBACKS (MIN.)			
					(FT^2)	% LOT		FRONT (FT)	REAR (FT)	INT. SIDE (FT)	ST. SIDE (FT)
76	59	29	2,461	47%	1303	53%	Single Family	4	4	3.5	3.5
77	59	39	2,257	66%	764	34%	Single Family	4	4	3.5	3.5
78	59	44	2,808	53%	1316	47%	Single Family	4	4	3.5	3.5
79	58	29	2,384	49%	1226	51%	Single Family	4	4	3.5	3.5
80	58	36	2,088	60%	845	40%	Single Family	4	4	3.5	3.5
81	58	45	2,801	53%	1308	47%	Single Family	4	4	3.5	3.5
82	58	30	2,447	51%	1203	49%	Single Family	4	4	3.5	3.5
83	58	34	1,943	60%	785	40%	Single Family	4	4	3.5	3.5
84	58	46	2,869	52%	1376	48%	Single Family	4	4	3.5	3.5
85	66	31	2,824	44%	1581	56%	Single Family	4	4	3.5	3.5
86	66	34	2,196	53%	1038	47%	Single Family	4	4	3.5	3.5
87	55	24	2,888	40%	1730	60%	Single Family	4	4	3.5	3.5

	Depth	Width	Area
Avg.	***60***	***37***	***2,391***
Min.	***55***	***20***	***1,943***
Max.	***67***	***52***	***3,073***

[1]Depth of lot measured along shortest side lot line for irregularly shaped lots.
[2]Width of lot measured at front yard setback for irregularly shaped lots.

COMMON OPEN SPACE SUMMARY		
TYPE	**LOT #**	**AREA (SF)**
PRIVATE PARK	A	4,775
	SUB-TOTAL:	4,775
	% OF SITE:	2%
PRIVATE PASEOS / WALKWAYS	B	675
	D	584
	E	964
	F	964
	G	964
	H	913
	I	1,350
	J	1,515
	K	1,555
	L	553
	M	1,019
	N	1,016
	O	980
	SUB-TOTAL:	13,050
	% OF SITE:	4%
TOTAL COMMON OPEN SPACE:		**17,825**
	% OF SITE:	**6%**

ROAD & ALLEYS SUMMARY		
TYPE	**LOT #**	**AREA (SF)**
PRIVATE ROAD / ALLEYS	C	80,296
TOTAL ROAD & ALLEYS:		**80,296**
	% OF SITE:	**26%**



Front Elevation 1A - Farmhouse

Scheme 1



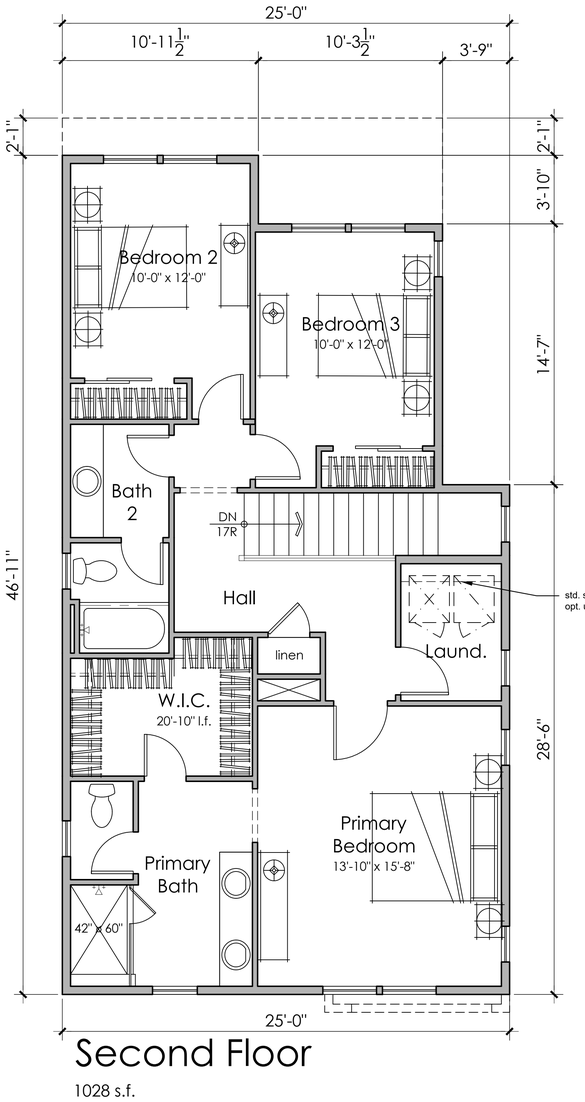
Front Elevation 1B - Craftsman

Scheme 4



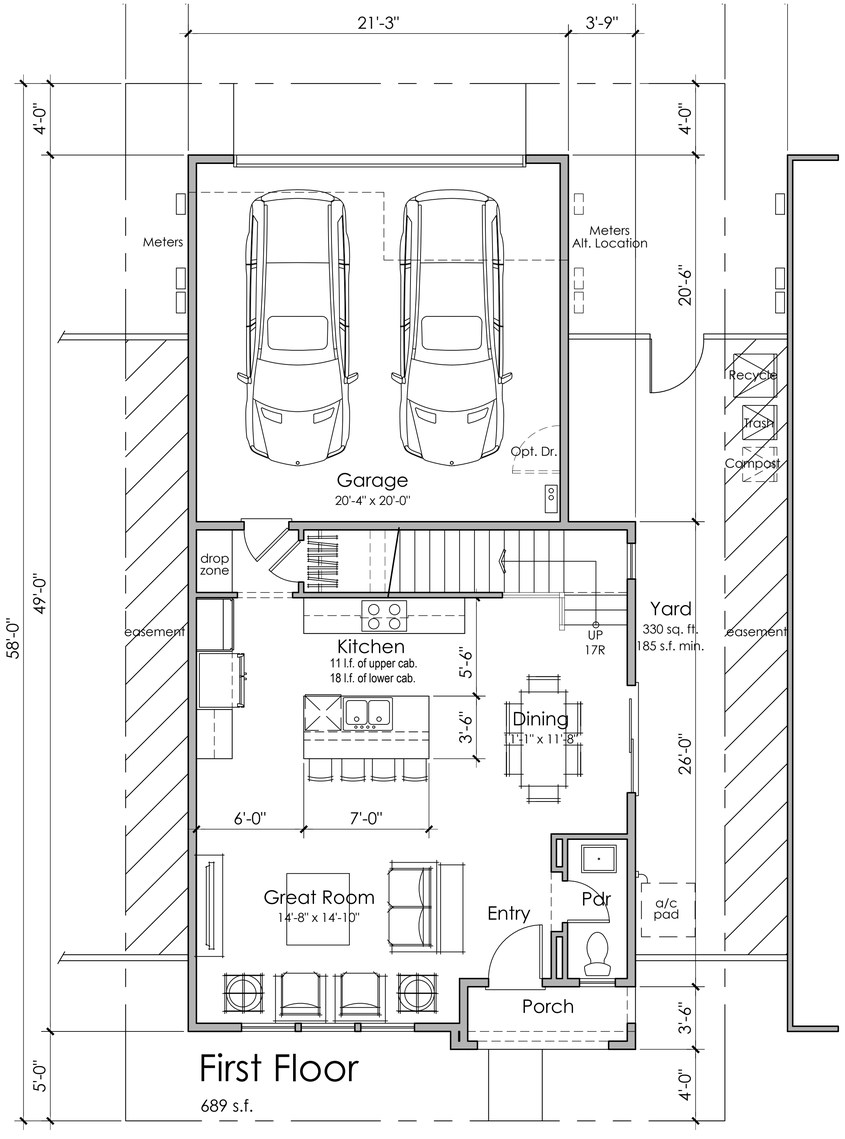
Front Elevation 1C - Spanish

Scheme 7



Second Floor

1028 s.f.



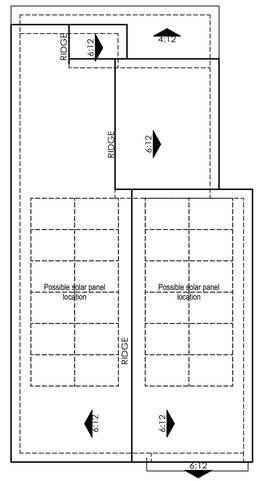
First Floor

689 s.f.

1A - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Board and Batt Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

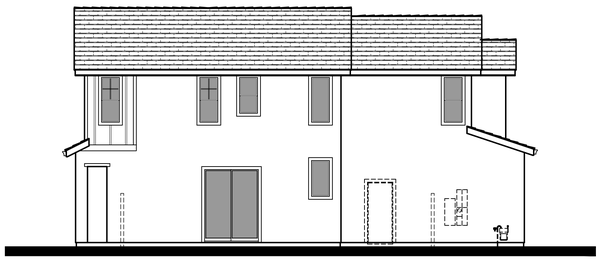


Front Elevation 1A -
Farmhouse



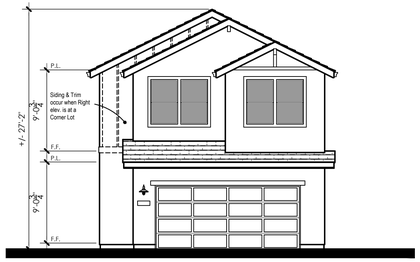
ROOF PLAN 1
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



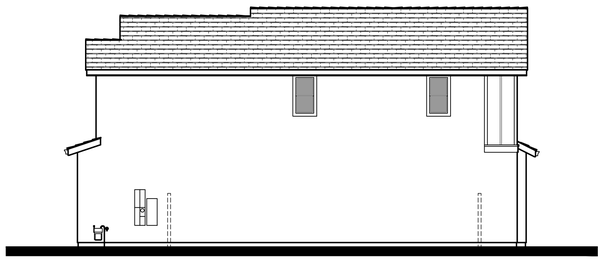
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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WOODLAND, CA # 2021-1319

SCHEMATIC DESIGN
MARCH 10, 2022

0 2 4 8

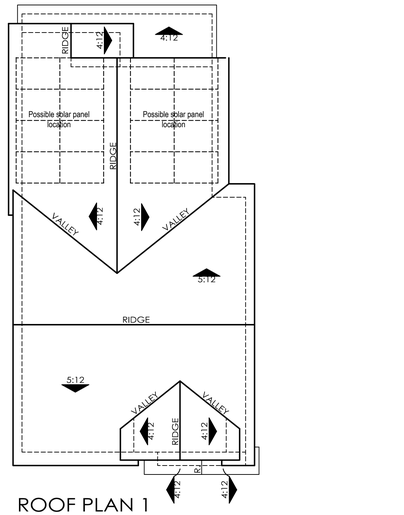
PLAN 1A - EXTERIOR ELEVATIONS

A1.2

1B - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

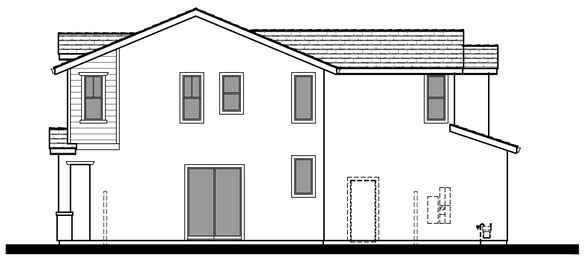


Front Elevation 1B -
Craftsman



ROOF PLAN 1
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



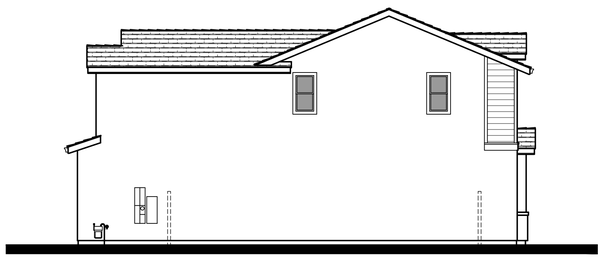
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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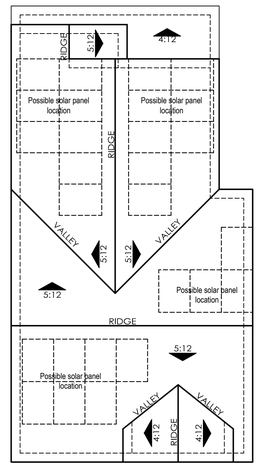
PLAN 1B - EXTERIOR ELEVATIONS

A1.3

1C - Material Legend:
Low Profile 'S' Tile Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim



Front Elevation 1C - Spanish



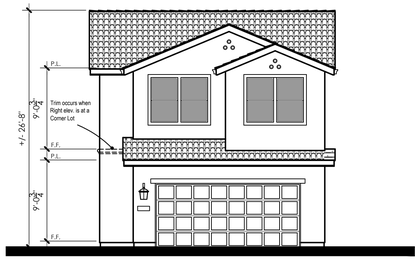
ROOF PLAN 1
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



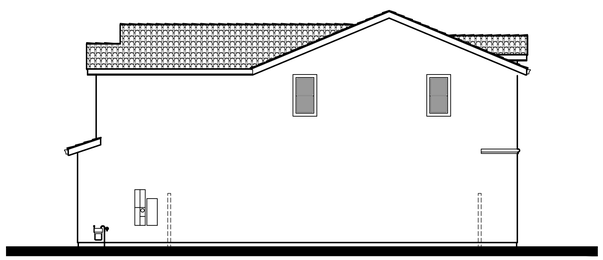
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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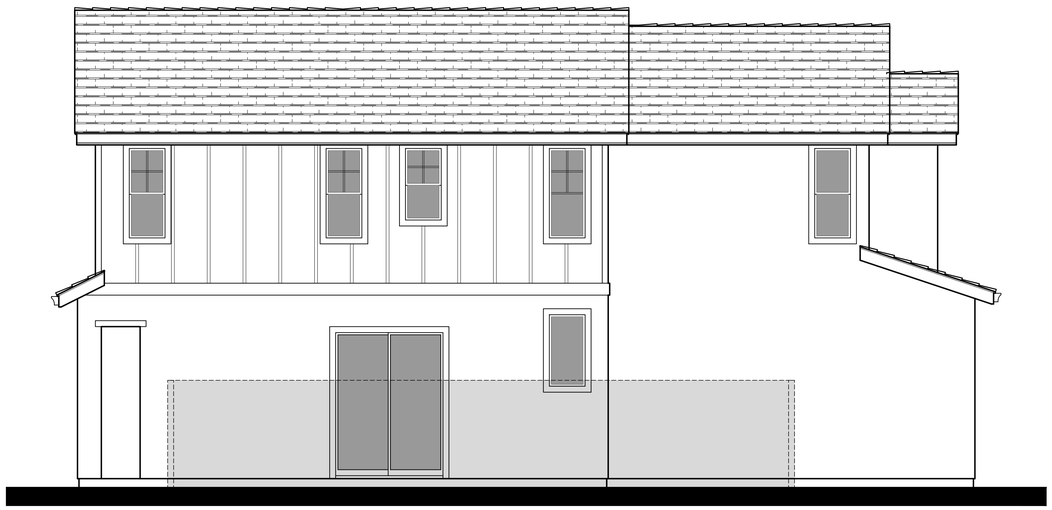
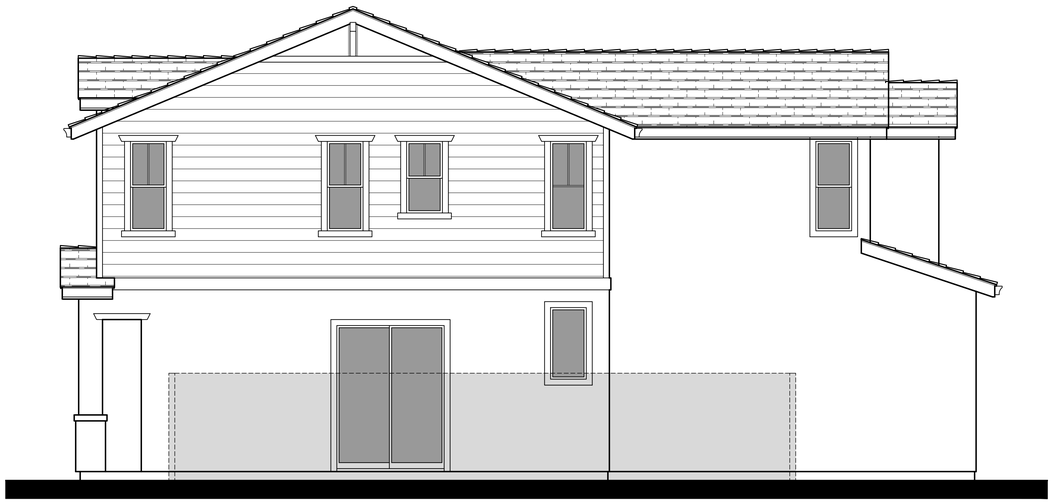
PLAN 1C - EXTERIOR ELEVATIONS

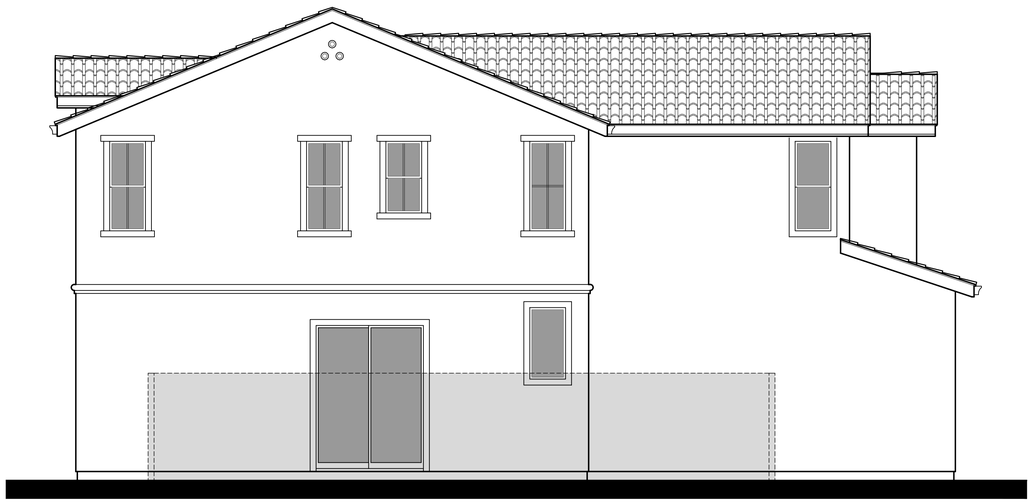
A1.4



1A - Right Elevation at Corner Lots



1B - Right Elevation at Corner Lots



1C - Right Elevation at Corner Lots

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PLAN 1 CORNER LOT ELEVATIONS

A1.5



Front Elevation 2A - Farmhouse

Scheme 2



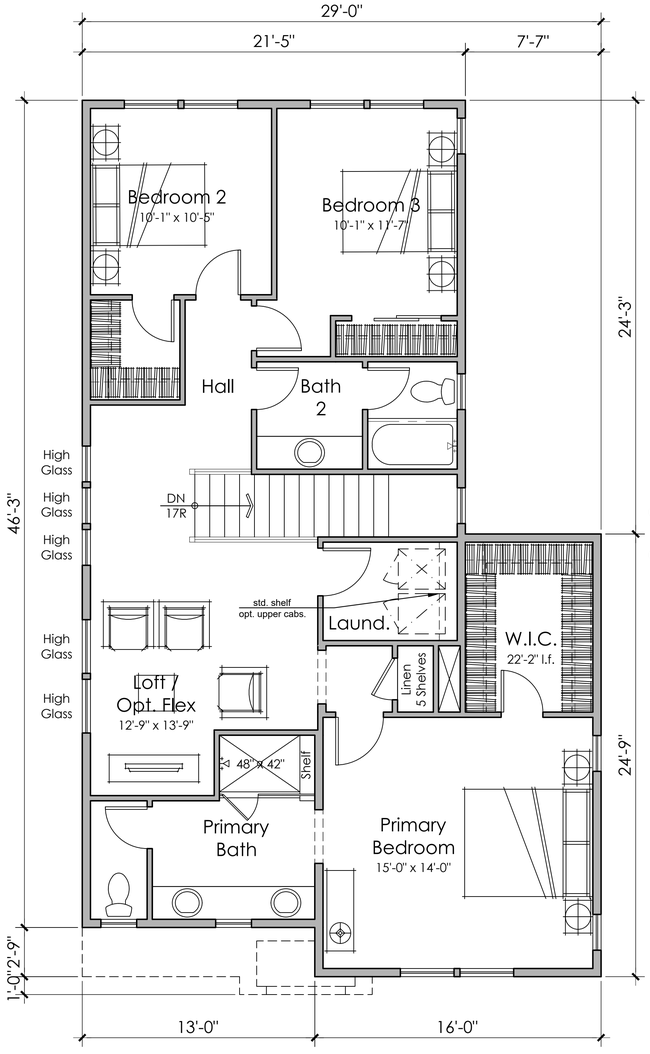
Front Elevation 2B - Craftsman

Scheme 5



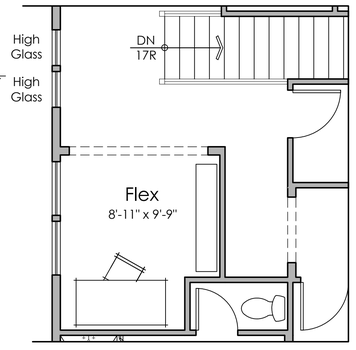
Front Elevation 2C - Spanish

Scheme 8

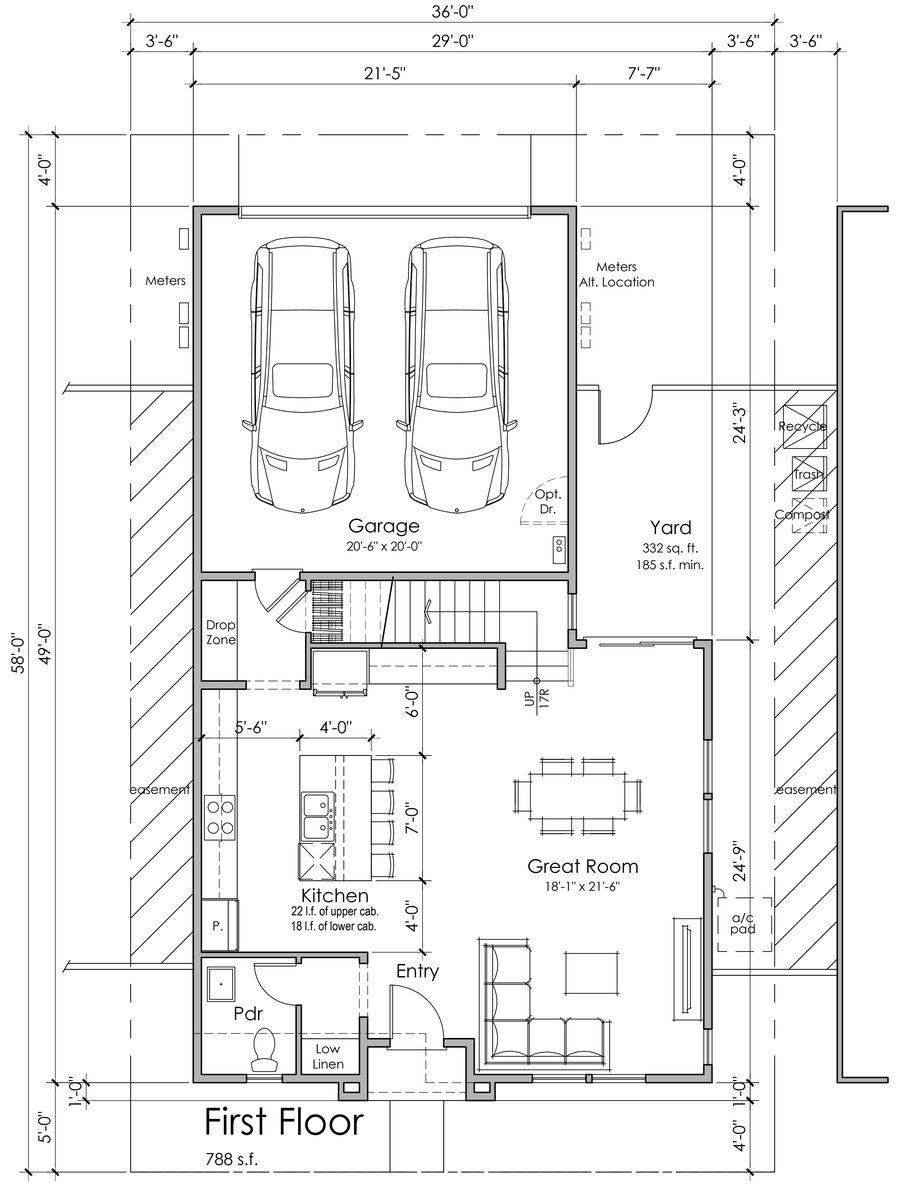


Second Floor

1166 s.f.



Opt. Flex



First Floor

788 s.f.

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Scale: 3/16" = 1'-0"
0 4 8 12

3 BEDROOMS
2.5 BATHS
1,954 S.F.

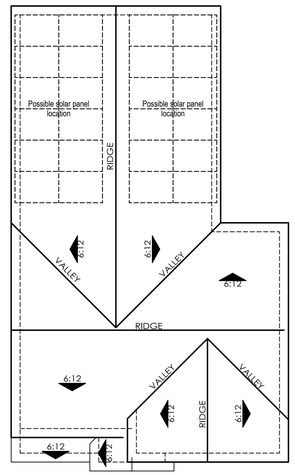
FLOOR PLAN 2

A2.1

2A - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Decorative Shutters
Cementitious Board & Batt Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

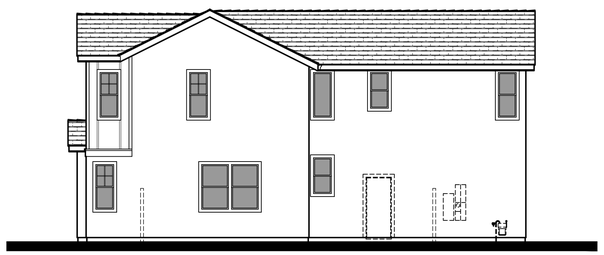


Front Elevation 2A -
Farmhouse



ROOF PLAN 2
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



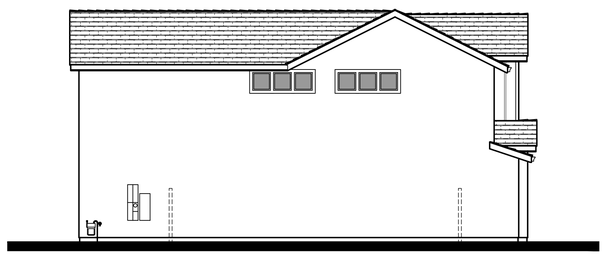
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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SCHEMATIC DESIGN
MARCH 10, 2022

0 2 4 8

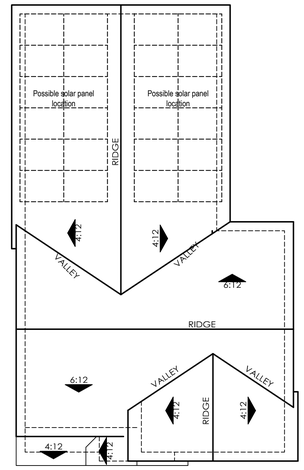
PLAN 2A - EXTERIOR ELEVATIONS

A2.2

2B - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Decorative Shutters
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

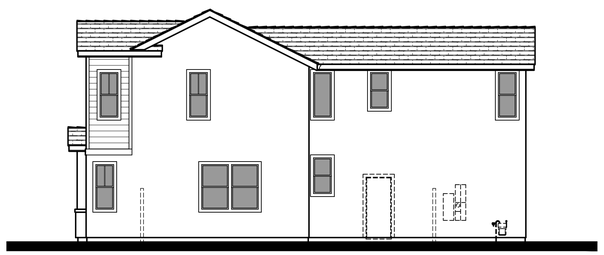


Front Elevation 2B -
Craftsman



ROOF PLAN 2
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

0 4 8 16



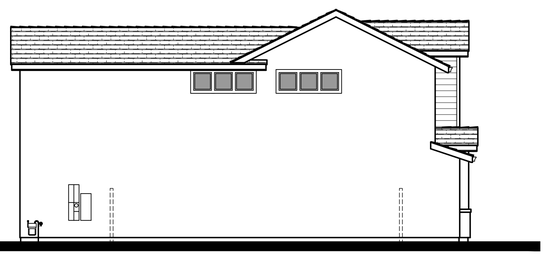
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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0 2 4 8

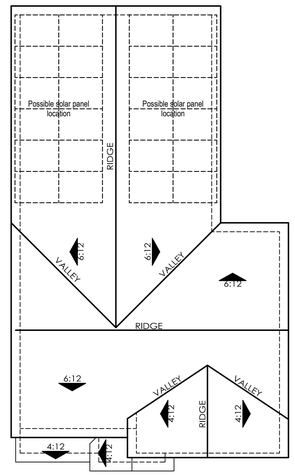
PLAN 2B - EXTERIOR ELEVATIONS

A2.3

2C - Material Legend:
Low Profile 'S' Tile Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim

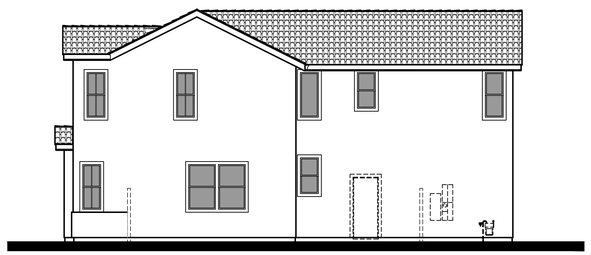


Front Elevation 2C -
Spanish



ROOF PLAN 2
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



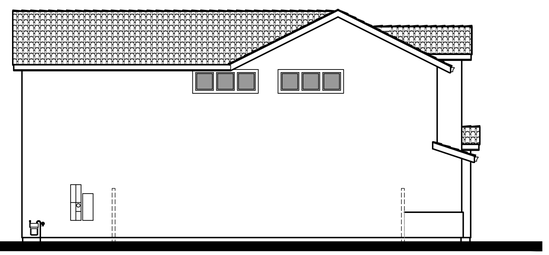
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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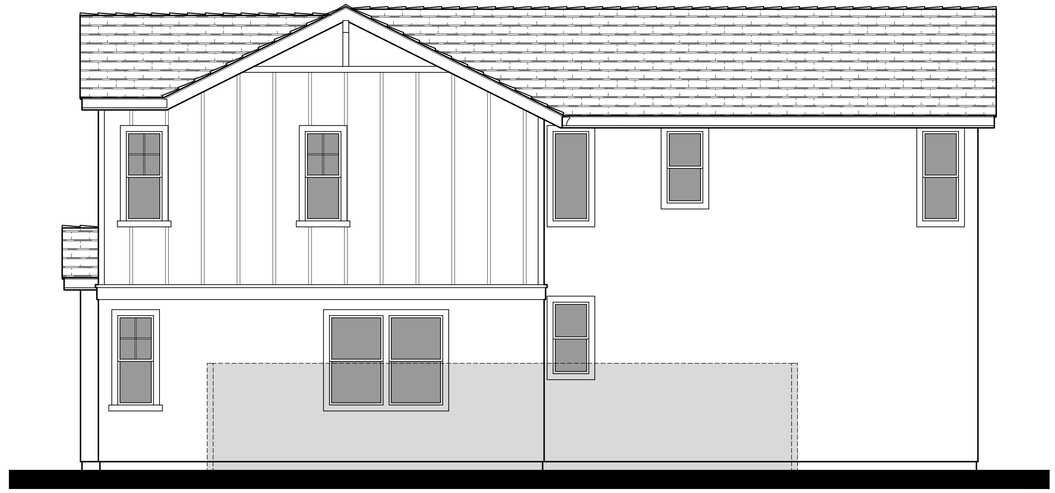
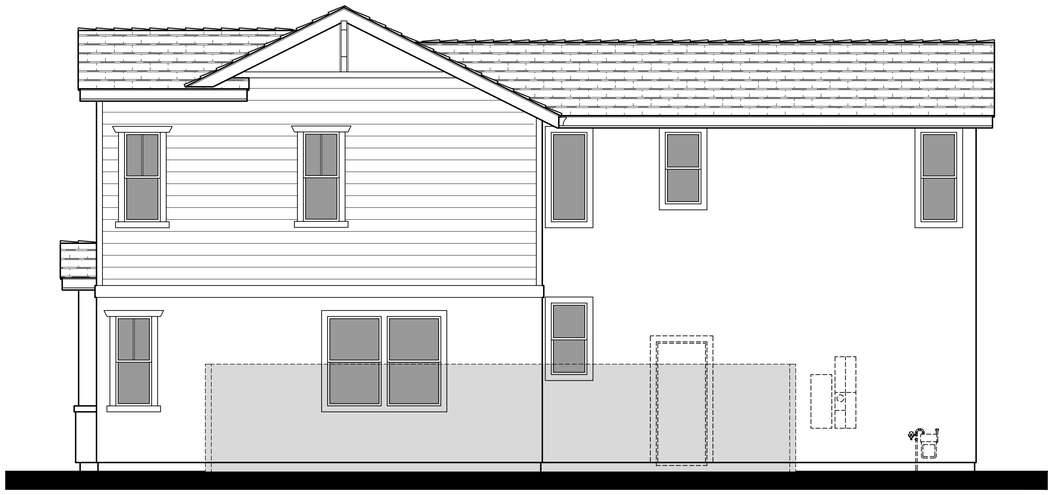
0 2 4 8

PLAN 2C - EXTERIOR ELEVATIONS

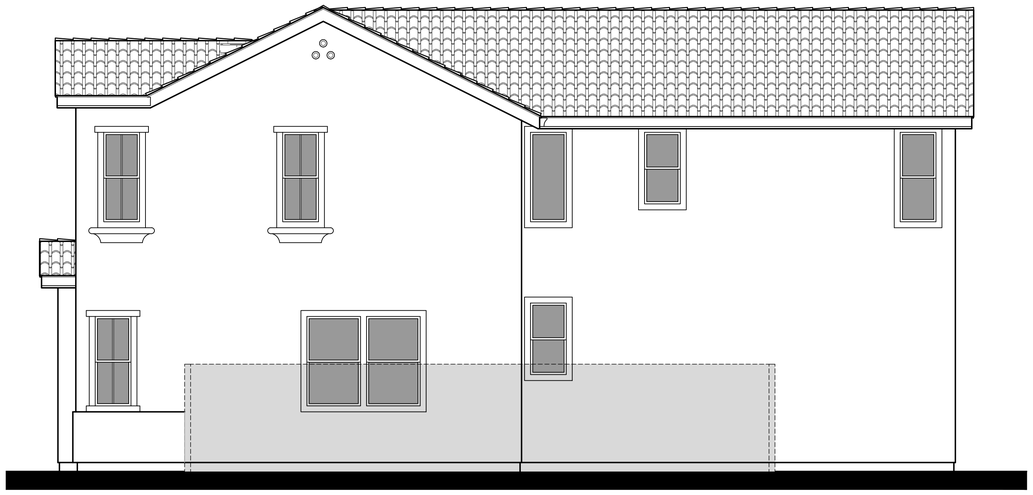
A2.4



2A - Right Elevation at Corner Lots



2B - Right Elevation at Corner Lots



2C - Right Elevation at Corner Lots

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0 2 4 8

PLAN 2 CORNER LOT ELEVATIONS

A2.5



Front Elevation 3A - Farmhouse

Scheme 3



Front Elevation 3B - Craftsman

Scheme 6



Front Elevation 3C - Spanish

Scheme 9

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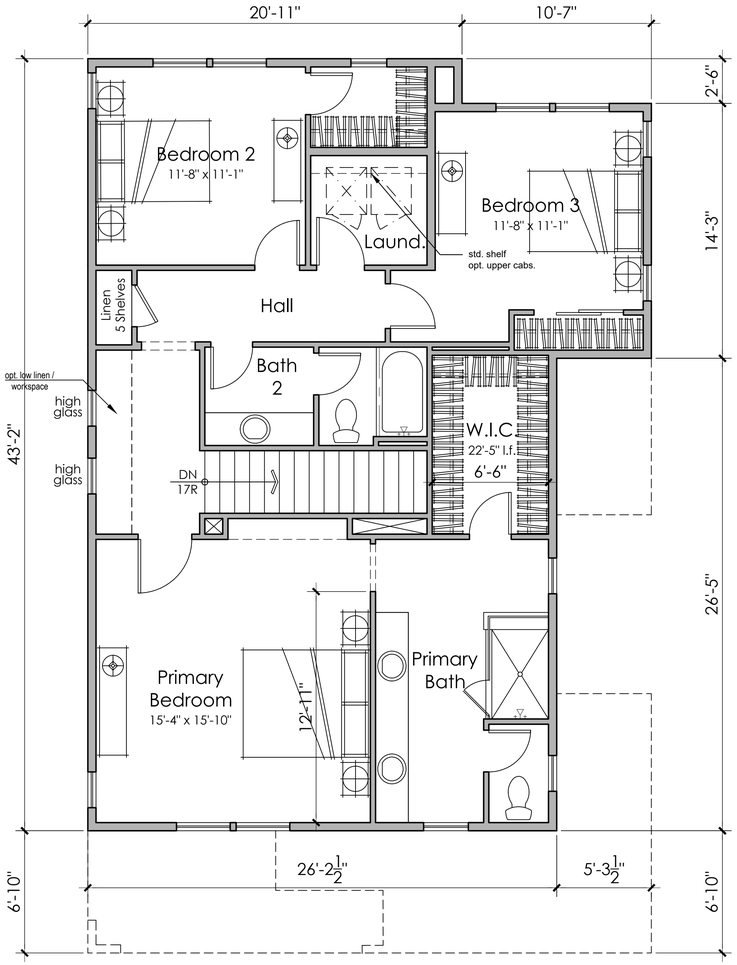
0 2 4 8

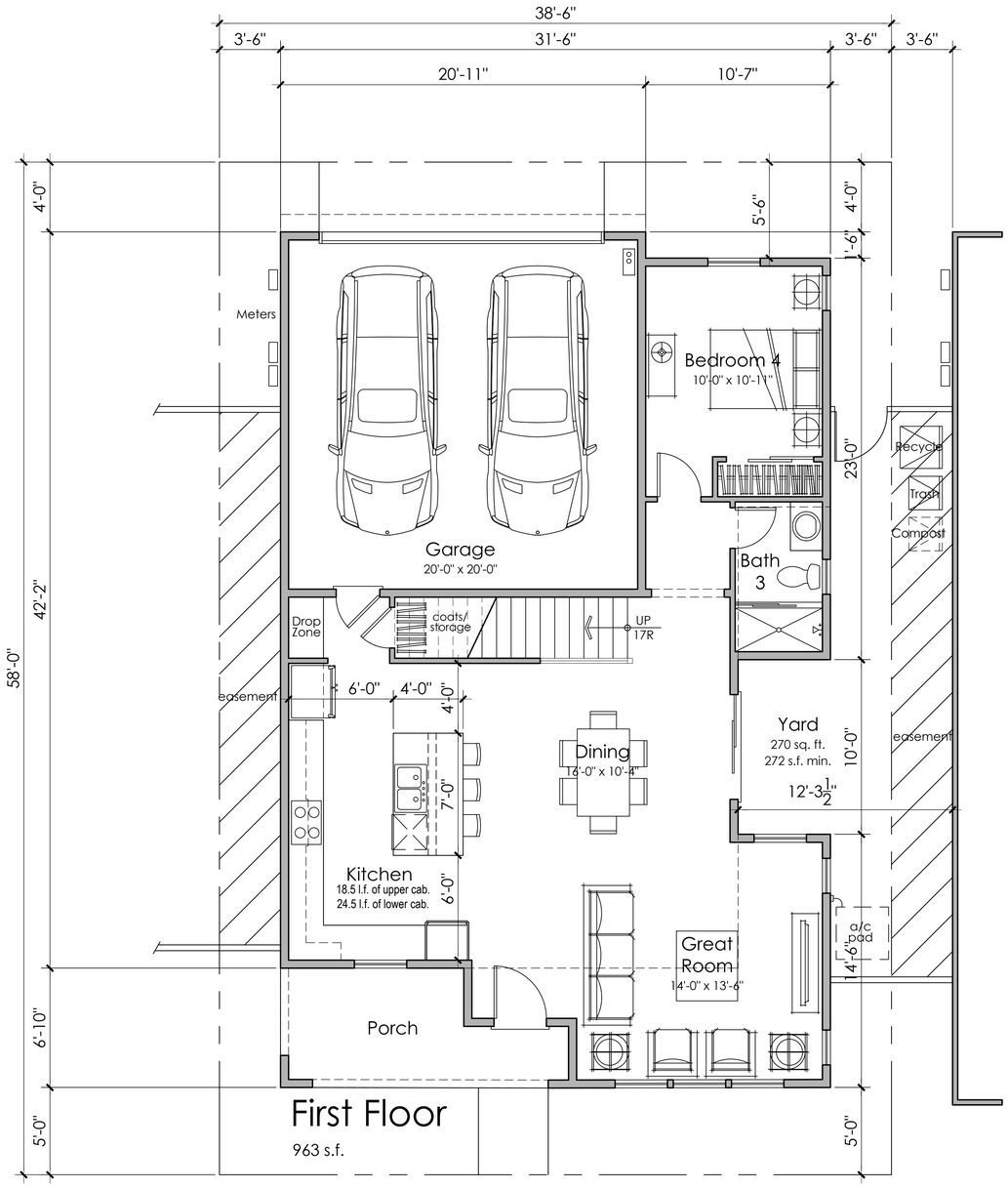
PLAN 3 FRONT ELEVATIONS

A3.0



Second Floor

1168 s.f.



First Floor

963 s.f.

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Scale: 3/16" = 1'-0"
0 4 8 12

4 BEDROOMS
3 BATHS
2,132 S.F.

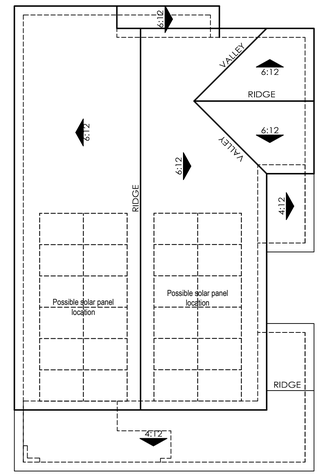
FLOOR PLAN 3

A3.1

3A - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Board and Batt Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

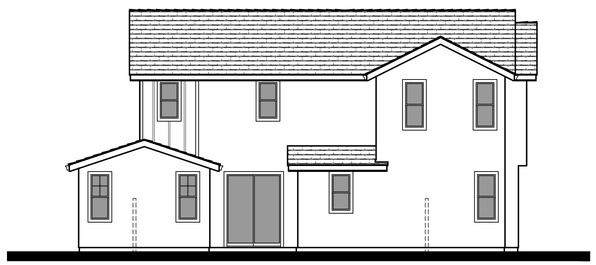


Front Elevation 3A -
Farmhouse



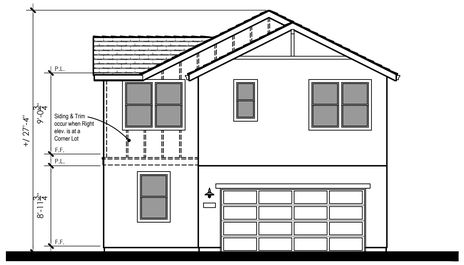
ROOF PLAN 3
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



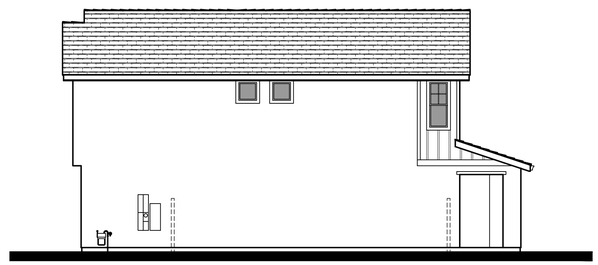
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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0 2 4 8

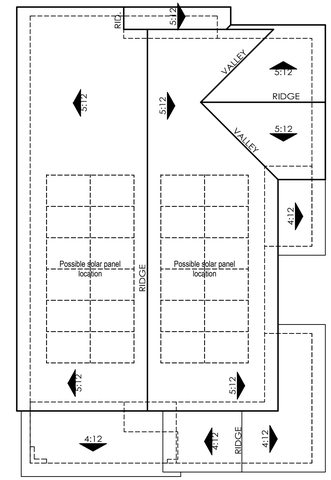
PLAN 3A - EXTERIOR ELEVATIONS

A3.2

3B - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

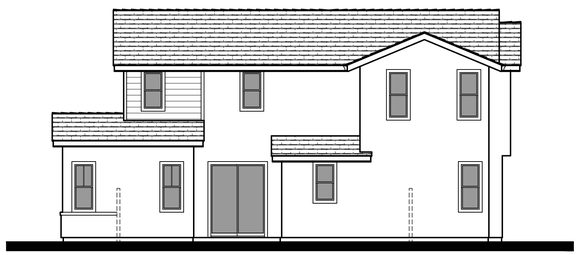


Front Elevation 3B -
Craftsman



ROOF PLAN 3
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



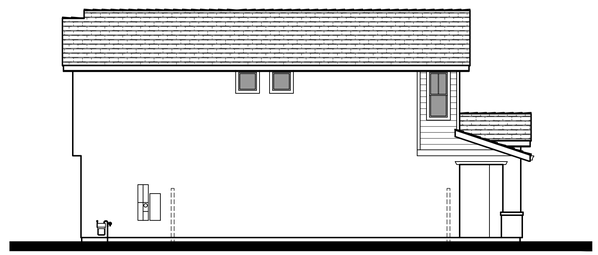
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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WOODLAND, CA # 2021-1319

SCHEMATIC DESIGN
MARCH 10, 2022

0 2 4 8

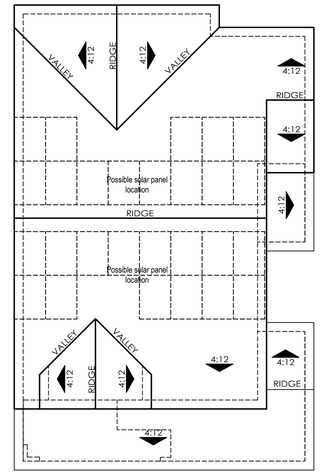
PLAN 3B - EXTERIOR ELEVATIONS

A3.3

3C - Material Legend:
Low Profile 'S' Tile Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim



Front Elevation 3C -
Spanish



ROOF PLAN 3
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



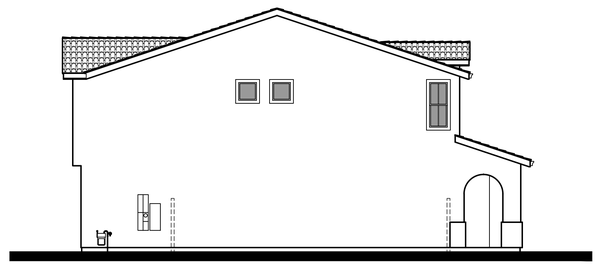
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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PLAN 3A - EXTERIOR ELEVATIONS

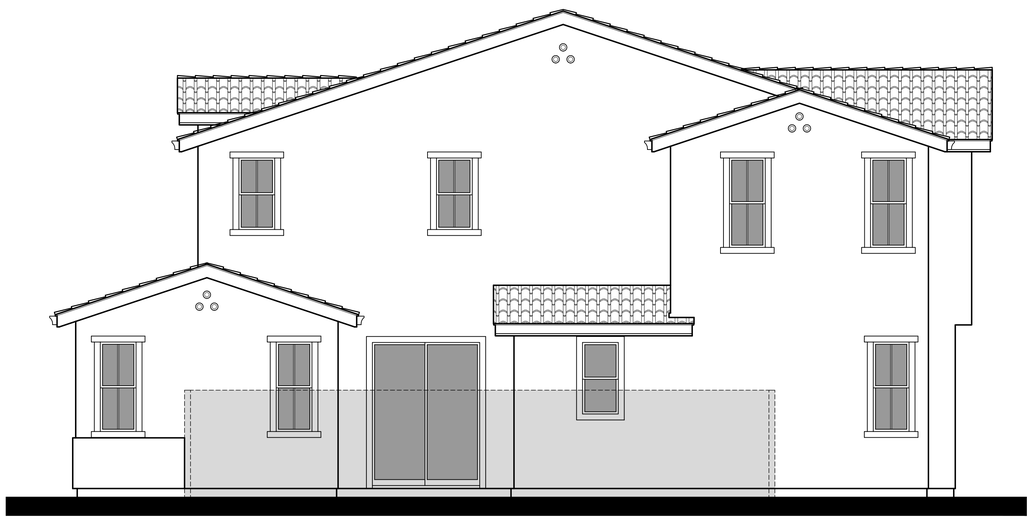
A3.2



3A - Right Elevation at Corner Lots



3B- Right Elevation at Corner Lots



3C - Right Elevation at Corner Lots

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RUBY ESTATES
WOODLAND, CA # 2021-1319

SCHEMATIC DESIGN
MARCH 10, 2022

0 2 4 8

PLAN 3 CORNER LOT ELEVATIONS

A3.5

MANUFACTURERS

Kelly Moore or Equal
Boral Roofing or Equal
Environmemental Stone Works or Equal

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	SCHEME 6	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY	KM 4947 SUBTLE SHADOW	HLS 4304 SNOW GLOBE	HLS 4241 STOCKING WHITE	KM 4898 SLOW PERCH	KM 4570 SHOJI SCREEN	KM 5778 SHEEPSKIN GLOVES	KMW 44 PEARLY WHITE	KM 4905 HUSH GRAY	KM 4704 DUSTY TRAIL RIDER
BATTEN SIDING / GABLE INSETS / CORNER BOARDS / TRIM AT BATTEN	KMW 43 WHITEST WHITE	KM 5828 BIG BAND	KM 5001 LILY POND BLUE						
HORIZONTAL LAP SIDING/CORNER BOARDS / TRIM AT SIDING				KM 4951 QUEEN VALLEY	HLS 4276 CLIPPERSHIP TWILL	HSL 4241 STOCKING WHITE			
FASCIA / EAVES / GABLE DECOR / CORBELS / TRIM							KM 5785 COUNTRY CLUB	KM 4936 SMOKEY DAY	KMW 57 CLOUD WHITE
FASCIA / EAVES / CORBELS / TRIM 1 / GARAGE DOORS	KMA 87 STILLETTO	KM 5818 KETTLEMAN	HLS 4264 MELMAC SILVER						
FASCIA / EAVES / CORBELS / GABLE INSETS / GARAGE DOORS				KMA 91 BLACK ICE	KM 4953 NATURAL PUMICE	KM 4938 GROUCHY BADGER			
GARAGE DOORS							KM 5788 NEVER CRY WOLF	KMA 72 BARNWOOD	KM 4943 SUBWAY
TRIM 2	KMW 43 WHITEST WHITE	KM 5825 NOT MY FAULT	HLS 4264 MELMAC SILVER						
TRIM				KMW49 GREAT WHITE	46 ACOUSTIC WHITE	27 BONE			
ENTRY DOORS							KM 4868 PORCH SWING	KM 4995 NAVY DAMASK	HLS 4226 OLYMPIAN IVY
ENTRY DOOR / SHUTTERS	KM 5741 CRICKETS CROSS	HLS 4258 OWL MANNER MALT	KM 4946 SEAWEED WRAP						
ENTRY DOOR / SHUTTERS				HLS 4268 RED HOT JAZZ	KMA 70 ZIN CLUSTER	HLS 4833 CAMPING TRIP			
ROOF MATERIAL - FULL S PROFILE							1BCCS 6031 LA TERRA BLEND	1BCCS 0300 BRONZE PEARL	1BCCS 6036 SANTA CATARINA BLEND
ROOF MATERIAL - FLAT SLATE PROFILE	1FACS 5047 EBONY	1FACS 1403 CHARCOAL BLEND	1FACS 0330 APPALACIAN BLEND						
ROOF MATERIAL - FLAT SHAKE PROFILE				1FBCJ 1430 CHARCOAL BLEND	1FBCJ 3181 SMOKEY TOPAZ	1FBCJ1430 BRONZE PEARL			

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888.456.5849
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THE NEW HOME COMPANY

RUBY ESTATES
WOODLAND, CA # 2021-1319

SCHEMATIC DESIGN
MARCH 10, 2022

COLOR / MATERIAL BOARD

A4.0

Recorded at request of:)
City Clerk)
City of Woodland)
)
When recorded return to:)
City of Woodland)
300 First Street)
Woodland, CA 95695)
Attention: City Clerk)
)

Exempt from filing fees pursuant to Government Code §6103

DEVELOPMENT AGREEMENT NO. [_____]

RUBY ESTATES

AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC.

AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. [_____]

This Amended and Restated Development Agreement (hereinafter "Agreement") is entered into as of this ___ day of _____, 2022 by and between the City of Woodland, California ("CITY"), and The New Home Company Northern California LLC., a Delaware Limited Liability Company ("OWNER"), each of whom shall be referred to as a "party" and together as the "parties."

RECITALS

WHEREAS, CITY and Turn of the Century LLC, previously entered into that certain Development Agreement ("Original Development Agreement") on January 6, 2006, approved by the City Council of the City of Woodland by Ordinance No. 1453 on January 6, 2006, with subsequent second amendment to the DA on July 1, 2014 approved by the City Council of the City of Woodland by Ordinance No. 1595 on July 1, 2014; and

WHEREAS, Turn of the Century LLC subsequently transferred its property interests, and associated agreements, to various developers, and OWNER now owns that certain real property with Yolo County Assessor's Parcel Numbers 042-030-054 (the "Property"); and

WHEREAS, this Agreement hereby replaces in its entirety the Original Development Agreement with respect to the Property (as defined below) only; and

WHEREAS, CITY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, et seq. of the Government Code; and

WHEREAS, CITY has approved the Spring Lake Specific Plan ("Plan"), which encompasses OWNER's property, more fully described in Exhibit "A" and shown on Exhibit "B" to this Agreement ("Property"), and which requires owners of property within the Plan area to enter into development agreements as a precondition of development; and

WHEREAS, OWNER and CITY wish to enter into this Development Agreement pursuant to the Plan, allowing for the construction of a project as described herein ("Project"); and

WHEREAS, OWNER has applied to CITY for certain entitlements for development of its Property, including this Agreement, and proceedings have been taken in accordance with the rules and regulations of CITY; and

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY and OWNER and have been found to be fair, just, and reasonable; and

WHEREAS, the best interests of the citizens of the City of Woodland and the public health, safety, and welfare will be served by entering into this Agreement; and

WHEREAS, the City Council hereby finds and determines that this Agreement is of major significance because it will enable CITY to fund much needed capital improvements and provide much needed public services and will therefore also have a major, beneficial economic impact on CITY; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Project and the Agreement, with the Woodland City Council's certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addenda to the Turn of the Century EIR; and

WHEREAS, this Agreement and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters related to the approval of development agreements; and

WHEREAS, development of the Project in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of OWNER's property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Section 65864, et seq. of the Government Code are intended;

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "CITY" means the City of Woodland, a California municipal corporation.

1.1.3 "City Council" means the duly elected city council of the City of Woodland.

1.1.4 "Commencement Date" means the date the Term of this Agreement commences.

1.1.5 "Development" means the improvement of the Property (as defined herein) for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. "Development" does not include the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.6 "Development Approvals" means all permits and other entitlements for use subject to approval or issuance by CITY in connection with development of the Property including, but not limited to (i) specific plans and specific plan amendments, (ii) tentative and final subdivision and parcel maps, (iii) conditional use permits, public use permits and plot plans, (iv) zoning and planned development, and (v) grading and building permits.

1.1.7 "Development Exaction" means any requirement of CITY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.8 "Development Impact Fee" means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, and which may be increased or updated from time to time, but does not include fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements adopted pursuant to Article 2.5 of the Government Code (commencing with Section 65864) of Chapter 4, or fees collected pursuant to agreements with redevelopment agencies which provide for the redevelopment of property in furtherance or for the benefit of a redevelopment project for which a redevelopment plan has been adopted pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

1.1.9 "Development Plan" means the plan for development of the Property as set forth in Exhibit "C".

1.1.10 "Effective Date" means the date the ordinance approving and authorizing this Agreement becomes effective.

1.1.11 "Land Use Regulations" means all ordinances, resolutions, codes, rules, regulations and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the Property. "Land Use Regulations" does not include any CITY ordinance, resolution, code, rule, regulation or official policy, governing:

(a) the conduct of businesses, professions, and occupations;

(b) taxes (special or general) and assessments;

(c) the control and abatement of nuisances;

(d) the granting of encroachment permits and the conveyance of rights and interests that provide for the use of or the entry upon public property;

(e) the exercise of the power of eminent domain.

1.1.12 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.13 "OWNER" means the persons and entities listed as OWNER on page 1 of this Agreement and their successors in interest to all or any part of the Property.

1.1.14 "Project" means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.15 "Property" means the real property described on Exhibit "A" and shown on Exhibit "B" to this Agreement.

1.1.16 "Reservation of Rights" means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to CITY under Section 3.3 of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit "A" - Legal Description of the Property

Exhibit "B" - Map showing Property and its location

Exhibit "C" - Tentative Map, Site Plan, Landscape Plan,

Architectural Renderings (from the _____, City Council Hearing)

Exhibit "D" - Development Standards for Ruby Estates

Exhibit "E" - Conditions of Approval

Exhibit "F" - Fees

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out in accordance with the terms of the Development Plan and this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of the fee simple title to, or has an equitable interest in, the Property or a portion thereof.

2.3 Term. The term of this Agreement shall commence on the date (the "Commencement Date") that is the Effective Date, and shall be in force for a period of 10 years thereafter (the "Initial Term"), unless this term is modified or extended pursuant to the provisions of this Agreement. Developer may elect to extend the Term by up to two successive two (2) year periods (for a maximum Term of 14 years) upon written notice to CITY no later than 90 days prior to the date the Term would otherwise expire. Thereafter, the OWNER shall have no vested right under this Agreement, regardless of whether or not OWNER has paid any Development Impact Fee. Any tentative map approved by CITY for the Property shall have a duration co-extensive with the duration of this Agreement.

2.4 Assignment.

2.4.1 Right to Assign. OWNER shall have the right to sell, transfer or assign the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq.) to any person, partnership, joint venture, firm or corporation at any time during the Term of this Agreement; provided, however, that any such sale, transfer or assignment shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No sale, transfer or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such sale, transfer or assignment, OWNER shall notify CITY, in writing, of such sale, transfer or assignment and shall provide CITY with an executed agreement ("Assignment and Assumption Agreement"), in a form reasonably acceptable to CITY, by the purchaser, transferee or assignee and providing therein that the purchaser, transferee or assignee expressly and unconditionally assumes all the duties,

obligations, agreements, covenants, waivers of OWNER under this Agreement, including, without limitation, the covenants not to sue and waivers contained in Sections 7.2 and 8.4 hereof.

Any sale, transfer or assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any purchaser, transferee or assignee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such purchaser, transferee or assignee, but the benefits of this Agreement shall not inure to such purchaser, transferee or assignee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any sale, transfer or assignment, a transferring OWNER shall continue to be obligated under this Agreement with respect to the transferred Property or any transferred portion thereof, unless such transferring OWNER is given a release in writing by CITY (which written confirmation may be in the form of execution and recordation of the Assignment and Assumption Agreement), which release shall be provided by CITY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property subject to the transfer.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided CITY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The purchaser, transferee or assignee provides CITY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Assignment. Any subsequent sale, transfer or assignment after an initial sale, transfer or assignment shall be made only in accordance with and subject to the terms and conditions of this Section.

2.4.4 Utilities. The Project shall be connected to all utilities necessary to provide adequate water, sewer, gas, electric, and other utility service to the Project, prior to the issuance of a certificate of occupancy for any portion of the Project.

2.4.5 Sale to Public and Completion of Construction. The provisions of Subsection 2.4.1 shall not apply to the sale or lease (for a period longer than one year) of any lot that has been finally subdivided and is individually (and not in "bulk") sold or leased to a member of the public or other ultimate user. This Agreement shall terminate with respect to any lot and such lot shall be released and no longer be subject to this Agreement without the execution or recordation of any further document upon satisfaction of both of the following conditions:

(a) The lot has been finally subdivided and individually (and not in "bulk") sold or leased (for a period longer than one year) to a member of the public or other ultimate user; and

(b) A certificate of occupancy has been issued for a building on the lot, and the fees for such lot set forth in this Agreement have been paid.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or canceled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of CITY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated Term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by CITY or applicable public agency of all required dedications.

Termination of this Agreement shall not constitute termination of any other land use entitlements approved for the Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement that has occurred prior to such termination or with respect to any obligations that are specifically set forth as surviving this Agreement. Upon such termination, any Development Impact Fees paid by OWNER to CITY for residential units on which construction has not yet begun shall be refunded to OWNER by CITY.

Automatic Termination as to Residential Lots/Notice of Termination as to Other Parcels. This Agreement shall automatically be terminated, without any further action by any party or need to record any additional document, with respect to any single family residential lot with a parcel designated by the Development Approvals for residential use, upon completion of construction and issuance by CITY of a final occupancy permit for a dwelling unit upon such single family residential lot and the conveyance of such improved residential lot and dwelling unit to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for the single family residential lot and dwelling unit, CITY shall confirm that all improvements that are required to serve the residential lot, as determined by CITY, have (1) been

accepted by CITY, or (2) in CITY's discretion, adequate security for certain improvements has been provided, and that the dwelling is ready for occupancy by the homebuyer. Termination of this Agreement for any single family residential lot as provided for in this Section shall not in any way be construed to terminate or modify any assessment district, fee district, public financing district, special tax district, tax and / or any Mello Roos Community Facilities District lien affecting such lot at the time of termination. Termination of this Agreement as to an individual parcel or lot with a building constructed upon it shall not affect Developer's rights or obligations under any of the Development Approvals applicable to the remainder of the Project at the Property.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown in the records of the telegraph company after transmission by telegraph to the recipient named below. All notices shall be addressed as follows:

If to CITY:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Manager
Telephone: (530) 661-5800
Facsimile: (530) 661-5848

Copy to:

Best, Best & Krieger
500 Capitol Mall, Suite 1700
Sacramento, CA 95814
Attn: Woodland City Attorney
Telephone: (916) 325-4000
Facsimile: (916) 325-4010

If to OWNER:

The New Home Company Northern California LLC.
1508 Eureka Road, Suite 290

Roseville, CA 95661
Attn: Justin Walters
Telephone: 916-757-1197

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

2.8 Termination of Previous Agreement. As related to the Property only, this Agreement replaces and supersedes the Original Development Agreement approved by Ordinance No 1563, adopted on June 17, 2014, with subsequent second amendment to the DA on December 15, 2015 approved by the City Council of the City of Woodland by Ordinance No. 1595 on June 15, 2015. As of the effective date of the ordinance adopting this Development Agreement, the Original Development Agreement shall terminate and shall have no further force or effect with respect to the Property.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop.

3.1.1 CITY and OWNER acknowledge that this Agreement has been prepared and executed in order to comply with the requirement in the Spring Lake Specific Plan that a development agreement be entered into in connection with any rezoning of land or tentative parcel map approval within the Specific Plan area. This agreement is for Tentative Subdivision Map #5221, Planned Development Overlay, and Site Plan and Design Review which includes the 7.03 acre R-15 (R-15PD) project site resulting in 87 single family lots.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservation of Rights, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Land Use Regulations and Development Approvals, whether in effect on the Effective Date or subsequently adopted. In connection with any subsequently imposed Development Approvals and except as specifically provided otherwise herein, CITY may exercise its discretion in accordance with the Land Use Regulations then in effect, as provided by this Agreement, including, but not limited to, the Reservation of Rights. CITY shall accept for processing, review and action all applications for subsequent development approvals, and such applications shall be processed in the same manner and the CITY shall exercise its discretion, when required or authorized to do so, to the same extent it would otherwise be entitled in the absence of this Agreement.

3.3 Reservation of Rights.

3.3.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following regulations shall apply to the development of the Property:

(a) Processing fees and charges of every kind and nature imposed by CITY to cover the estimated actual costs to CITY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations, adopted policies and rules governing engineering and construction standards and specifications applicable to public and private improvements, including, without limitation, all uniform codes adopted by the CITY and any local amendments to those codes adopted by the CITY, including, without limitation, the CITY's Building Code, Plumbing Code, Mechanical Code, Electrical Code, and Grading Ordinance.

(d) Regulations imposing Development Exactions; provided, however, that no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the CITY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan. In the event any such subsequently adopted Development Exaction fulfills the same purposes, in whole or in part, as the fees set forth in Section 4 of this Agreement, CITY shall allow a credit against such subsequently adopted Development Exaction for the fees paid under Section 4 of this Agreement to the extent such fees fulfill the same purposes.

(e) Regulations that may be in material conflict with this Agreement but that are reasonably necessary to protect the residents of the project or the immediate community from a condition perilous to their health or safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations that are not in material conflict with this Agreement or the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to materially conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations that are in material conflict with the Development Plan; provided OWNER has given written consent to the application of such regulations to

development of that Property in which the OWNER has a legal or equitable interest.

(h) Regulations that impose, levy, alter or amend fees, charges, or Land Use Regulations relating to consumers or end users, including, without limitation, trash can placement, service charges and limitations on vehicle parking.

(i) Regulations of other public agencies, including Development Impact Fees adopted or imposed by such other public agencies, although collected by CITY.

3.3.2 Subsequent Development Approvals. This Agreement shall not prevent CITY, in acting on subsequent development approvals and to the same extent it would otherwise be authorized to do so absent this Agreement, from applying subsequently adopted or amended Land Use Regulations that do not materially conflict with this Agreement.

3.3.3 Modification or Suspension by State or Federal Law. In the event that State, County or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations; provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.3.4 Intent. The parties acknowledge and agree that CITY is restricted in its authority to limit certain aspects of its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to CITY all of its police power that cannot be or are not expressly so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to CITY all such power and authority that cannot be or is not by this Agreement's express terms so restricted.

3.4 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of CITY may possess authority to regulate aspects of the development of the Property separately from or jointly with CITY and this Agreement does not limit the authority of such other public agencies.

3.5 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Ca1.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective

business judgment, subject only to any timing or phasing requirements set forth in the Development Plan.

3.6 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to CITY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to CITY or such other public agency should it have undertaken such construction.

3.7 Acquisition of Property for Construction of Improvements Off-Site. OWNER shall, in a timely manner as determined by CITY and consistent with the requirements of the Specific Plan, acquire the property rights necessary to construct or otherwise provide the public improvements contemplated by the Specific Plan.

3.8 Acquisition of Real Property Interests. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. If and to the extent this section 3.8 conflicts with Section 66462.5 of the Subdivision Map Act, this section will control.

3.9 Credits and/or Reimbursement for Dedication of Property or Construction of Infrastructure. To the extent OWNER dedicates land, funds or constructs public facilities that exceed the size or capacity required to serve the Property for the benefit of other properties, or if such dedication or improvements benefit other properties regardless of its size or capacity, CITY shall enter into an agreement to reimburse OWNER to the extent of such benefit as determined by CITY. Such reimbursement may take the form of fee credits and/or benefit assessments, special taxes, or other fees or assessments collected from benefiting properties, as the CITY may determine. Notwithstanding the foregoing, the CITY shall not reimburse the OWNER for costs of interim temporary improvements, nor shall CITY require OWNER to pay for interim temporary improvements installed by others on OWNER's property. If OWNER's costs for the improvements exceeds the amount(s) shown in the Spring Lake Capital Improvement Program for such improvement(s), OWNER agrees that the CITY may defer a portion of OWNER's reimbursement for constructed improvements until the CITY completes a reconciliation update for the Spring Lake Infrastructure Fee ("SLIF").

3.10 Water Supply Planning. To the extent the Development Plan includes one or more tentative maps totaling more than 500 dwelling units, and to the extent the Project, or any part thereof, is not exempt under Government Code Section 66473.7(i), each such tentative map shall comply with the provisions of Government Code Section 66473.7.

3.11 City Plan Check & Inspection of Public & Private Civil Improvements. Developer shall, at its sole cost, expense, and liability, pay all fees, charges, and taxes arising out of construction of the Public & Private Improvements, including, but not limited to fees for the checking, filing, and processing of improvement plans and specifications and for inspecting the construction of the onsite & offsite civil improvements. These fees must be paid in full prior to approval of the final map and improvement plans.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs that will not be fully met by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER that should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of the public needs resulting from the Project.

4.2 Development Impact Fees.

4.2.1 Amount of Fee. The Development Impact Fees and other fees set forth in Exhibit "F" shall be charged to the Project (subject to annual CCI).

4.2.2 Time of Payment. The fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of building permits for each residential unit. No fees shall be payable for building permits issued prior to the Effective Date of this Agreement, but the fees required pursuant to Subsection 4.2.1 shall be paid prior to the re-issuance or extension of any building permit for a residential unit for which such fees have not previously been paid.

4.2.3 Fee Credits and Reimbursements. OWNER shall be entitled to credit or reimbursement against the fees required pursuant to Subsection 4.2.1 for the dedication of land, the construction of improvements or the payment of fees as specifically set forth in an agreement entered into between CITY and OWNER pursuant to Section 3.9

4.2.4 Future Development Impact Fees; Increases. The Parties hereby agree that, in addition to the Development Impact Fees included in Exhibit "F", the Project shall be subject to the imposition of any Development Impact Fee that becomes effective after the Effective Date. In addition, the Project shall be subject to any increase, decrease, amendment or alteration of any Development Impact Fee that becomes effective after the Effective Date.

4.2.5 Prepayment. In no event shall the prepayment of any Development Impact Fees required hereunder establish a vested right on the part of OWNER or any other owner of the Property or any person or entity with an interest therein to develop the Project or the Property following the expiration, cancellation or termination of the Term of this Agreement. Following the expiration, cancellation or termination of this Agreement, all Development Impact Fees then in effect shall be applicable to the Project and Property notwithstanding any provision of this Agreement and notwithstanding the prepayment of the Development Impact Fees set forth in Exhibit "F", any increase or amendment of any Development Impact Fee, or any combination thereof. Nothing contained in this Subsection 4.2.5 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees as set forth in Section 4.2.3 hereof.

4.3 Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in CITY's Agricultural Mitigation Program. With respect to the Property, the City's agricultural conservation easement requirement has been satisfied.

4.4 Swainson's Hawk Mitigation. In addition to the requirements of Section 4.3 above, OWNER's obligation for Swainson's Hawk Mitigation has been satisfied.

4.5 Dedication of On-Site Easements and Rights of Way. OWNER shall dedicate to CITY all on-site rights of way and easements deemed necessary for public improvements, in CITY's sole discretion, within 15 days of receipt of written demand from CITY.

4.6 Timing of Construction of Off-Site Infrastructure. Approval of any building permits on the Property shall be conditioned upon CITY's determination, in its sole discretion, that sufficient progress is being made on construction of off-site infrastructure serving development of OWNER's Property.

4.7 Assigned Building Unit Allocations. OWNER agrees that CITY shall not approve any final subdivision map unless each lot to be subdivided thereby has a building unit allocation assigned to it pursuant to CITY's building unit allocation ordinance.

4.8 Affordable Housing In-Lieu Fee. CITY and OWNER agree that OWNER shall pay an affordable housing in-lieu fee to meet the affordability requirement applied to this Project. The Project is responsible for providing 9 low income units. The very low income unit obligation has been previously met. In lieu of constructing the affordable housing units, OWNER agrees to pay to CITY, or non-profit organization of CITY's choice for the purpose of constructing housing in Woodland for low income households, a total of Three Thousand Nine Hundred Dollars and No Cents ($3,900) per unit for each of the 87 mapped units for a total of Three Hundred Thirty Nine Thousand Three Hundred Dollars and No Cents ($339,300). The affordable housing in lieu fee shall be paid at time of building permit. The affordable housing fee shall be subject to annual CCI increases.

4.9 General Purpose Fee. CITY and OWNER agree that owner shall pay to CITY a total of Five Thousand Dollars and No Cents ($5,000) per unit for each of the 87 mapped units for a total of One Hundred and Four Hundred Thirty Five Thousand Dollars and No Cents ($435,000) as a general purpose fee. City shall use this general purpose fee to improve bicycle and pedestrian connectivity, including but not limited to construction of the planned Highway 113 bike/pedestrian overcrossing, and complete other neighborhood enhancements within the Plan Area. The general purpose fee shall be paid in one lump sum amount upon final map (excluding model homes) for the Property. The general purpose fee shall be subject to annual CCI increases.

4.10 Financing Plan Cost Estimates. Notwithstanding any fee amounts listed in Exhibit "D," OWNER acknowledges and agrees that the cost estimates contained in the Spring Lake Specific Plan Financing Plan and Capital Improvement Plan (CIP) are estimates only, and that OWNER shall pay its share of the costs of improvements and amenities identified in the

Financing Plan in amounts to be determined by CITY, which may be more or less than the estimates contained in the Financing Plan.

4.11 Infrastructure and Improvements. Prior to receiving a building permit for the Project, OWNER shall either have: (i) applied for and received a subdivision map for the Property, and have entered into a new development agreement with CITY or an amendment to this Agreement, or (ii) submitted plans for infrastructure and improvements necessary to serve the Project in accordance with CITY standards and received approval of such plans by the City Engineer.

4.12 Right of Way. OWNER shall obtain all necessary rights of way for public improvements prior to final map. Should OWNER be unable to acquire rights of way with a good faith effort based on a MAI appraisal, OWNER may request CITY acquire the necessary offsite right of way, OWNER shall fund all CITY costs and shall deposit Two Hundred Thousand Dollars ($200,000.00) with the first final map that triggers right of way acquisition. Right of Way acquisition costs for off-site SLIF covered improvements are eligible for SLIF reimbursement. CITY will allow a map to proceed with the $200,000 deposit. OWNER may deposit funds in Fifty Thousand Dollar ($50,000.00) increments for CITY acquisition; however, a final map will not be approved with less than a $200,000 deposit.

4.13 Storm Drainage. OWNER understands and acknowledges that, at the time of execution of the Development Agreement and imposition of these conditions, the CITY lacks sufficient storm drain capacity to serve the Project and that City Engineering staff is reviewing multiple options for increasing storm water capacity of the Spring Lake drainage system downstream of the project. Depending on the option selected, the implementation of one or more of the options currently being studied may result in an increase to the Spring Lake Drainage Fee. If such an increase occurs, Owner agrees to pay its proportional share of the increased Spring Lake Drainage Fee at the time building permits are issued for the Project.

OWNER understands and agrees that it will proceed to build its Project at its own risk and unconditionally releases and discharges CITY and its officers and employees from any and all claims, demands, liabilities, damages, obligations, actions, or causes of action of any kind, known or unknown, past or present, arising out of, relating to, or in connection with the insufficient storm drain capacity ("Claims"). OWNER agrees to refrain from instituting, initiating, maintaining, or participating in any lawsuit, claim, or other proceeding in any jurisdiction or forum relating in any way to the Claims and understands that this release may be pled as a full and complete defense to, and may be used as the basis for an injunction against, any lawsuit, suit, or other proceeding that may be instituted, prosecuted, or attempted in breach of this release. The release in this section is intended to be complete and final and to cover claims, demands, liabilities, damages, actions, and causes of action that are known, but also claims, demands, liabilities, damages, actions, and causes of action that are unknown or that the OWNER does not suspect to exist in their favor that, if known at the time of signing this Agreement, might have affected their actions, and therefore the parties expressly waive the benefit of the provision of section 1542 of the California Civil Code, which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives and relinquishes all rights and benefits that it has or may have had under Section 1542 of the California Civil Code or the law of any other state, country, or jurisdiction to the same or similar effect to the full extent that they may lawfully waive such rights.

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Owner's Initials

Further, OWNER understands that a property owner(s) downstream of OWNER's Project may be adversely affected in the event of a large storm and that development of OWNER's Project may exacerbate downstream overflow. If CITY receives a claim from, or has a lawsuit filed against it by, a downstream property owner(s), OWNER agrees to participate in the defense and contribute its proportionate share of the damages its Project caused to CITY.

4.14 Meter Fees. Prior to any final map, OWNER shall pay AMR (Automated Meter Reading) fees for public meters in accordance with the current fee schedule. For reference, the 2021 AMR fee is $236 per meter.

4.15 SR102 and 25A Interchange. OWNER acknowledges that the interim upgrade of the County Road 102 ("Co Rd 102") and County Road 25A interchange in accordance with the Spring Lake EIR is a Spring Lake responsibility. OWNER accepts and supports the use of Spring Lake Infrastructure Bond proceeds for the upgrade of the Co Rd 102 and 25A interchange. OWNER further accepts and supports that there may be changes to the SLIF and the per unit set aside amount for the payment of Spring Lake Infrastructure Fees due to the Co Rd 102 and 25A interchange project.

4.16 Homeowners Association. Prior to approval of the first final map, OWNER agrees to form a Home Owners Association (HOA). OWNER agrees that the HOA's governing documents shall include requirements addressing, among other things, ownership, operation, and maintenance of onsite streets, lighting, landscaping, and storm drain. On site streets shall be privately owned and maintained by the HOA.

4.17 Garage Parking Requirement. The HOA's governing documents shall also include rules requiring garages to be free of clutter and accessible for the parking of two vehicles as well as the use and allocation of on-site outside parking spaces. First and second vehicles of a household shall park in the household's garage. Outside onsite parking spaces shall not be used for regular parking of household vehicles except when two (2) household vehicles are already parked in a garage. Storage of RVs or boats shall be prohibited in outside onsite parking spaces. HOA rules shall require the Board to cooperate with the City in addressing any neighborhood complaints.

5. FINANCING OF PUBLIC IMPROVEMENTS. OWNER may propose, and if requested by CITY shall cooperate in, the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. To the extent any such district or other financing entity is formed and sells bonds in order to finance such reimbursements, OWNER may be reimbursed to the extent that OWNER spends funds or dedicates land for the establishment of public facilities. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring CITY or the City Council to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Periodic Review. CITY shall review this Agreement annually, on or before the anniversary of the Effective Date, in order to ascertain the compliance by OWNER with the terms of this Agreement. OWNER shall submit an Annual Monitoring Report, in a form acceptable to the City Manager, within thirty (30) days after written notice from the City Manager. The Annual Monitoring Report shall be accompanied by an annual review and administration fee sufficient to defray the estimated costs of review and administration of the Agreement during the succeeding year. The amount of the annual review and administration fee shall be set annually by resolution of the City Council.

6.2 Special Review. The City Council may order a special review of compliance with this Agreement at any time. The Community Development Director, or his or her designee, shall conduct such special reviews.

6.3 Procedure.

(a) During either a periodic review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of a periodic review or a special review, the Community Development Director, or his or her designee, shall submit a report to the Planning Commission setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his or her recommended finding on that issue.

(c) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Commission may recommend to the City Council modification or termination of this Agreement. OWNER may appeal a Planning Commission determination

pursuant to this Section 6.3(d) pursuant to CITY's rules for consideration of appeals in zoning matters then in effect. Notice of default as provided under Section 7.3 of this Agreement shall be given to OWNER prior to or concurrent with proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a finding under Section 6.3, CITY determines to proceed with modification or termination of this Agreement, CITY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not CITY proposes to terminate or to modify the Agreement; and,

(c) Such other information that the CITY considers necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the City Council finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the City Council may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the CITY. The decision of the City Council shall be final.

6.6 Certificate of Agreement Compliance. If, at the conclusion of a Periodic or Special Review, OWNER is found to be in compliance with this Agreement, CITY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent Periodic or Special Review and based upon the information known or made known to the Community Development Director and City Council that: (1) this Agreement remains in effect; and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after a Periodic or Special Review and shall state the anticipated date of commencement of the next Periodic Review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by assignees or other transferees or OWNER, CITY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the Community Development Director or City Council.

7. DEFAULT AND REMEDIES.

7.1 Remedies in General. It is acknowledged by the parties that CITY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that CITY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action that arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

7.2 Release. Except for non-monetary remedies, OWNER, for itself, its successors and assignees, hereby releases CITY, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth and Fourteenth Amendments to the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon CITY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

> A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

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Owner's Initials

7.3 Termination or Modification of Agreement for Default of OWNER. CITY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, CITY may terminate or

modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8. LITIGATION.

8.1 General Plan Litigation. CITY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with CITY's determination. CITY shall have no liability in damages under this Agreement for any failure of CITY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, as it may be amended from time to time, is invalid or inadequate or not in compliance with law.

8.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless CITY, its agents, officers and employees from any claim, action or proceeding against CITY, its agents, officers, or employees to attack, set aside, void, or annul the approval of this Agreement, or the approval of any permit granted pursuant to this Agreement. CITY shall promptly notify OWNER of any claim, action, proceeding or determination included within this Section 8.2, and CITY shall cooperate in the defense. CITY may in its discretion participate in the defense of any such claim, action, proceeding or determination.

8.3 Environmental Assurances. OWNER shall indemnify and hold CITY, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. CITY may in its discretion participate in the defense of any such action.

8.4 Indemnity. In addition to the provisions of sections 8.1, 8.2, and 8.3 above, OWNER shall indemnify and hold CITY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study,

design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of CITY. OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. CITY may in its discretion participate in the defense of any such legal action.

8.5 Reservation of Rights. With respect to Sections 8.1, 8.2, 8.3, and 8.4 herein, CITY reserves, the right to either (1) approve the attorney(s) that the indemnifying party selects, hires or otherwise engages to defend the indemnified party hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense; provided, however, that the indemnifying party shall reimburse the indemnified party forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

8.6 Challenge to Existing Land Use Approvals. By accepting the benefits of this Agreement, OWNER, on behalf of itself and its successors in interest, hereby expressly agrees and covenants not to sue or otherwise challenge any land use approval affecting the Property and in effect as of the Effective Date. Such agreement and covenant includes, without limitation, the covenant against any direct suit by OWNER or its successor in interest, or any participation, encouragement or involvement whatsoever that is adverse to CITY by OWNER or its successor in interest, other than as part of required response to lawful orders of a court or other body of competent jurisdiction. OWNER hereby expressly waives, on behalf of itself and its successors in interest, any claim or challenge to any land use approval affecting the Property and in effect as of the Effective Date. In the event of any breach of the covenant or waiver contained herein, CITY shall, in addition to any other remedies provided for at law or in equity, be entitled to:

(a) impose and recover (at any time, including after sale to a member of the public or other ultimate user) from the party breaching such covenant or waiver, the full amount of Development Impact Fees that the breaching party would have been required to pay in the absence of this Development Agreement; and

(b) impose any subsequently adopted land use regulation on those land use approvals for which the breaching party had not, as of the time of such breach, obtained a building permit.

OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

> A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

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Owner's Initials

8.7 Survival. The provisions of this Section 8 shall survive the termination of this Agreement.

9. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. CITY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. CITY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the CITY in the manner specified herein for giving notices, shall be entitled to receive written notification from CITY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If CITY timely receives a request from a mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, CITY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided,

however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

10. MISCELLANEOUS PROVISIONS.

10.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the Yolo County Recorder by the Clerk of the City Council within ten (10) days after the CITY enters into the Agreement, in accordance with Section 65868.5 of the Government Code. If the parties to this Agreement or their successors in interest amend or cancel this Agreement, or if the CITY terminates or modifies this Agreement as provided herein for failure of the OWNER to comply in good faith with the terms and conditions of this Agreement, the City Clerk may have notice of such action recorded with the Yolo County Recorder.

10.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements that are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

10.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4 of this Agreement and Exhibit "F": to this Agreement, including the payment of the Development Impact Fees set forth therein, are essential elements of this Agreement and CITY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

10.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

10.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.6 Singular and Plural. As used herein, the singular of any word includes the plural.

10.7 Estoppel Certificate. Any party to this Agreement and any Lender may, at any time, and from time to time, deliver written notice to a party requesting such party to certify in writing that, to the knowledge of the certifying party, (i) the Agreement is in full force and effect and a binding obligation on the parties, (ii) the Agreement has not been amended or modified, either orally or in writing, and if so amended or modified, identifying the amendments or modifications, and (iii) as of the date of the estoppel certificate, the requesting party (or any party specified by a Lender) is not in breach in the performance of its obligations under the Agreement, or if in breach to describe therein the nature of any such breach and the steps or actions to be taken by the other party reasonably necessary to cure any such alleged breach. A party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within thirty (30) days following the receipt of such request. Each party acknowledges that such an estoppel certificate may be relied upon by third parties acting in good faith. An estoppel certificate provided by City establishing the status of this Agreement shall be in recordable form and may be recorded at the expense of the recording party.

10.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

10.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the Term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the Term of this Agreement shall not be extended under any circumstances for more than five (5) years.

10.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

10.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is binding upon each party and each successor in interest (including assignees) during ownership of the Property or any portion thereof.

10.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

10.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Yolo, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

10.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

10.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

10.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by CITY of its power of eminent domain.

10.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the Community Development Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a

copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto.

10.20 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

10.21 Obligations Joint and Several. The obligations of OWNER under this Agreement shall be joint and several with respect to the entities which, collectively, comprise OWNER. Further, the obligations of OWNER under this Agreement shall apply with respect to the entire Property, as it may be subdivided, sold, transferred, or otherwise conveyed, and run with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the last day and year set forth below.

OWNER
THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, a Delaware Limited Liability Company

By: _____

Its: _____

Dated: _____

CITY

CITY OF WOODLAND, a California municipal corporation

By:_____
Ken Hiatt
City Manager
Dated: _____

ATTEST:

By:_____
Ana Gonzalez
City Clerk

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP

_____
City Attorney

STATE OF CALIFORNIA)

) ss.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared _____ _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

_____

Notary Public

[SEAL]

STATE OF CALIFORNIA)

) ss.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared _____ _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

_____

Notary Public

[SEAL]

EXHIBIT "A"

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

Parcel 4 as shown on the map entitled "Parcel Map No. 5046, Heritage Large Lot Parcel Map", filed August 18, 2014 in Book 2014 of Maps, at pages 48 through 51, Yolo County Records.

APN: 042-030-054-000

EXHIBIT "B"

Map of the Property

Ruby Estates 3: (APN:042-030-054)

[PLACEHOLDER]

EXHIBIT "C"
Development Plans

Ruby Estates Tentative Subdivision Map #5221
[PLACEHOLDER]

[PLACEHOLDER]

Ruby Estates Preliminary Landscape Plan
[PLACEHOLDER]

EXHIBIT "D"
PD Overlay Standards

Ruby Estates PD Overlay Development Standards	
Lot Size	
Area	1,900 – 3,000 sq/ft (2,367sq/ft average)
Width	20-52 ft (37ft average)
Permitted Density	
Maximum Density per lot	1 dwelling
Setbacks	
Front (Paseo)	4ft
Front (Public Road)	10ft
Side	3.5ft
Rear	4ft from alley 10ft from site perimeter
Coverage	
Maximum Lot Coverage	67% (40-67%)
Height	
Maximum Height	23ft
Parking	
Minimum Parking	2 per dwelling
Supplemental Design Standards	
Front Yard Stagger	Non required
Mix of Two-story units	No limit
Second Story Separation	A minimum of 7 feet shall be provided between second story elements of adjacent two-story dwellings
Architectural Design	Architectural treatment shall be applied to all elevations of buildings as identified in the Design Review booklet.
Notes: (1) Steps may encroach into the setback (2) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1ft into a required setback provided adequate access/emergency egress paths are maintained.	

EXHIBIT "E"

RUBY ESTATES DEVELOPMENT AGREEMENT
PROJECT CONDITIONS OF APPROVAL
[PLACEHOLDER]

EXHIBIT "F"

(Ruby Estates Project Fees)

CITY may in its sole discretion, collect any of the following fees either prior to the issuance of a building permit for the Project or concurrently with the approval of a final subdivision map for the Property. The fees set forth herein do not include fees imposed by other agencies, such as the County of Yolo or Woodland Joint Unified School District. This project is considered multi-family for purpose of calculating

Spring Lake fees and single family for the purpose of calculating citywide Development Impact Fees.

Development Impact Fees for the following categories and amounts are shown as of January 1, 2022 but actual fee amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER. **All fees are subject to annual CCI.**

Development Impact Fee	**SL SFD (Single Family Dwelling)**
General City	952
Fire	3,225
Library	595
Police	779
Wastewater	7,125
Water	5,727
Parks & Recreational Facilities	4,834
Roads	9,389
MPFP Admin Fee (.75%)	245
Storm Drainage Facilities	Included in SLIF
Subtotal	**32,871**

The other fees include all applicable fees identified in this Agreement or conditions of approval which are linked to final map approval or issuance of a building permit. These fees include, but are not limited to, the following (Fees are due at final map and subject to annual CCI):

- SLIF fees MF $35,641 for the fair share of backbone infrastructure to the Spring Lake Specific Plan area;
- Spring Lake Fire Department Operation and Maintenance Funding Fee of $771 SFU/$540 for MFU
- Public transit capital fee of $247 for the construction of transit capital improvements
- Public transit operations fee of $51 for MFU
- Fiscal Deficit mitigation fees of $1050 for MFU
- The Project's prorated share of the Habitat Monitoring and Farming Education Fees $63 SFU/$45 MFU

- Offsite Affordable fee – no charge as a MF project

General purpose fee (see Development Agreement Section 4.9) of $5,000 per building permit, for 87 units, for a total obligation of $435,000 payable in one lump sum amount that will be due and payable in one lump sum amount at final map.

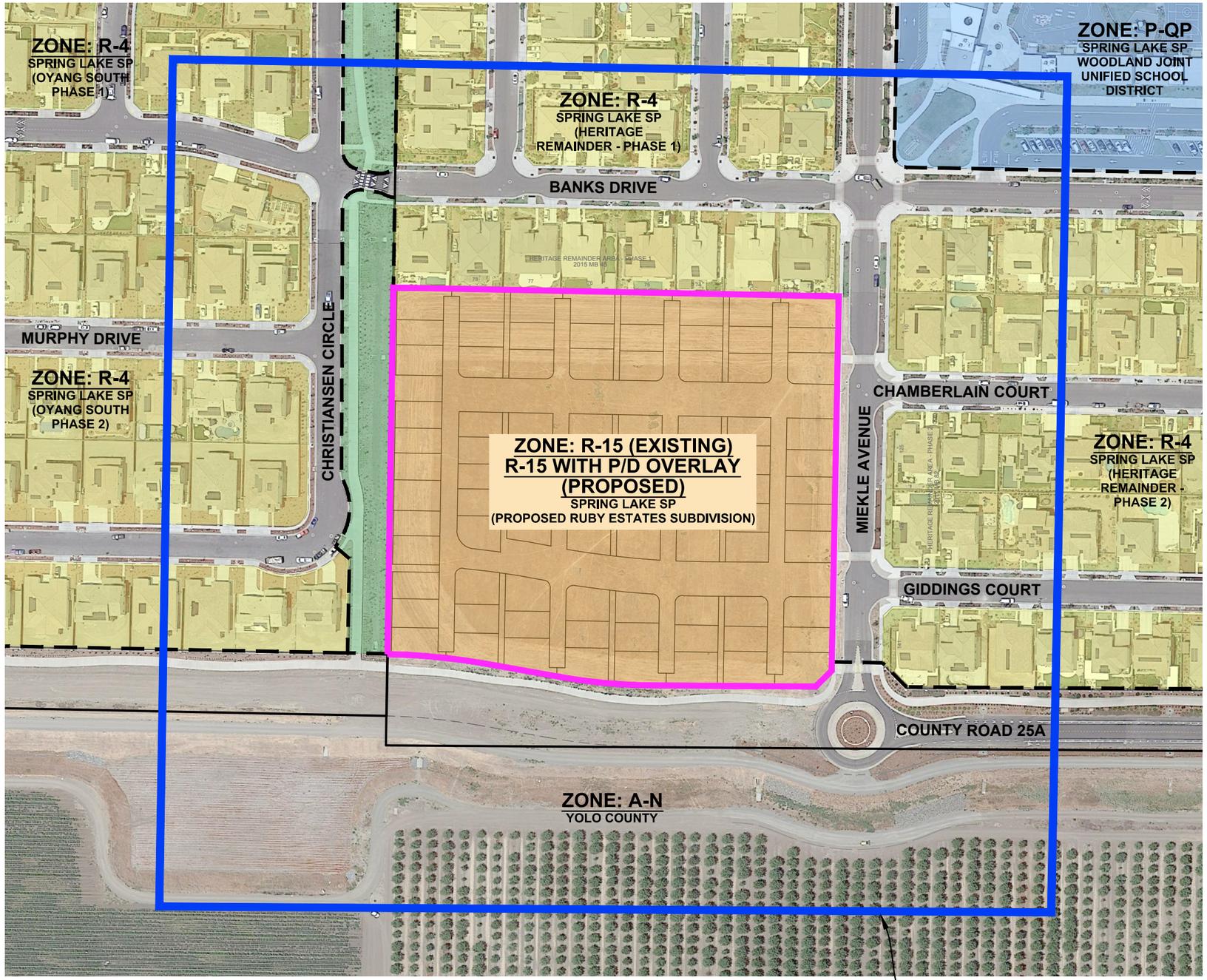
Affordable housing in-lieu fee (see Development Agreement Section 4.8) of $3,900 per unit, for 87 units, for a total obligation of $339,300 at time of building permit.

At the time of this document approval the property currently holds SLIF credit balance of $545,195

LEGEND:

GENERAL PLAN LAND USE DESIGNATIONS

- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- PUBLIC/QUASI PUBLIC
- OPEN SPACE
- ZONING BOUNDARIES
- SUBJECT PROPERTY



DESIGNED BY: CC DRAWN BY: LE CHECKED BY: SG SCALE 1" = 200'	CUNNINGHAM ENGINEERING CECWEST.COM Project Planning ▪ Civil Engineering ▪ Landscape Architecture ▪ Sacramento Office 2120 20th Street, Suite Three Sacramento, CA 95818 (916) 455-2026 ▪ Davis Office 2940 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026	# CONTEXTUAL MAP ## RUBY ESTATES CITY OF WOODLAND CALIFORNIA	SHEET 1 OF 1 DATE: 03/04/2022 JOB NO: 1863.10.03

S:\Projects\1800\1863 Ruby Estates\AutoCAD\1863-03 Tentative Map\1863-03-01 CIVIL\EXHIBITS\1863-01-03 CONTEXTUAL MAP\1863-01-03 CONTEXTUAL MAP.dwg — CONTEXT 3/04/2022 — 8:20AM Plotted by: Liz

PROJECT INFORMATION SUMMARY SHEET

Spring Lake Specific Plan, Ruby Estates (PLNG 22 -00007) – Request to approve a Tentative Subdivision Maps (TSM #5221) a Zoning Amendment to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and a Development Agreement for a parcel of land located within the Spring Lake Specific Plan Area to allow development of 87 single-family lots, consistent with the Medium Density General Plan land use designation and multi-family R-15 specific plan designation for the property. APN: 042-030-054

Location: The subject parcel (APN 042-030-054, 7.03 acres) is located at the northwest corner of Miekle Avenue and County Road 25A. The subject properties are located within the original Heritage Remainder Tentative Subdivision Map 5048 approved on June 13, 2014.

Applicant/Owner:
Applicant: The New Home Company 1508 Eureka Road, Suite 290, Roseville CA, 95661

Owner: Ruby Realty Investors, LLC, 1480 Moraga Road Suite C103, Moraga CA, 94556

Environmental Review: The project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR. The proposed project, which result in a fewer number of residential units than originally contemplated, will result in environmental impacts that are similar to those identified in the previous EIR. Infrastructure improvements beyond those previously anticipated will not be required. The proposed project will result in a similar number of residential units, as contemplated in the original EIR, and will result in environmental impacts similar to those identified in the previous EIR.

APN: APN 042-030-054, 7.03 acres

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: City Council Approval with Conditions

Report For: City Council Public Hearing, July 5, 2022

General Plan Designation: Medium Density (8.1 – 19.9 DU/Gross Acre)

Current Zoning: Multi- Family/R-15 (10-15 DU/Acre)

Specific Plan Designation: Spring Lake Specific Plan

Existing Land Uses: Vacant/ Existing curb, gutter, sidewalk, and street lights.

Flood Zone: Flood Zone X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised May 16, 2002

Street Access: Miekle Avenue via County Road 25A

Adjacent Land Uses & Zoning:

Direction	Land Use	Zoning
North	Existing Single Family Homes	R-4
South	County Road 25 A & Agriculture	County
East	Existing Single Family Homes	R-4
West	Existing Single Family Homes	R-4

Applicable Laws, Codes & Ordinances:

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- California Environmental Quality Act (CEQA)
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

WallaceKuhl & ASSOCIATES
A Universal Engineering Sciences Company

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209.234.7727 fax

December 16, 2021

Mr. Justin Walters
Vice President, Project Management and Development
The New Home Company
1508 Eureka Road, Suite 290
Roseville, California 95661

Geotechnical Engineering Report Update
RUBY ESTATES (HERITAGE PARCEL 4)
Sheldon Road and Power Inn Road
Elk Grove, California
WKA No. 4630.2113421.0100

INTRODUCTION

As authorized, we have prepared this report update for the undeveloped property designated as Parcel 4 within the Heritage residential development in Woodland, California. Wallace-Kuhl & Associates (WKA), Inc. previously prepared a *Geotechnical Engineering Report* (WKA, Inc. No. 4159.09, dated June 15, 2004) for the Heritage residential development, which included the referenced village. Following completion of the *Geotechnical Engineering Report*, WKA prepared a *Geotechnical Engineering Report Update* (WKA No. 9523.06, dated January 16, 2014). Since completion of the 2014 *Geotechnical Engineering Report Update*, the following geotechnical reports have been prepared for the site by others:

- *Limited Geotechnical Evaluation of Existing Fill – Heritage Development – Parcel 4* prepared for the project by Geocon Consultants, Inc. (Geocon) dated August 27, 2021 (Geocon Project No. S2028-05-01).
- *Preliminary Geotechnical Feasibility Assessment* – Proposed Residential Development – Ruby Estates prepared by Quantum Geotechnical, Inc. (Quantum) dated September 23, 2021 (Quantum Project No. H055.G).

The purpose of this update has been to evaluate the applicability of the referenced reports prepared for the planned construction at the referenced village (Parcel 4) and to update the reports to reflect changes in the applicable building code and in the practice of geotechnical engineering since the original report was issued.

Our scope of services has included:

- a site reconnaissance;
- review of the referenced WKA, Inc, WKA, Geocon, and Quantum geotechnical reports;
- engineering analyses; and,
- preparation of this report update.

Project Background and Proposed Improvements

Since the 2004 *Geotechnical Engineering Report* was completed, residential construction associated with the Heritage development was performed in the vicinity of Parcel 4; however, Parcel 4 has remained vacant. Based on our experience in the area and review of historical photographs, the site has been used as a fill source and to stockpile excess material from surrounding developments since at least August of 2006 until at least February of 2018. Review of the 2021 *Limited Geotechnical Evaluation of Existing Fill – Heritage Development – Parcel 4* report indicates the upper two to four feet of soil across the site consists of undocumented fill.

We understand development of the site will consist of residential construction with one- or two-story, wood-framed, single-family structures with an interior slab-on-grade lower floor (post-tensioned foundation system). Below-grade basements for the residential structures are not planned. Structural loads for the residential structures are anticipated to be relatively light based on this type of construction.

Associated development will include construction of asphalt concrete roadways, concrete sidewalks, residential landscaping, underground utilities, exterior flatwork and driveway slabs. The planned development is consistent with previous developments in the vicinity of the site and as noted in the referenced geotechnical reports.

Site Description

In December of 2021, an engineer from our firm visited the subject site. At the time of our site visit, the site was vacant and covered with a sparse growth of volunteer grass and weeds. Standing water was observed throughout the site.

The site is bound to the north and east by residential development, to the south by vacant property and to the west by a drainage ditch, beyond which is residential development. The drainage ditch appears to be about two to four feet lower in elevation than the surrounding ground surface.

CONCLUSIONS AND RECOMMENDATIONS

Based on review of the referenced geotechnical reports for the Heritage residential development, our recent observations, and understanding of the planned construction, we conclude that the recommendations contained in the *2004 Geotechnical Engineering Report and 2014 Geotechnical Engineering Report Update* remain generally applicable for design and construction of the planned residential structures and associated improvements, with the following amended conclusions and recommendations. The *2014 Geotechnical Engineering Report Update*, which includes the 2004 *Geotechnical Engineering Report, and* 2021 *Limited Geotechnical Evaluation of Existing Fill – Heritage Development – Parcel 4* are attached to this update.

2019 California Building Code Seismic Design Parameters

The 2019 California Building Code (CBC) references the *American Society of Civil Engineers (ASCE), Minimum Design Loads and Associated Criteria for Buildings and Other Structures 7-16*. To assist with the structural design of the project, we have provided seismic design parameters for the 2019 CBC which have been determined based on the site location and the web interface developed by the Structural Engineers Association of California (SEAOC) and the Office of Statewide Health Planning and Development (OSHPD) (https://seismicmaps.org).

Since S_1 is greater than 0.2g, the 2019 CBC coefficient values F_v, S_{M1}, and S_{D1} presented are valid for seismic design, provided the requirements in Exception Note 2 in Section 11.4.8 of *ASCE 7*-16 apply, specifically if $T \leq 1.5T_S$. In our experience, the planned residential buildings will meet Exception Note 2 of ASCE 7-16. However, the project structural engineer should verify the exception is met.

TABLE 1: 2019 CBC/ASCE 7-16 SEISMIC DESIGN PARAMETERS

Latitude: 38.6416° N Longitude: 121.7374° W	ASCE 7-16 Table/Figure	2019 CBC Figure/Section/Table	Factor/ Coefficient	2019 CBC Values
0.2-second Period MCE_R	Figure 22-1	Figure 1613.2.1(1)	S_S	0.891 g
1.0 second Period MCE_R	Figure 22-2	Figure 1613.2.1(2)	S_1	0.328 g
Soil Class	Table 20.3-1	Section 1613.2.2	Site Class	D
Site Coefficient	Table 11.4-1	Table 1613.2.3(1)	F_a	1.144
Site Coefficient	Table 11.4-2	Table 1613.2.3(2)	F_v	1.972*
Adjusted MCE Spectral Response Parameters	Equation 11.4-1	Equation 16-36	S_{MS}	1.019 g
	Equation 11.4-2	Equation 16-37	S_{M1}	0.647 g*

Latitude: 38.6416° N Longitude: 121.7374° W	ASCE 7-16 Table/Figure	2019 CBC Figure/Section/Table	Factor/ Coefficient	2019 CBC Values
Design Spectral Acceleration Parameters	Equation 11.4-3	Equation 16-38	S_{DS}	0.679 g
	Equation 11.4-4	Equation 16-39	S_{D1}	0.431 g*
Seismic Design Category	Table 11.6-1	Table 1613.2.5(1)	Risk Category I to IV	D
	Table 11.6-2	Table 1613.2.5(2)	Risk Category I to IV	D

Notes: MCE_R = Risk-Targeted Maximum Considered Earthquake; g = gravity
* = The value is valid provided the requirements in Exception Note No. 2 in Section 11.4.8 of ASCE 7-16 are met.

Based on the soil, groundwater, and geology conditions of the site, liquefaction is not anticipated to affect the proposed improvements and does not need to be accounted for in design.

Site Clearing and Subgrade Preparation

As noted previously, about two to four feet of undocumented fill has been placed across the site. The undocumented fill is not considered suitable for support of the proposed improvements in its current condition. Therefore, the undocumented fill will need to be removed and replaced as engineered fill in accordance with the recommendations of this report.

Existing surface organics within construction areas should be stripped from the site. Strippings maybe stockpiled for later use or disposed of offsite. Debris from the stripping should not be used in general fill construction areas supporting structures or pavements. With the prior approval of the Geotechnical Engineer, strippings may be used in landscape areas, provided they are kept at least five feet from the building pad and other surface improvements, moisture conditioned, and compacted. Discing of the organics into the surface soils may be a suitable alternate to stripping, depending on the condition and quantity of the organics at the time of grading. The decision to utilize discing in lieu of stripping should be made by the Geotechnical Engineer, or his representative, at the time of earthwork construction. Discing operations, if approved, should be observed by the Geotechnical Engineer, or his representative, and be continuous until the organics are adequately mixed into the surface soils to provide a compactable mixture of soil containing minor amounts of organic matter. Pockets or concentrations of organics will not be allowed.

Following site clearing activities, the site should be over-excavated to a depth of at least three feet below existing grades. the exposed subgrade following removal of the upper three feet should be evaluated by our representative to determine if additional over-excavation is required. The over-excavation should extend at least five feet beyond the edge of proposed improvements, where possible. Any debris exposed by the required over-excavation should be

removed and the resulting excavations should be restored to grade with engineered fill placed and compacted in accordance with the recommendations in this report. The lateral extents of the required over-excavation should be clearly marked on the final grading plans. We recommend construction bid documents contain a unit price (price per cubic yard) for additional excavation due to deeper undocumented fill and/or the presence of unsuitable materials and replacement with engineered fill.

The Geotechnical Engineer should be given the opportunity to review the final grading plan to determine if the intent of the over-excavation recommendation has been properly implemented.

Following over-excavation operations, the upper 12 inches of the exposed subgrade should be scarified, moisture conditioned to at least the optimum moisture content, and compacted to at least 90 percent of the American Society of Testing and Materials (ASTM) D1557 maximum dry density.

The resulting over-excavation should be restored with engineered fill placed and compacted in accordance with Engineered Fill Construction section of this report.

Compaction of all subgrade soils should be performed using a heavy, self-propelled, sheepsfoot compactor capable of achieving the required compaction and must be performed in the presence of the Geotechnical Engineer's representative who will evaluate the performance of subgrade under compactive load. Difficulty in achieving subgrade compaction may be an indication of loose, soft or unstable soil conditions that could require additional excavation. If these conditions exist, additional subgrade stabilization recommendations may be required at the time of construction.

Engineered Fill Construction

Engineered fill consisting of on-site or import materials should be placed in lifts not exceeding six inches in compacted thickness, with each lift being thoroughly moisture conditioned to at least two percent above the optimum moisture content, maintained in that condition, and uniformly compacted to at least 90 percent relative compaction based on the maximum dry density per ASTM D1557.

From a geotechnical standpoint, the on-site soils encountered at the site are considered suitable for use as engineered fill provided that they do not contain significant quantities of organics, rubble and deleterious debris, are at a proper moisture content to achieve the desired degree of compaction.

Imported fill materials, if required, should be compactable, well-graded, granular soils with an Expansion Index of 20 or less when tested in accordance with ASTM D4829, and should not contain particles greater than three inches in maximum dimension.

In addition, with the exception of imported aggregate base and bedding/initial fill materials for underground utilities, we recommend that the contractor provide appropriate documentation for all imported fill materials that designates the import materials do not contain known contaminants per Department of Toxic Substances Control's guidelines for clean fill, and have corrosion characteristics within acceptable limits. Imported soils should be approved by the Geotechnical Engineer prior to being transported to the site**.**

The upper six inches of the final pavement subgrade should be uniformly compacted to at least 95 percent of the ASTM D1557 maximum dry density at a moisture content of at least the optimum moisture and must be stable under construction traffic prior to placement of aggregate base, after construction of underground utilities is complete. The proof-roll should be observed by a representative of the Geotechnical Engineer.

Subgrades for support of all concrete slabs-on-grade and pavements should be protected from disturbance or desiccation until covered by capillary break material or aggregate base. Disturbed subgrade soils may require additional processing and recompaction, depending on the level of disturbance.

Permanent excavation and fill slopes, if any, should be constructed no steeper than two horizontal to one vertical (2H:1V) and should be vegetated as soon as practical following grading to minimize erosion. As a minimum, the following erosion control measures should be considered: placement of straw bale sediment barriers or construction of silt filter fences in areas where surface run-off may be concentrated.

All earthwork operations should be accomplished in accordance with the recommendations contained within this report and the approved plans and specifications. We recommend the Geotechnical Engineer's representative be present on a regular basis during all earthwork operations to observe and test the engineered fill and to verify compliance with the recommendations of this report and the project plans and specifications.

From a geotechnical standpoint, the on-site soils encountered at the site are considered suitable for use as engineered fill provided that they do not contain significant quantities of organics, rubble and deleterious debris, and are at a proper moisture content to achieve the desired degree of compaction.

Drought Considerations

The soils at the site are considered expansive. These soils swell when the moisture content increases and shrink when the soil moisture content decreases. It will be essential that the soil moisture content under and near foundations and exterior concrete flatwork remain relatively constant to mitigate the potential for heaving or settling of the foundation and slabs.

The State of California can experience significant periods of severe drought conditions. If this occurs, the ability for homeowners to use irrigation as a means for maintaining landscape vegetation and soil moisture could be inhibited for unpredictable periods of time. For this reason, landscape and hardscape systems for this development should be carefully planned to prevent the desiccation of soils under and near foundations and slabs. Trees with invasive shallow root systems should be avoided. No trees or large shrubs that could remove soil moisture during dry periods should be planted within five feet of any foundation or slab. Fallow ground adjacent to foundations must be avoided.

To reduce potential for soil creep adversely affecting residential foundations or exterior flatwork, we recommend a minimum horizontal distance of five feet be provided and maintained between the outside edge of the foundation or flatwork to the nearest adjacent slope (e.g. building pad hinge point), for slopes greater than two feet in height.

Construction Testing and Observation

Site clearing and preparation for the site should be accomplished in accordance with the recommendations included in this update report and the referenced geotechnical reports, where applicable. The Geotechnical Engineer's representative should be present during site preparation and all lot grading operations to observe and test the fill to verify compliance with our recommendations and the job specifications. We also recommend that our firm be retained to review final plans and specifications to determine if the intent of our recommendations has been implemented into those documents. Wallace-Kuhl & Associates has been contracted to provide foundation plan review services for the subject lots.

LIMITATIONS

This letter is considered to be an update to the referenced geotechnical reports prepared for the Heritage development, which included the subject site, and therefore the conclusions and recommendations contained herein are subject to the limitations stated in that report.

Thank you for this opportunity to be of service. If you have any questions regarding this update or the previous geotechnical engineering report, please contact our office.

Wallace-Kuhl & Associates



Matthew S. Moyneur
Senior Engineer

Attachments: *Geotechnical Engineering Report Update*, Heritage Development Villages 1 through 5 (WKA No. 9523.06, dated January 16, 2014)

Limited Geotechnical Evaluation of Existing Fill – Heritage Development – Parcel 4 (Geocon Project No. S2028-05-01; dated August 27, 2021)

Wallace Kuhl & Associates

Geotechnical Engineering Report Update

HERITAGE DEVELOPMENT

VILLAGES 1 THROUGH 5

WKA No. 9523.06

January 16, 2014

Prepared For:

Meritage Homes

1671 East Monte Vista Avenue, Suite 214

Vacaville, California 95688

Wallace Kuhl & Associates

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Geotechnical Engineering Report Update
HERITAGE DEVELOPMENT – VILLAGES 1 THROUGH 5
Woodland, California
WKA No. 9523.06
January 16, 2014

INTRODUCTION

As requested, we have prepared this update to the *Geotechnical Engineering Report* (WKA No. 4159.09, dated June 15, 2004) for the remainder of the Heritage Development, identified as Villages 1 through 5.

The purpose of the update has been to evaluate the applicability of the original report to the planned improvements to the site; to provide post-tensioned foundation recommendations conforming to the Third Edition of the *Post-Tensioning Institute Design Manual*; and, to update the report to reflect changes in the applicable building code and in the practice of geotechnical engineering since the original report was issued.

Specifically, our scope of work has included a site reconnaissance, bulk sampling of the near-surface soils; limited laboratory testing; review of the original *Geotechnical Engineering Report*, engineering analyses, and preparation of this update report.

Site Description

A WKA representative visited the subject site on January 8, 2014. The site was disced with approximately 12 inches of the surface and near-surface soils disturbed. A large soil stockpile was observed in the southwestern portion of the site that was approximately 15 feet in height. Several end-dumped soil stockpiles were observed along the south side of the large stockpile.

A ditch approximately five feet wide and four feet deep was observed trending north-south through the eastern portion of the site. Several end-dumped soil stockpiles were observed in the northeastern portion of the site. Two debris piles of metal and construction rubble were observed in the southeastern portion of the site.

CONCLUSIONS AND RECOMMENDATIONS

Based on review of the previous report, recent site observations, and understanding of the proposed construction, we conclude that the recommendations contained in the 2004 *Geotechnical Engineering Report* remain generally applicable for design and construction of the planned residential development and associated improvements, with the following amended conclusions and recommendations. The original geotechnical report is attached as Appendix A.

2013 CBC/ASCE 7-10 Seismic Design Criteria

Section 1613 of the 2013 edition of the CBC references ASCE Standard 7-10 for seismic design. The following seismic parameters were determined based on the site latitude and longitude using the public domain computer program developed by the USGS. The following parameters summarized in the table below may be used for seismic design of the proposed residential structures per the 2013 CBC.

Table 1 –2013 CBC/ASCE 7-10 Seismic Design Parameters

Latitude: 38.6419° N Longitude: -121.7333° W	ASCE 7-10 Table/Figure	2013 CBC Table/Figure	Factor/ Coefficient	Value
Short-Period MCE at 0.2s	Figure 22-1	Figure 1613.3.1(1)	S_S	0.901 g
1.0s Period MCE	Figure 22-2	Figure 1613.3.1(2)	S_1	0.352 g
Soil Class	Table 20.3-1	Section 1613.3.2	Site Class	D
Site Coefficient	Table 11.4-1	Table 1613.3.3(1)	F_a	1.140
Site Coefficient	Table 11.4-2	Table 1613.3.3(2)	F_v	1.696
Adjusted MCE Spectral Response Parameters	Equation 11.4-1	Equation 16-37	S_{MS}	1.027 g
	Equation 11.4-2	Equation 16-38	S_{M1}	0.597 g
Design Spectral Acceleration Parameters	Equation 11.4-3	Equation 16-39	S_{DS}	0.685 g
	Equation 11.4-4	Equation 16-40	S_{D1}	0.398 g
Seismic Design Category	Table 11.6-1	Section 1613.3.5(1)	Risk Category I to IV	D
	Table 11.6-2	Section 1613.3.5(2)	Risk Category I to IV	D

The ASCE Standard indicates that if it is determined that a structure should be designed with a *Seismic Design Category* of D though F, the Geotechnical Engineer should provide additional conclusions and recommendations regarding the liquefaction potential of the site and possible

mitigation measures. Based on the site geology, soil conditions, and groundwater conditions, there likely is a potential for liquefaction to occur at this site, although it is our opinion that the risk of this actually occurring is relatively low. Furthermore, since the subject property is within a developed area, we anticipate a waiver for liquefaction analysis can be requested from the local building official.

On-Site Material Suitability for Engineered Fill Construction

The on-site soils, including the soil stockpiles, are considered suitable for use in engineered fill construction, provided they are free of debris, rubble, and organics, and are at a suitable moisture content to achieve the desired degree of compaction.

Site Clearing

The existing soil stockpiles must be completely removed to expose firm undisturbed soil, as determined by our representative. The stockpiled soils may be used as engineered fill, provided they are free of significant organics, rubble, rubbish, or other unsuitable materials.

Foundation Design

Due to the lots containing potentially expansive clay soils and based on our experience in the area, we recommend the proposed residential structures are supported on post-tensioned foundations systems.

We have computed the following post-tensioned concrete foundation/floor slab system design parameters presented as Table 2, based on the characteristics of the on-site soils. Design of post-tensioned foundation/slab systems should performed by a qualified structural engineer using the following geotechnical engineering parameters, which were derived from the results of laboratory tests and guidelines contained in the *Post-Tensioning Institute Design Manual (Third Edition)*.

TABLE 2 PT SLAB DESIGN PARAMETERS	
1.	Thornthwaite Moisture Index = -20
2.	Average Edge Moisture Variation Distance (Em): Center Lift = 7.5 feet Edge Lift = 3.8 feet
3.	Plasticity Index = 28
4.	Plastic Limit = 25
5.	Liquid Limit = 53
6.	Percent Clay = 49% (≤ 0.002 mm; predominantly montmorillonite)
7.	Activity Ratio (Ac) = 0.57
8.	Zone = III
9.	Approximate Depth to Constant Moisture = 5.0 feet
10.	Approximate Soil Suction = 3.9 pF
11.	Anticipated Swell (Ym): Center Lift = 0.5 inches Edge Lift = 1.2 inches

The post-tensioned slab foundation should not exert more than 1000 pounds per square foot (psf) on the building pad soils for the dead plus live load conditions. The allowable post-tensioned slab bearing capacity may be increased by one-third for total load, including wind or seismic forces.

The common post-tensioned foundation used in the Sacramento Valley area in recent years has consisted of a 10-inch thick slab, deepened to 12 inches at the perimeter. We recommend the 10-inch portion of the slab be underlain by a durable vapor barrier (at least 10 mils thick) placed directly on the soil subgrade, covered with two inches of damp, clean sand or pea gravel. Prior to placement of the vapor barrier, the subgrade soils should be maintained in an over optimum moisture condition. During the drier months, if the building pads are allowed to desiccate or dry they should be moisture conditioned prior to foundation construction. We should confirm the subgrade soils are at the appropriate moisture content within 48 hours of construction.

Although the 10-inch post-tensioned slabs are commonly used in this area, other designs may be applicable. If alternate designs are being considered, additional design recommendations can be provided, if needed.

Construction Testing and Observation

Site preparation should be accomplished in accordance with the recommendations of the referenced *Geotechnical Engineering Report*. Representatives of Wallace-Kuhl & Associates should be present during site preparation and all lot grading operations to observe and test the fill to verify compliance with our recommendations and the job specifications. These services are beyond the scope of work authorized for this investigation.

We also recommend that our firm be retained to review final plans and specifications to determine if the intent of our recommendations has been implemented into those documents.

Limitations

This letter is considered to be an update to the G*eotechnical Engineering Report* for this project, and therefore the conclusions and recommendations contained herein are subject to the Limitations stated in that report.

Thank you for this opportunity to be of service. If you have any questions regarding this letter or the previous geotechnical engineering report, please contact our office.

Wallace-Kuhl & Associates



Dominic J. Potestio
Project Engineer

Attachments: APPENDIX A – *Geotechnical Engineering Report*, Heritage Development (WKA No. 4159.09, dated June 15, 2004)



Adapted from a Google Earth aerial photograph, dated August 14, 2013.
Projection: NAD 83, California State Plane, Zone II

Legend

▲ Approximate bulk sample location

N

0 200 400

Feet

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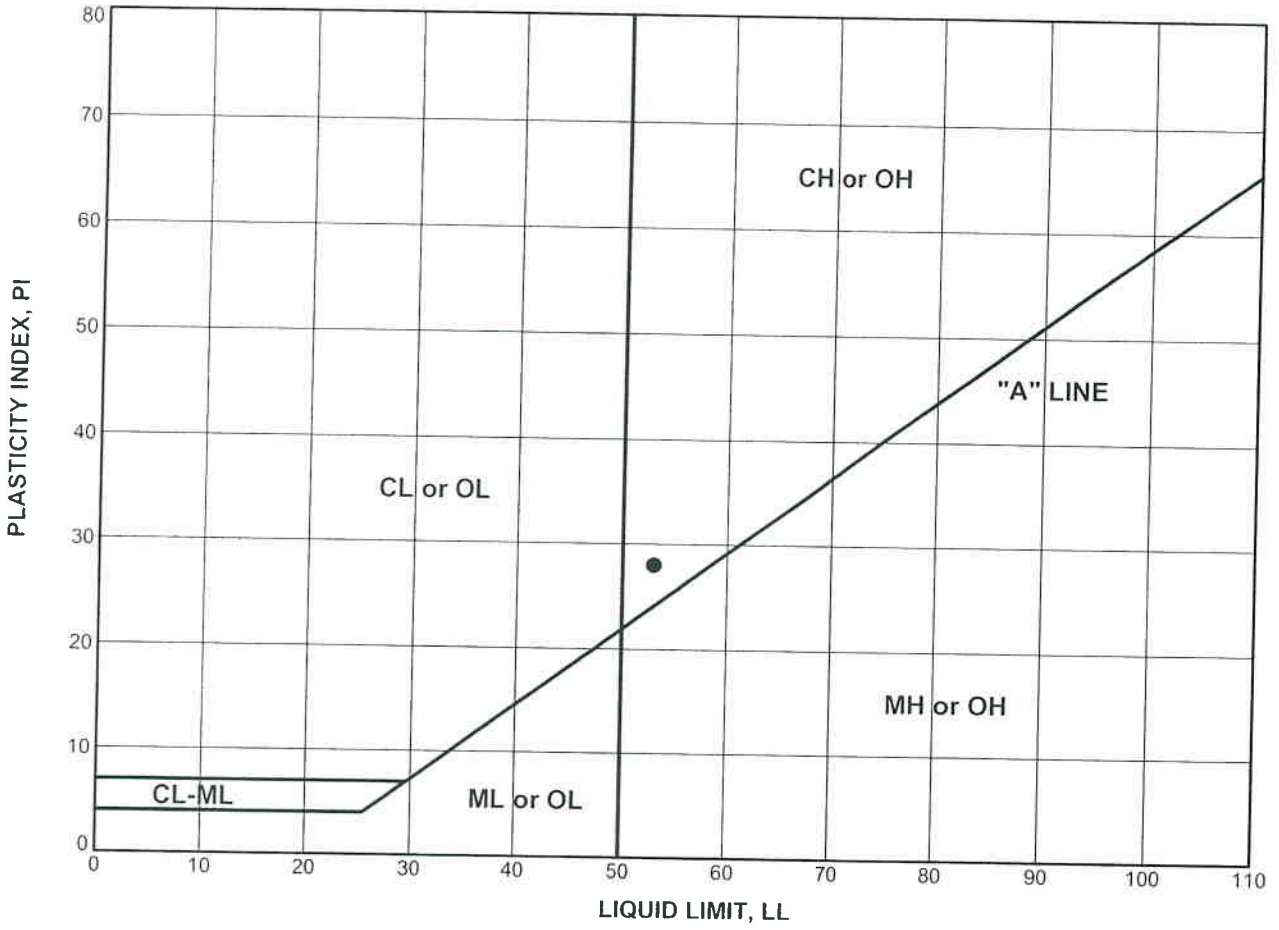
SITE PLAN

HERITAGE DEVELOPMENT - VILLAGES 1 THROUGH 5

Woodland, California

FIGURE	1
DRAWN BY	TJC
CHECKED BY	DJP
PROJECT MGR	DJP
DATE	1/14
WKA NO.	9523.06



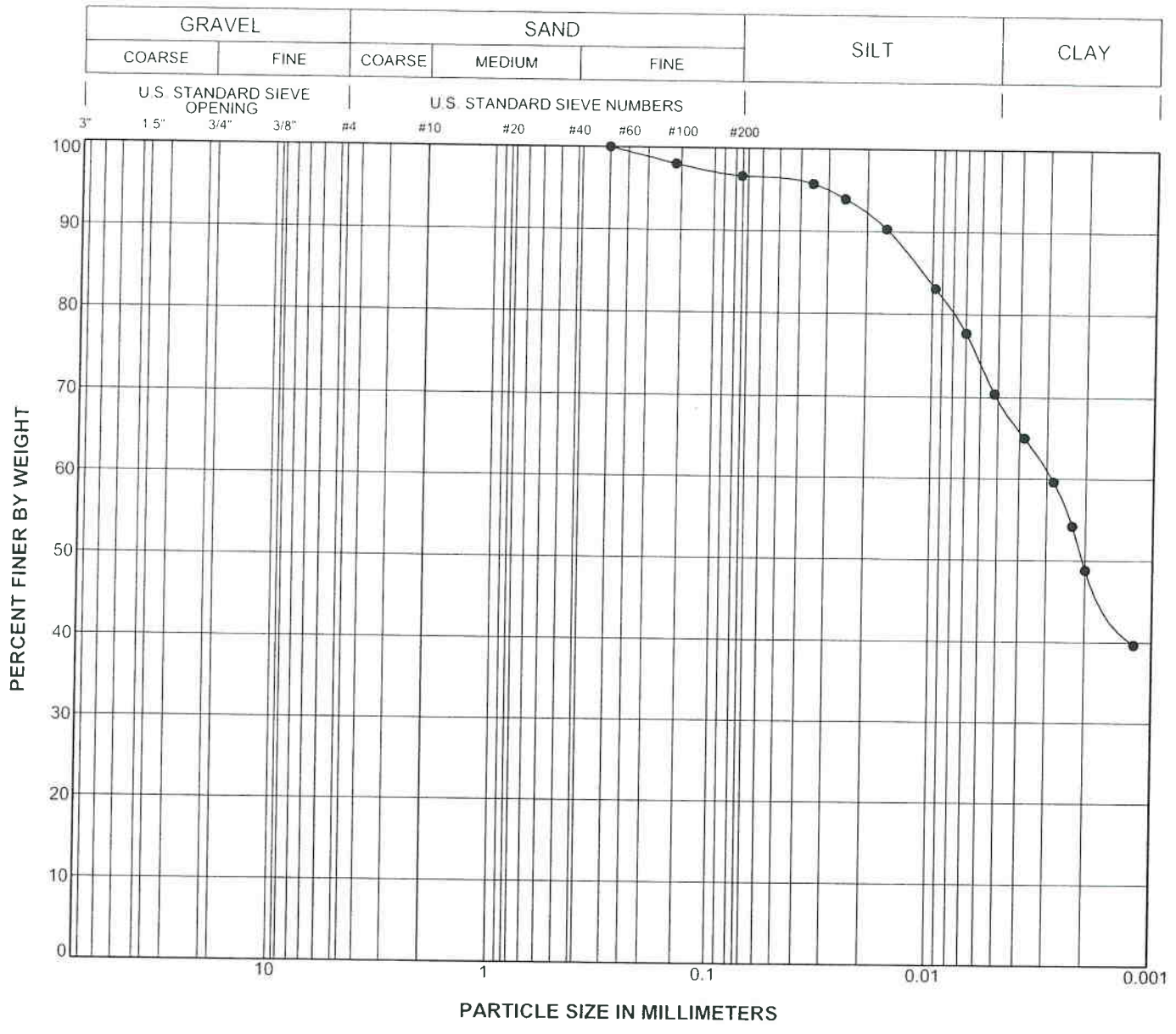
Boring Number	Sample Number	USCS	Depth (feet)	Test Symbol	Water Content (%)	LL	PL	PI	Classification
D3	Bulk	CH	1.0	●		53	25	28	Dark grayish brown, silty clay

ATTERBERG LIMITS (ASTM D4318)

Project: Heritage Development - Villages 1 through 5
WKA No. 9523.06

FIGURE 2

ATTERBERG LIMITS 12 PTS 9523.06 - HERITAGE DEVELOPMENT - VILLAGES 1-5.GPJ WKA.GDT 1/15/14 9:49 AM



Boring Number	Sample Number	USCS	Depth (feet)	Symbol	LL	PI	Classification
D3	Bulk	CH	1.0	●	53	28	Dark grayish brown, silty clay

PARTICLE SIZE DISTRIBUTION (ASTM D422)

Project: Heritage Development - Villages 1 through 5
WKA No. 9523.06

FIGURE 3

GRAIN SIZE 9523.06 - HERITAGE DEVELOPMENT - VILLAGES 1-5.GPJ WKA.GDT 1/15/14 9:49 AM

Wallace Kuhl & Associates

APPENDIX A

Geotechnical Engineering Report, Heritage Development
(WKA No. 4159.09. dated June 15, 2004)

GEOTECHNICAL ENGINEERING REPORT

HERITAGE DEVELOPMENT

WKA No. 4159.09

June 15, 2004

WALLACE · KUHL & ASSOCIATES INC.

TABLE OF CONTENTS

INTRODUCTION 1
- Work Scope 1
- Plates and Attachments 2
- Project Description 2

FINDINGS 3
- Site Description 3
- General Site Geology 4
- Subsurface Soil Conditions 4
- Ground Water Conditions 4

CONCLUSIONS 5
- Seismic Code Parameters 5
  - TABLE 1 – Seismic Design Parameters 5
- Bearing Capacity 5
- Pavement Subgrade Qualities 7
- Estimated Shrinkage Factor 7
- Soils Corrosion Potential 8
  - TABLE 2 – Soil Corrosivity Testing 8

RECOMMENDATIONS 10
- General 10
- Site Clearing and Preparation 10
- Trench Backfill 13
- Residential Foundation Design Alternatives 13
  - Post-Tensioned Concrete Foundation/Slab Systems 14
    - TABLE 3 – P.T. Slab Design Parameters 14
  - Conventional Foundations 15
  - Pier and Grade Beam Foundation Systems 16
- Interior Floor Slab Support 17
- Floor Slab Moisture Penetration Resistance 18
- Exterior Flatwork Construction 19
- Sound Wall Systems 19
- Pavement Design 20
  - TABLE 4 – Pavement Design Alternatives 21
- Site Drainage 20
- Geotechnical Engineering Observation and Testing During Earthwork 23

LIMITATIONS 23

Plate No. 1 – Vicinity Map
Plate No. 2 – Site Plan
Plates No. 3 through 18 – Logs of Test Borings
Plate No. 19 – Unified Soil Classification System
Appendix A – Field and Laboratory Testing
Appendix B – Earthwork Specifications

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Geotechnical Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

Geotechnical Engineering Report

HERITAGE DEVELOPMENT

County Road 102

Woodland, California

WKA No. 4159.09

June 15, 2004

INTRODUCTION

We have completed a geotechnical engineering investigation for the proposed Heritage development to be located southwesterly of the intersection of County Road 102 and County Road 25 in Woodland, California. The purposes of our work have been to explore the existing soil and ground water conditions at the site, and to provide geotechnical engineering conclusions and recommendations regarding residential development of the property. This report presents the results of our work.

Work Scope

Our scope of work for this project included the following tasks:

1. site reconnaissance;
2. review of historic USGS topographic maps and geologic maps of the property;
3. review of previous geotechnical engineering work performed in the vicinity of the site;
4. subsurface exploration, including the drilling and sampling of 16 borings to a maximum depth of approximately 16½ feet below the existing surface;
5. bulk sampling of anticipated pavement subgrade soils;
6. laboratory testing of selected soil samples;
7. engineering analyses; and,
8. preparation of this report.

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Supplemental information used in the preparation of this report included review of the following reports prepared by our firm:

- *Geotechnical Engineering Report* (WKA No. 4159.11, dated December 20, 2002), prepared for the planned Spring Lake infrastructure improvements;
- *Geotechnical Engineering Report* (WKA No. 4159.10, dated December 6, 2002), prepared for the proposed Spring Lake 160-acre residential development located north of the subject property; and,
- *Geotechnical Engineering Report* (WKA No. 4159.05, dated August 30, 2002), prepared for the proposed Spring Lake detention ponds to be constructed on the east side of County Road 102.

Plates and Attachments

This report contains a Vicinity Map as Plate No. 1; a Site Plan showing boring locations as Plate No. 2; and Logs of Borings completed for this project as Plates No. 3 through 18. An explanation of the symbols and classification system used on the logs is contained on Plate No. 19. Appendix A contains general information regarding project concepts, exploratory methods used during our field investigation, and laboratory test results not included on the logs. Appendix B contains *Earthwork Specifications* that may be used in the preparation of project plans and contract documents.

Project Description

Based on review of the *Spring Lake Specific Plan – Illustrative Neighborhood Plan*, prepared by Cunningham Engineering, we understand the subject property encompasses a total area of 160-acres and will be subdivided into single-family and multi-family residential developments, as well as a park. A 10-acre school site also is tentatively planned in the central portion of the site. However, site-specific recommendations for the planned school are beyond the scope of work for this investigation.

We anticipate residential construction will consist of one- and two-story, wood-framed structures with interior slab-on-grade lower floors. Structural loads for the one- and two-story, wood-

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framed structures are anticipated to be relatively light consistent with this type of construction. Below-grade basements for the residential structures are not anticipated. Associated development will include construction of interior roadways, exterior flatwork, landscape corridors, sound walls, and underground utilities.

Grading plans were not available at the time of our investigation; however, based on existing site topography, we anticipate maximum excavations and fills on the order of two to three feet for development of the site.

FINDINGS

Site Description

The square-shaped property encompasses a total area of approximately 160 acres and is located on the west side of County Road 102, north of County Road 25A in Woodland, California (see Plate No. 1). The site is bounded to the north by an irrigation canal beyond which is vacant undeveloped land to be developed with the Spring Lake 160-acre development; to the east by County Road 102; to the south an unpaved County Road 25A; and to the west by an irrigation canal beyond which is fallow agricultural land. Topography of the site is essentially flat with an average surface elevation of approximately +37 feet relative to mean sea level (msl, City Datum-89), based on topographic information contained on the *Aerial Topo*, dated December 1, 1997, prepared by Radman Aerial.

At the time of our recent field investigation on May 17, 2004, the subject property consisted of vacant, fallow agricultural land covered with a sparse growth of dried volunteer weeds and grasses. The upper foot of surface soils across the site were desiccated and in a relatively loose condition due to recent discing activities. Irrigation canals and ditches were observed along the boundaries of the site to the north, east and west. No water was observed within any of the irrigation canals and their banks were overgrown with heavy concentrations of volunteer weeds to approximately one to four feet in height. The subject property has remained essentially unchanged from our previous investigation on October 16 and 17, 2002.

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General Site Geology

The subject property is located within the Great Valley geomorphic province of California. The geology in the Great Valley is characterized by thick sequences of alluvial and flood plain deposits consisting of sedimentary material derived from the Coast Ranges to the west and the Sierra Nevada mountain range to the east. According to *Geologic Map of the Sacramento Quadrangle* prepared by the California Department of Mines and Geology (Wagner, 1981 et. al), the site is predominantly underlain by undivided Quaternary-aged basin deposits of silts and clays deposited by the Sacramento River during flood stage. This is consistent with the soils encountered during our field investigation of the site and surrounding properties.

Subsurface Soil Conditions

Results of the test borings indicate the surface and near surface soils consist of brown to dark brown, silty clays with interbedded layers of brown to dark brown, clayey silts, silty sands, and fine sandy silts to the maximum depth explored of 16½ feet below the surface. In Test Boring D6, the surface and near-surface clays and silts were encountered to a depth of five feet underlain by clean, cohensionless sands and silty sands to the maximum depth explored of 16½ feet below existing site grades. Please refer to the Boring Logs (Plates No. 3 through No. 18) for more information regarding the soils at a particular location.

At the completion of the drilling activities, the borings were grouted to the surface with a slurry of neat cement and bentonite as required by the County of Yolo Environmental Health Department.

Ground Water Conditions

Ground water was encountered in four of the eight test borings drilled on May 17, 2004 initially at a depth of about 12 feet below existing grades. Ground water was observed to rise about one to two feet above the initial measurements following a short period of time. During our previous investigation of the northern portion of the site on October 16 and 17, 2002, ground water not encountered within the test borings.

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CONCLUSIONS

Seismic Code Parameters

Review of the *Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada*, dated February 1998, prepared by the State of California Department of Conservation - Division of Mines and Geology, to be used with the 1997 *Uniform Building Code* (UBC) indicates that there are no Type "A" or "B" faults located within 15 kilometers of the site.

A summary of applicable 2001 *California Building Code* (CBC) parameters that may be used for seismic design of structures is included as Table 1 as follows:

TABLE 1
SEISMIC DESIGN PARAMETERS

	2001 CBC Table/Figure	Factor/Coefficient	Value
Seismic Zone	Figure 16-2	Zone	3
Seismic Zone Factor	Table 16-I	Z	0.30
Soil Profile Type	Table 16-J	S_D	- -
Seismic Coefficient	Table 16-Q	C_a	0.36
Seismic Coefficient	Table 16-R	C_v	0.54
Near-Source Factor	Table 16-S	N_a	1.0
Near-Source Factor	Table 16-T	N_v	1.0
Seismic Source Type	Table 16-U	B	- -

The design parameters presented above for the 2001 CBC are the same in the 1997 UBC, and are considered appropriate if the 1997 UBC is the governing building code for design of this project.

Bearing Capacity

Based upon field and laboratory test results, we conclude that the upper foot of surface soils across the site is in a relatively loose condition due to previous discing activities and are

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considered unsuitable for support of the proposed structures and pavements. Specific recommendations to moisture condition and recompact the surface soils have been provided in the Site Preparation section of this report. **It is emphasized that thorough recompaction of the upper soils which have been disturbed by discing and exhibit desiccation cracking will be crucial to providing uniform support for the planned structures.** Our work also indicates that the native undisturbed soils and engineered fill composed of native soils or approved imported soils which are processed, placed and compacted in accordance with the recommendations of this report will be capable of supporting the proposed residential structures and pavements.

Soil Expansion Potential

Laboratory test results on near-surface clays indicate these materials possess moderate to high expansion potentials when tested in accordance with ASTM D4829 (UBC 29-2) test method (see Plates No. A1 through A5). Additional laboratory tests performed on four samples of near-surface clays indicate that these materials possess moderate to high plasticity's when subjected to Atterberg Limits tests in accordance with ASTM D4318 test method (see Plate No. A6). Based on the laboratory test results and our extensive local experience, we conclude the native clays are capable of exerting significant expansion pressures on building foundations, interior floor slabs and exterior flatwork. Specific recommendations to mitigate the effects of potentially expansive clays are provided in later sections of this report.

Excavation Conditions

The native soils on the site should be readily excavatable with conventional earthmoving and trenching equipment. Excavations less than five feet likely will stand at a near-vertical inclination for short periods of time, unless zones or pockets of sands are encountered or the construction is performed during the rainy season. Excavations that exceed five feet in depth and will be entered by workers must be shored, braced, or sloped to conform with current Cal/OSHA requirements.

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Pavement Subgrade Qualities

Laboratory test results indicate the near-surface clays are poor quality materials for support of asphalt concrete pavements, and will require thicker pavement sections to compensate for the lower strength of the soils. Laboratory tests indicate that the near-surface clays possess Resistance ("R") values of 5 when tested in accordance with California Test 301 (see Plates No. A7 through A9). However, previous laboratory testing of near-surface clays mixed with four percent dolomitic quicklime, indicates these materials posses R-values of 50+.

The native clay soils were found to react well with the addition of quicklime (either dolomitic or high-calcium). The lime-treatment of native clays can be an effective and economical method to increase the capability of the clay soil to support pavements and slab-on-grade concrete; to reduce the moisture content of near-saturated soils, enabling construction to proceed during or shortly after the rainy season; and, to reduce the expansive characteristics of the clays.

The performance of chemically stabilized soils is very dependent on uniform mixing of the quicklime into the subgrade soils, and providing a proper curing period following compaction. An experienced soil stabilization contractor combined with a comprehensive quality control program are essential to achieve the best results with lime stabilized subgrades.

Estimated Shrinkage Factor

Two bulk samples of the near-surface soils were tested in accordance with ASTM D1557 to determine theoretical maximum dry densities (see Plates No. A10 and A11). The test results were then compared to the in-place densities of the native soils to evaluate approximate "shrinkage factors" for the native soils from excavation to placement as engineered fill. Maximum dry densities ranged from 117 to 119 pounds per cubic foot (pcf) for the native sandy silty clays. Assuming an average relative compaction of 90 percent of the maximum dry density, a comparison of the in-situ densities to the maximum density indicate soil shrinkage in the range of 15 to 25 percent should be expected. The upper twelve inches of soils have been loosened from previous agricultural usage and likely will result in a higher shrinkage value, probably on the order of 25 to 35 percent.

It should be understood that the shrinkage factors presented above are only an estimate, based upon a limited number of soil samples tested. Actual volume changes can vary from these estimates and will be effected by variations in the soil density, in-situ moisture content, and the degree of compaction actually achieved.

Soils Corrosion Potential

Three surface soil samples were tested to determine resistivity, pH, chloride, and sulfate concentrations to help evaluate the potential for corrosive attack upon reinforced concrete and buried metal. The results of the corrosivity testing in Table 1 as follows. Copies of laboratory test results are presented on Plates No. A12 through A16.

TABLE 2
SOIL CORROSIVITY TESTING

Analyte	Test Method	Units	Sample Identification				
			R2 (0-3')	R3 (0-3')	R5 (0-3')	D10 (0-3')	D16 (0-3')
Soil pH	CA DOT 643 Modified*	---	8.18	7.44	8.50	8.01	7.94
Min. Resistivity	CA DOT 643 Modified*	Ω-cm	1390	2300	1470	1550	1800
Chloride	CA DOT 417	ppm	23.1	22.3	94.7	25.4	28.7
Sulfate	CA DOT 422	ppm	9.9	10.8	130.0	24.7	19.1

* = Small cell method
Ω-cm = Ohm-centimeters
ppm = Parts per million

Published literature[1] defines a corrosive area as an area where the soil and/or water contains more than 500 ppm of chlorides, more than 2000 ppm of sulfates, or has a pH of less than 5.5. Table 19-A-4 of the 1997 UBC, *Requirements for Concrete Exposed to Sulfate-Containing Solutions*, indicates "Negligible" sulfate exposure for the samples tested. Based on this criterion, the on-

[1] California Department of Transportation, Division of Engineering Services, Materials Engineering and Testing Services, Corrosion Technology Branch, *Corrosion Guidelines*, Version 1.0, September 2003.

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site soils are not considered corrosive for the samples tested. Ordinary Type I-II Portland cement is indicated to be suitable for use on this project, assuming a minimum three-inch cover is maintained over the reinforcement.

Wallace-Kuhl & Associates are not corrosion engineers. Therefore, to further define the soil corrosion potential at the site, or to determine the need or design parameters for cathodic protection or grounding systems, a corrosion engineer should be consulted.

Ground Water

Based upon the ground water depths encountered during our field exploration, we conclude that a permanent ground water level should not be a significant factor in the design or construction of proposed residential structures and shallow utilities. Ground water elevations beneath the property will vary due to seasonal changes, subsurface soil conditions, local irrigation practices, and the relatively close proximity of existing drainage canals and detention ponds.

It is our opinion that free ground water may be encountered within the deep excavations that exceed 10 feet in depth depending upon the time of year for construction. If ground water is encountered, the dewatering system should be designed to lower the ground water at least three feet below planned excavations. The dewatering systems for previously constructed projects in this area have typically consisted of deep wells, although sump pumps also may be necessary within the excavations in isolated areas to alleviate wet conditions and help expedite construction. Scheduling of construction during the drier time of the year (mid-summer to early fall) should reduce the vertical distance that the ground water must be lowered and reduce the volume of pumped water. Dewatering systems should be designed and operated by a qualified dewatering contractor with local experience within the immediate vicinity of the site.

Seasonal Water

During the wet season, infiltrating surface water will create a saturated surface condition due to the relatively impermeable nature of the near-surface clays. Grading operations attempted following the on-set of winter rains and prior to prolonged drying periods will be hampered by high soil moisture contents. Such soils, intended for use as engineered fill, will require

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considerable drying and aeration to reach a moisture content that will permit the specified degree of compaction to be achieved.

RECOMMENDATIONS

General

The proposed residential site is relatively level; therefore, we have assumed maximum excavations and fills on the order of two to three feet for development of the property. The recommendations in this report are based upon this assumption. Also, the recommendations presented below are appropriate for typical construction in the late spring through fall months. The on-site soils likely will be saturated by rainfall in the winter and early spring months, and will not be compactable without drying by aeration or the addition of lime (or a similar product) to dry the soils. Should the construction schedule require work to continue during the wet months, additional recommendations can be provided, as conditions warrant.

Site Clearing and Preparation

Prior to grading, the site should be cleared of any subsurface drainage pipes, irrigation pipes, rubble, rubbish, and vegetation. Excavations or depressions resulting from the removal of these items should be restored with engineered fill in accordance with the recommendations of this report.

Remaining surface vegetation should be removed by stripping or discing. The strippings may be stockpiled for later use or disposed of off-site. *Strippings should not be used in general fill construction, but may be used in backyard areas, provided they are kept at least five feet from the building pad, moisture conditioned and compacted. Strippings should not be used in landscape berms that will support sound walls.* Discing of organics into the surface soils may be a suitable alternate to stripping, depending on the condition and quantity of organics at the time of grading. The decision to utilize discing in lieu of stripping should be made by our representative at the time of earthwork construction. Discing operations, if approved, should be

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observed by our representative and must be continuous until the organics are adequately mixed into the soil to provide a compactable mixture of soil containing minor amounts of organic matter. Pockets or significant concentrations of organics will not be allowed.

Existing drainage ditches present on-site should be cleaned of organics, saturated and unstable soils to expose firm, native materials. The exposed surface should be scarified to a depth of 12 inches and recompacted to at least 90 percent of the ASTM D1557 maximum dry density, if greater than three feet from final subgrade elevation, and to at least 85 percent relative compaction if less than three feet below final subgrade elevation. Berms should be flattened and may be used as fill material provided that these soils are free of significant concentrations of organic matter, rubble, or rubbish and are not saturated. It is possible that the excavated soils from the bottom of the drainage ditches will be saturated, and will require aeration and a period of drying to allow proper compaction. Our representative will provide alternative recommendations for stabilizing the bottom of the excavations, as conditions warrant. Recompaction operations should be performed in the presence of our representative who will evaluate the performance of the materials under compactive load. Unstable soil deposits, as determined by our representative, should be excavated to expose a firm base, and grade restored with engineered fill in accordance with these recommendations.

Following site clearing, areas to receive fill or left at-grade should be scarified to a depth of 12 inches, uniformly moisture conditioned to achieve at least three percent above the optimum moisture condition and compacted to at least 85 percent of the ASTM D1557 maximum dry density. Compaction of the existing grade must be performed in the presence of our representative who will evaluate the performance of the subgrade under compactive loads and identify any loose or unstable soil conditions that could require additional excavation. Compaction should be achieved using a heavy, self-propelled, sheepsfoot compactor such as a Caterpillar 815 or equivalent.

If construction begins during the summer or fall, there is a potential that the surface clay soils may be desiccated deeper than the recommended depth of scarification. Should this condition exist, the site should be continuously watered for a sufficient period of time to close the desiccation cracks to within 12 inches of the surface. Prewatering of the site should not be

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necessary if grading operations begin in the early spring months prior to the soils having a chance to dry significantly.

On-site soils are considered suitable for use in engineered fill construction, if free of rubble, rubbish, or concentrations of organics. Imported fill materials, if required, ideally should be granular with non-plastic fines or at least should be similar to, but less expansive than the native soils and free of particles greater than three inches in maximum dimension. Imported soils should be approved by our office prior to being transported to the site.

Engineered fill composed of native or imported materials should be placed in horizontal lifts not exceeding six inches in compacted thickness. Each layer should be uniformly moisture conditioned to at least three percent above the optimum moisture content and compacted to at least 85 percent of the maximum dry density for clayey soils. For granular imported soils, the relative compaction should be increased to 90 percent at a moisture content of at least optimum.

The upper twelve inches of final building pad subgrades should be uniformly moisture conditioned to at least three percent above the optimum moisture content and uniformly compacted to at least 85 percent of the maximum dry density regardless of whether final grade is completed by excavation; filling, or left at-grade. Building setbacks should be considered in design to include building pad areas that may be used to support porches or other attached structures.

The upper twelve inches of final pavement subgrades should be uniformly moisture conditioned to at least the optimum moisture content and uniformly compacted to at least 90 percent of the maximum dry density, regardless of whether final grade is completed by excavation, filling, or left at-grade.

Permanent excavation and embankment slopes should be constructed no steeper than two horizontal to one vertical (2:1).

Site preparation should be accomplished in accordance with the recommendations of this section and the *Earthwork Specifications* provided in Appendix B. A representative from our office

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should be present during site preparation and grading operations to observe and test the fill to verify compliance with our recommendations.

Trench Backfill

We recommend only native soils (in lieu of select sand backfill) be used as backfill for utility trenches located within building footprints and extend at least five feet beyond to perimeter foundations to minimize water transmission beneath the structures. Clayey trench backfill should be thoroughly moisture conditioned to at least three percent above the optimum moisture content and mechanically compacted to at least 85 percent of the ASTM D1557 maximum dry density. We recommend that underground utility trenches that are aligned nearly parallel with foundations be at least three feet from the outer edge of foundations, wherever possible. As a general rule, trenches should not encroach into the zone extending outward at a 1:1 inclination below the foundations. Additionally, trenches near foundations should not remain open longer than 72 hours to prevent drying and potential shrinkage cracks. The intent of these recommendations is to prevent loss of both lateral and vertical support of foundations, resulting in possible settlement.

Residential Foundation Design Alternatives

We understand the residential lots may be developed with production homes or custom homes with lots being sold and developed by individual owners/developers. Custom lot owners/developers may rely upon the following recommendations for design of specific foundation systems or hire their own consultant to provide recommendations for design of the building foundations.

Based upon results of our investigation and our knowledge and experience with similar projects in the area, we recommend the proposed single-family structures be supported on either post-tensioned slabs, deepened and heavily reinforced conventional foundations and slabs-on-grade, or pier and grade beam systems with raised flooring. Recommendations for each foundation type are discussed as follows:

Post-Tensioned Concrete Foundation/Slab Systems

Based on the characteristics of the soil measured during our geotechnical engineering investigation of the site, we have computed the following post-tensioned concrete foundation/floor slab system design parameters. Specific design of post-tensioned foundation/slab systems should performed by a qualified structural engineer using the following geotechnical engineering parameters, which were derived from the results of laboratory tests and guidelines contained in the *Post-Tensioning Institute Design Manual (Second Edition).*

TABLE 3
PT SLAB DESIGN PARAMETERS

1.	Thornthwaite Moisture Index = -20
2.	Average Edge Moisture Variation Distance (Em): Center Lift = 5.0 feet Edge Lift = 3.0 feet
3.	Plasticity Index = 35
4.	Plastic Limit = 20
5.	Percent Clay = 47% ($\leq$ 0.002 mm; predominantly montmorillonite)
6.	Activity Ratio (Ac) = 0.73
7.	Cation Exchange Activity (CEAc) = 0.69
8.	Approximate Depth to Constant Moisture = 5.0 feet
9.	Approximate Soil Suction = 3.6 pF
10.	Approximate Moisture Velocity = 0.7 in/mo.
11.	Anticipated Swell (Ym): Center Lift = 2.71 inches Edge Lift = 0.425 inches

The post-tensioned slab foundation should not exert more than 1000 pounds per square foot (psf) on the building pad soils for the dead plus live load conditions. The allowable post-tensioned slab bearing capacity may be increased to 1300 psf to evaluate all loads, including wind or seismic forces.

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The common post-tensioned foundation used in the greater Sacramento area in recent years has consisted of a 10-inch thick slab, deepened to 12 inches at the perimeter. We recommend the 10-inch portion of the slab be underlain by a durable vapor barrier (at least 10 mils thick) placed directly on the soil subgrade, covered with two inches of damp, clean sand. Prior to placement of the vapor barrier, the subgrade soils should be moisture conditioned to at least three percent above the optimum moisture content to a depth of at least 12 inches. Our office should confirm the subgrade soils are at the appropriate moisture content within 48 hours of slab construction.

Although the 10-inch post-tensioned slabs are commonly used in this area, other designs may be applicable. If alternate designs are being considered, additional design recommendations can be provided, as desired.

Conventional Foundations

The residential structures could be supported on conventional continuous perimeter foundations or isolated interior spread foundations embedded at least 18 inches below lowest adjacent soil grade. Continuous foundations should be at least 12 inches wide; isolated spread foundations should be at least 18 inches in plan dimension. Foundations so established may be sized based upon an allowable bearing capacity of 1500 psf for dead load plus live loads, with a one-third increase to include the short-term effects of seismic or wind forces. The weight of foundation concrete extending below lowest adjacent soil grade may be disregarded in sizing computations.

To impede moisture migration to or from beneath the structures, it is crucial that perimeter foundations be continuous around the entire structure. Continuous foundations should be reinforced with a minimum of four No. 4 reinforcement bars, placed two each near the top and bottom of the foundation to minimize the effects of potentially expansive clays, and to allow the foundations the ability to span isolated soil irregularities. Continuous foundations also should be provided with No. 4 slab tie reinforcing bars, positioned at least every 54 inches and penetrating at least two feet horizontally into the floor slab. The project engineer should evaluate the need for additional reinforcement.

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Resistance to lateral displacement of shallow foundations may be computed using an allowable friction factor of 0.25 multiplied by the effective vertical load on each foundation. Additional lateral resistance may be achieved using an allowable passive earth pressure against the vertical projection of the foundation equal to an equivalent fluid pressure of 250 psf per foot of depth. These two modes of resistance should not be added unless the frictional component is reduced by 50 percent since mobilization of the passive resistance requires some horizontal movement, effectively reducing the frictional resistance.

Pier and Grade Beam Foundation Systems

The residential structures could be supported on pier and grade beam foundations with raised floors. Drilled, cast-in-place piers should be at least 12 inches in diameter and extend at least four feet below finished pad grades. Drilled piers may be sized based on an allowable skin friction of 500 psf with the understanding that the upper 12 inches should be disregarded, due to expansive soil conditions. This value is for dead plus live load considerations and may be increased by one-third for the short-term effects of seismic or wind forces. Grade beams should be at least eight inches wide and extend at least four inches into the finished building pad at the perimeter to prevent water intrusion beneath the structure. Pier and grade beam spacing, as well as required reinforcing for piers and grade beams, should be determined by the structural engineer.

Lateral resistance of the drilled piers may be evaluated by applying a passive earth pressure equivalent to a fluid pressure of 250 psf per foot of depth applied over an area equal to the pier diameter times the depth of the pier.

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Interior Floor Slab Support

The following recommendations apply only to interior slab-on-grade floors used in conjunction with deepened conventional foundations.

Interior concrete slab-on-grade lower floors can be suitably supported upon the soil subgrade prepared in accordance with the recommendations in this report and maintained in that condition (above optimum moisture). Interior concrete slab-on-grade floors should be at least four inches thick and, as a minimum, should contain No. 3 reinforcing bars on 18-inch center-to-center spacing, located at mid-slab depth. This slab reinforcement is suggested as a guide "minimum" only; final reinforcement and joint spacing should be determined by the structural engineer based on anticipated slab loading. Proper and consistent location of the reinforcement at mid-slab is essential to its performance. The risk of uncontrolled shrinkage cracking is increased if the reinforcement is not properly located within the slab.

Floor slabs should be underlain by a layer of free-draining crushed rock, serving as a deterrent to migration of capillary moisture. The crushed rock layer should be at least four inches thick and graded such that 100 percent passes a one-inch sieve and none passes a No. 4 sieve. Additional moisture protection should be provided by placing a sheet plastic membrane directly over the gravel. The plastic water vapor retarder should meet or exceed the minimum specifications outlined in ASTM E1745. From the standpoint of structural support, garage floors may be constructed directly upon the soil subgrade, with the understanding that they are not intended for moisture sensitive floor coverings. However, if moisture protective measures for garage floors are desired, support should include the gravel and plastic membrane discussed above.

Floor slab construction over the past 20 years or more has included placement of a thin layer of sand over the vapor retarder membrane. The intent of the sand is to aid in the proper curing of the slab concrete. However, recent debate over excessive moisture vapor emissions from floor slabs includes concern for water trapped within the sand. As a consequence, we consider the use of the sand layer as optional. The concrete curing benefits should be weighed against efforts to reduce slab moisture vapor transmission.

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Due to the presence of expansive soil conditions, moisture conditioning of subgrade soils prior to placement of floor slab concrete is considered essential. Immediately prior to slab concrete placement, the subgrade soils, to a depth of least 12 inches, should be brought to a uniform, near-saturated moisture condition by liberal watering or sprinkling. Slab subgrade moisture condition should be field checked by our representative for each building pad within 48 hours prior to slab placement. Due to saturation of these upper soils, it is imperative that moisture vapor penetration resistance techniques be utilized in design and construction of interior floor slabs.

The recommendations presented above should mitigate significant soils-related cracking of the slab-on-grade floors. Also important to the performance and appearance of a Portland cement concrete slab is the quality of the concrete, the workmanship of the concrete contractor, the curing techniques utilized and the spacing of control joints.

Floor Slab Moisture Penetration Resistance

It is considered likely that floor slab subgrade soils will become saturated at some time during the life of the structures. This is a certainty when slabs are constructed during the wet season, when the subgrade soils are saturated prior to slab construction and when constantly wet ground or poor drainage conditions exist adjacent to structures. For this reason, it should be assumed that all interior slabs, particularly those intended for moisture-sensitive floor coverings or materials, require protection against moisture or moisture vapor penetration. Standard practice includes the rock and plastic membrane as discussed above. However, the rock and plastic membrane offer only a limited, first line of defense against soil-related moisture. Recommendations contained in this report concerning foundation and floor slab design are presented as *minimum* requirements only from the geotechnical engineering standpoint.

It is emphasized that we are not slab moisture proofing or moisture protection experts. We are expressly stating that we make no guarantee nor provide any assurance that use of the sub-slab rock and sheet plastic will reduce slab moisture penetration to any specific amount or level, particularly those required by floor covering manufacturers. The builder and designers should consider all available measures for slab moisture protection. It is commonly accepted that

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maintaining the lowest practical water-cement ratio in the slab concrete is one of the most effective ways to reduce future moisture vapor penetration of the completed slabs.

Exterior Flatwork Construction

Areas to receive exterior concrete flatwork (i.e. sidewalks, patios, etc.) should be uniformly compacted and moisture conditioned to a least three percent above the optimum moisture, prior to the placement of the concrete. Proper moisture conditioning of the subgrade soils is considered essential to the performance of exterior flatwork. Expansion joints should be provided to allow for minor vertical movement of the flatwork. Exterior flatwork should be constructed independent of perimeter building foundations and isolated column foundations by the placement of a layer of felt material between the flatwork and the foundation.

Residential driveway slabs should be constructed with thickened edges, at least two inches plus the slab thickness and 36 inches wide in accordance with American Concrete Institute (ACI) design standards. Driveway slabs should be reinforced with at least 6 x 6/W2.9 x W2.9 flat sheets of welded wire mesh, or No. 3 reinforcing bars placed on maximum 24-inch centers. Reinforcement must be located at mid-slab depth to be effective. If the single-family homes are supported on post-tensioned slabs, the driveways also could be post-tensioned. The structural engineer should design the post-tensioning of the driveways.

Consideration should be given to thickening the edges of sidewalks and patios to at least twice the slab thickness. Irrigated landscaping adjacent to concrete flatwork will help maintain a more uniform moisture in the soils and reduce the amount of differential movement.

Sound Wall Systems

Foundations for sound wall systems should bear on firm, undisturbed ground, engineered fill placed and compacted in accordance with the recommendations of our report, or a combination of these materials, as confirmed by our representative. Sound wall foundations should extend at least 18 inches below the lowest adjacent soil grade. Foundations may be sized using a maximum allowable soil bearing pressure of 1500 psf with a one-third increase for wind or

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seismic forces. Foundations should be at least 12 inches wide. Lateral resistance may be computed using an equivalent fluid pressure of 250 pounds per cubic foot (pcf), with the understanding that the upper 12 inches of embedment should be neglected due to the presence of expansive clays. For pier foundations used to support sound walls, the lateral resistance may be applied over 1½ times the pier diameter.

Where foundations extend within three feet of slopes steeper than three horizontal to one vertical (3:1), an additional six inches of embedment should be disregarded in lateral stability calculations.

Site Drainage

Performance of building foundations, slabs-on-grade floors and pavement areas is dependent upon proper control of surface water on the site. The ground adjacent to buildings should be sloped away from structures at a gradient no less than two percent for a distance of at least five feet, where possible. We recommend that roof drain downspouts either discharge onto paved surfaces leading away from structures or that roof drains be connected to rigid non-perforated piping directed to an appropriate drainage point away from the structures. Ponding of surface water should not be allowed adjacent to the structures or pavements. Landscape berms, if planned, should not be constructed in such a manner as to promote drainage toward the buildings.

Pavement Design

Laboratory testing of on-site soils indicate the near-surface soils possess Resistance ("R") values of 5 or less (see Plates No. A7 through A9). Table 4 summarizes pavement sections that were designed using the procedures contained within Chapter 600 of the *California Highway Design Manual*, dated July 1, 1990; and Traffic Indices (TI's) for various street widths contained in the City of Woodland *Standard Specifications and Details* (2002 edition).

TABLE 4
PAVEMENT DESIGN ALTERNATIVES

Traffic Index (TI)	Minimum Width of Right-of-Way (feet)	Untreated Subgrades R-value = 5		Chemically-Treated Subgrades Soils (a) R-value = 50+	
		Type B Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)	Type B Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
5.0	57'	2½	11	2½	5
	Local (Residential)	3*	10	3*	4
6.0	62'	2½	15	2½	6
	Local (Primary Residential)	3½*	13	3½*	4
7.0	66'	3	18	3	7
	Collector	4*	16	4*	5
10.0(b)	82' Minor Aerial and	5	26	5	11
	106' Minor Arterial	6½*	23	6½*	8

* = Asphalt thickness includes Caltrans Factor of Safety.
(a) = Lime-treated subgrade should be at least 16 inches thick as per City of Woodland.
(b) = Minimum Traffic Index per City of Woodland; however, may be revised by the City Engineer based on 20-year Traffic Index calculated.

We emphasize that the performance of the pavement is critically dependent upon uniform and adequate compaction of the soil subgrade, as well as all engineered fill and utility trench backfill within the limits of the pavements. We recommend that pavement subgrade preparation, i.e. scarification, moisture conditioning and compaction, be performed after underground utility construction is completed and just prior to aggregate base placement. The upper six inches of pavement subgrade soils should be compacted to at least 90 percent relative compaction at no less than the optimum moisture content. All aggregate base should be compacted to at least 95 percent of the maximum dry density.

The native clay soils are anticipated to react well with the addition of quicklime (high-calcium or dolomitic) and could enhance the support characteristics of the subgrade and allow for a

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reduction in the aggregate base section. Chemical treatment of subgrade soils as part of the pavement section would be subject to approval by the City of Woodland. Typical spread rates will vary from three to five percent based on dry soil weight. For estimating purposes only, we recommend a minimum spread rate of at least four percent by dry unit weight or six pounds of quicklime per square foot of mixing depth (at least 16 inches). Lime-treated subgrades should be compacted to not less than 95 percent of the ASTM D1557 maximum dry density, at a moisture content of at two percent above the optimum moisture content.

If chemical treatment alternates are selected for use at this site, additional testing should be performed during construction to verify that the design parameters are achieved in the field. Samples of the field-mixed soil and lime should be collected and tested for minimum unconfined compressive strength of 400 pounds per square inch (psi) when tested in accordance with California Test 373 and a minimum Resistance value of 50 when tested in accordance with California Test 301. This additional testing will either verify the design parameters or provide the opportunity to modify the pavement sections based upon the test results.

We are recommending the use of an aggregate section to act as a rock cushion beneath all pavements, i.e., no pavement directly upon the chemically treated subgrades. Our experience indicates cracking problems usually occur with asphalt concrete placed directly on a treated subgrade. Even when the treated soils are properly cured, cracks tend to develop over time, and without the use of the rock cushion, these cracks propagate up through the asphalt concrete.

Efficient drainage of all surface water to avoid infiltration and saturation of the supporting aggregate base and subgrade soils is important to pavement performance. Weep holes also could be provided at drop inlets, located at the subgrade-base interface, to allow accumulated water to drain from beneath the pavements.

Materials quality and construction of the structural section of the pavement should conform to the applicable provisions of the *Caltrans Standard Specifications* and the *City of Woodland Standard Specifications and Details*, latest editions.

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Geotechnical Engineering Observation and Testing During Earthwork

Site preparation should be accomplished in accordance with the recommendations of this report and the *Earthwork Specifications* provided in Appendix B. Representatives of Wallace-Kuhl & Associates, Inc., should be present during site preparation and all grading operations to observe and test the fill to verify compliance with our recommendations and the job specifications. These services are beyond the scope of work authorized for this investigation.

In the event that Wallace-Kuhl & Associates, Inc., is not retained to provide geotechnical engineering observation and testing services during construction, the Geotechnical Engineer retained to provide this service in conformance with Section 3317.1, 3317.3 and 3317.8 of the 2001 edition of the CBC, should indicate in writing that they agree with the recommendations of this report, or prepare supplemental recommendations as necessary. A final report by the "Soils Engineer" should be prepared upon completion of the project as required by the UBC Section 3318.2. The title Soils Engineer is restricted in the State of California to a Civil Engineer authorized by the State of California to use the title "Geotechnical Engineer".

LIMITATIONS

Our recommendations are based upon the information provided regarding the proposed construction, combined with our analysis of site conditions revealed by the field exploration and laboratory testing programs. We have used prudent engineering judgment based upon the information provided and the data generated from our investigation. If the proposed construction is modified or re-sited; or, if it is found during construction that subsurface conditions differ from those we encountered at the boring locations, we should be afforded the opportunity to review the new information or changed conditions to determine if our conclusions and recommendations must be modified.

We recommend that Wallace - Kuhl & Associates, Inc. be retained to review the final plans and specifications to determine if the intent of our recommendations has been implemented in those documents.

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We emphasize that this report is applicable only to the proposed construction and the investigated site. This report should not be utilized for construction on any other site. This report is considered valid for the proposed construction for a period of two years following the date it was issued. If construction has not started within two years, we must re-evaluate the recommendations of this report and update the report, if necessary.

Wallace - Kuhl & Associates, Inc.

Gerard J. Follettie
Staff Engineer

Michael M. Watari
Project Engineer



6/8/05

GJF:MMW

R:\Dept. 2 - Geotech\Active Jobs\4159.09 - Heritage Development (Spring Lake S. 160-acres)\4159.09 - Heritage Development GER.doc

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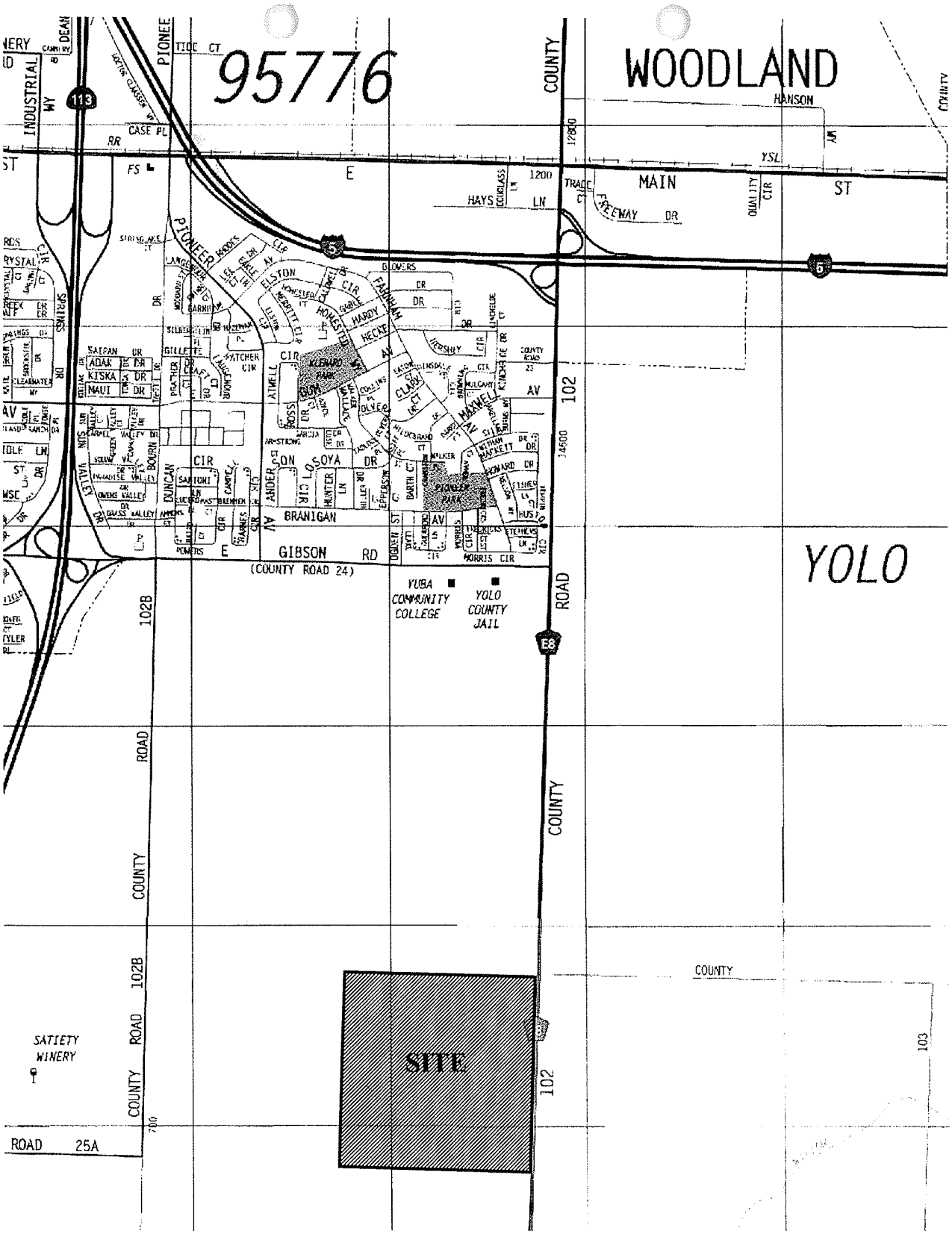
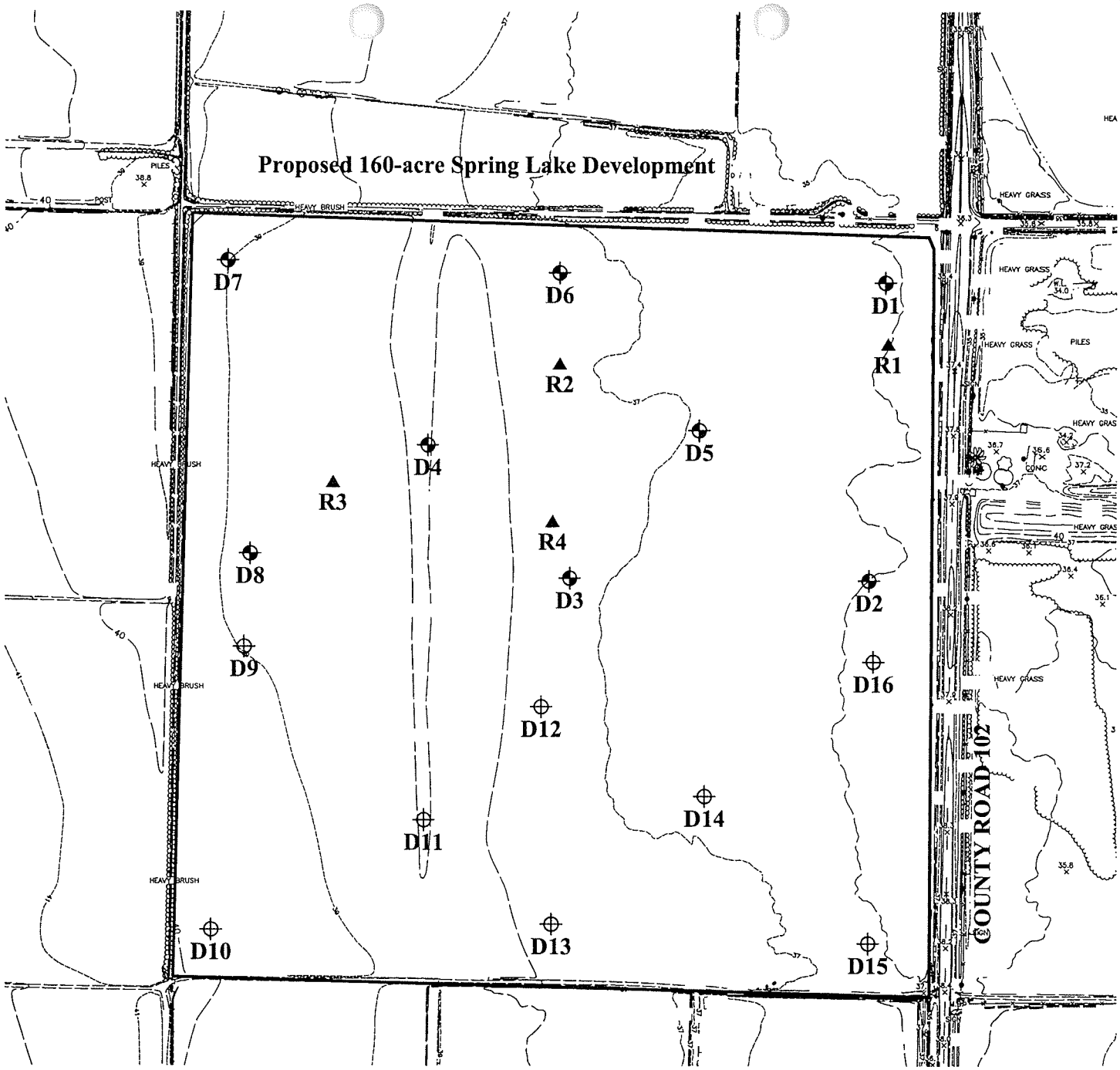


Adapted from the Thomas Guide
Sacramento and Solano Counties
Street Guide and Directory, 2001 edition.

WALLACE ▪ KUHL & ASSOCIATES, INC. GEOTECHNICAL ENGINEERING GEOLOGIC & ENVIRONMENTAL SERVICES	**VICINITY MAP** HERITAGE DEVELOPMENT Woodland, California	WKA NO: 4159.09 DATE: 6/04 PLATE NO: 1



Legend:

- ⊕ -Approximate soil boring location (10/16/02)
- ⊕ -Approximate soil boring location (5/17/04)
- ▲ -Approximate bulk sample location

Note:

Aerial Topo Provided by: Radman Aerial
Dated: December 1, 1997
Bench Mark: City of Woodland DATUM
Location: NE Corner of Gibson Road and County Road 102
Elevation: (1989 DATUM) = 35.881

0 250 500
Scale in Feet

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VICINITY MAP

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 2

BORING NUMBER: D1
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +35 feet msl (City Datum '89)
0							CH		Brown, fine sandy, silty clay
		D1-1I	10	95	25.0	1.5 (TSF) UCC			
		D1-2I	18	107	17.2				
5									
		D1-3I	7	88	33.7		CL/ ML		Brown, silty clay/ clayey silt
10									
		D1-4I	19				ML		Brown, weakly cemented, fine sandy silt
15									
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D1

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 3

BORING NUMBER: D2
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +35 feet msl (City Datum '89)
0							CH		Brown, fine sandy, silty clay
		D2-1I	19	102	20.8				
5							ML		Brown, clayey silt
		D2-2I	9	92	27.8		CL/ CH		Brown, fine sandy, silty clay
10							CL		Brown, silty clay
		D2-3I	10						
15									
		D2-4I	26						
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D2

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 4

BORING NUMBER: D3
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +37.5 feet msl (City Datum '89)
0							CH		Brown, silty clay
		D3-1I	20	105	18.5				
							CL		Brown, silty clay
5		D3-2I	8	93	27.4	.64 (TSF) UCC			
							CH		Brown, silty clay
10		D3-3I	16	98	23.9				
		D3-4I	17						
15									
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D3

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 5

BORING NUMBER: D4
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +39 feet msl (City Datum '89)
0							CL		Brown, silty clay
		D4-1I	12	105	15.7	4.5 (TSF) UCC			
							ML		Brown, sandy, clayey silt
							SM		Brown, silty fine sand
5		D4-2I	5	91	27.2		CL		Brown, silty clay
		D4-3I	9						
10									
							CH		Brown, silty clay
15		D4-4I	16						
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D4

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 6

BORING NUMBER: D5
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +37 feet msl (City Datum '89)
0							CH		Brown, fine sandy silty clay
		D5-1I	14	76	12.6				
5							ML		Brown, clayey silt
		D5-2I	10	93	28.8		CH		Brown, silty clay
10									
		D5-3I	9				CL		Brown, weakly cemented, silty clay
15							CH		Brown, silty clay
		D5-4I	10	98	26.8				
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D5

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09
DATE: 6/04
PLATE NO: 7

BORING NUMBER: D6
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +38 feet msl (City Datum '89)
0							CH		Brown, silty clay
		D6-1I	16	109	12.9	3.7 (TSF) UCC	ML		Brown, clayey fine sandy silt
5		D6-2I	9	102	7.6		SM		Brown, silty fine to medium sand
10		D6-3I	10	99	3.8		SP		Gray, fine to coarse sand
15		D6-4I	15				SM		Brown, silty fine to coarse sand
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D6

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 8

BORING NUMBER: D7
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +39 feet msl (City Datum '89)
0		D7-1I	17	109	15.5		CH		Brown, fine sandy silty clay
5		D7-2I	13	105	16.4	1.1 (TSF) UCC	ML		Brown, fine sandy clayey silt
10		D7-3I	5	89	30.7				
15		D7-4I	15				CH		Brown, silty clay
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D7

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 9

BORING NUMBER: D8
DATE DRILLED: 10/16/02
LOGGED BY: GJF

DRILL RIG/METHOD:
CME 55HT / 6 INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
									Approximate surface elevation = +39 feet msl (City Datum '89)
0		D8-1I	12	104	15.2	5.1 (TSF) UCC	CL/ CH		Brown, fine sandy silty clay
5		D8-2I	8	99	18.8		CL		Brown, fine sandy silty clay
							SM		Brown, silty fine sand
10		D8-3I	11				CL/ ML		Brown, silty clay/clayey silt
15		D8-4I	19	96	26.9		CH		Brown, silty clay
20									

NOTES:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D8

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 10

BORING NUMBER: D9
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TEST	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D9-1I	17	100	20.0	4.5 (TSF) UCC			
							CL		Brown, silty clay
5		D9-2I	7	100	14.7		SM		Brown, silty fine sand
							ML		Brown, slightly clayey fine sandy silt
10		D9-3I	4						*f*
									i
							CH		Dark brown, silty clay
15		D9-4I	15						
20									

Notes:
1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D9

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09
DATE: 6/04
PLATE NO: 11

BORING NUMBER: D10
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D10-1I	17	99	22.4				
							SM		Brown, silty fine sand
							ML		Brown, clayey sandy silt
5		D10-2I	8						
							ML		Brown, clayey silt
10		D10-3I	9						
15									
20									

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19

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BORING LOG D10

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 12

BORING NUMBER: D11
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TEST	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D11-1I	22						
							ML		Brown, clayey silt
5		D11-2I	7	93	25.7				
							CH		Dark brown, silty clay
10		D11-3I	13						
15		D11-4I	14						
20									

f

i

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D11

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 13

BORING NUMBER: D12
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0									
		D12-1I	22	100	21.8	5.1 (TSF) UCC	CH		Dark brown, silty clay
5		D12-2I	10	92	25.2		CL		Brown, silty clay
10		D12-3I	18				CH		Brown, silty clay
15									
20									

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19

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BORING LOG D12

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 14

BORING NUMBER: D13
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D13-1I	20	101	19.4				
							ML		Brown, fine sandy silt
5		D13-2I	6	94	27.3				
							CH		Dark brown, silty clay
10		D13-3I	17						
15									
20									

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19

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BORING LOG D13

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 15

BORING NUMBER: D14
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D14-1I	15	91	25.2	2.7 (TSF) UCC			
		D14-2I	5				ML		Brown, fine sandy silt
5									
		D14-3I	19				CH		Dark brown, silty clay
10									
15									
20									

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19

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BORING LOG D14

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 16

BORING NUMBER: D15
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D15-1I	17	100	21.3	7.7 (TSF) UCC			
							CL		Brown, silty clay
5		D15-2I	11	81	27.4				
									f
10		D15-3I	17						
									i
									slightly sandy
15		D15-4I	17						
20									

Notes:
1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. For an explanation of the symbols used in the boring log, see Plate No. 19.

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BORING LOG D15

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09
DATE: 6/04
PLATE NO: 17

BORING NUMBER: D16
DATE DRILLED: 5/17/04
LOGGED BY: GJF

DRILL RIG/METHOD:
CME-850/6-INCH
SOLID FLIGHT AUGERS

DEPTH (feet)	SAMPLER	SAMPLE NUMBER	BLOWS/FT.	DRY UNIT WT. (PCF)	MOISTURE CONTENT (%)	OTHER TESTS	USCS	GRAPHIC LOG	SOIL DESCRIPTION AND REMARKS
0							CH		Dark brown, silty clay
		D16-1I	22	107	14.8				
							CL		Brown, sandy silty clay
5		D16-2I	7	102	18.9				
							SM		Brown, silty fine sand
10		D16-3I	5				ML		Brown, clayey silt
15									
20									

Notes:

1. This log depicts conditions only at the boring location, see Plate No. 2, and only on the date of field exploration.
2. Ground water was not encountered in the boring.
3. For an explanation of the symbols used in the boring log, see Plate No. 19

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BORING LOG D16

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: 18

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		SYMBOL	CODE	TYPICAL NAMES
COARSE GRAINED SOILS (More than 50% of soil > no. 200 sieve size)	GRAVELS (More than 50% of coarse fraction > no. 4 sieve size)	GW		Well graded gravels or gravel - sand mixtures, little or no fines
		GP		Poorly graded gravels or gravel - sand mixtures, little or no fines
		GM		Silty gravels, gravel - sand - silt mixtures
		GC		Clayey gravels, gravel - sand - clay mixtures
	SANDS (50% or more of coarse fraction < no. 4 sieve size)	SW		Well graded sands or gravelly sands, little or no fines
		SP		Poorly graded sands or gravelly sands, little or no fines
		SM		Silty sands, sand - silt mixtures
		SC		Clayey sands, sand - clay mixtures
FINE GRAINED SOILS (50% or more of soil < no. 200 sieve size)	SILTS & CLAYS LL < 50	ML		Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
		CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		OL		Organic silts and organic silty clays of low plasticity
	SILTS & CLAYS LL ≥ 50	MH		Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
		CH		Inorganic clays of high plasticity, fat clays
		OH		Organic clays of medium to high plasticity, organic silty clays, organic silts
HIGHLY ORGANIC SOILS		Pt		Peat and other highly organic soils

OTHER SYMBOLS

= Drive Sample: 2-1/2" O.D. Modified California sampler

= Drive Sample: no recovery

= Initial Water Level

= Final Water Level

— — — = Estimated or gradational material change line

——— = Observed material change line

Laboratory Tests

PI = Plasticity Index
EI = Expansion Index
UCC = Unconfined Compression Test
TR = Triaxial Compression Test
GR = Gradational Analysis (Sieve)
COR = Corrosion

GRAIN SIZE CLASSIFICATION

CLASSIFICATION	RANGE OF GRAIN SIZES	
	U.S. Standard Sieve Size	Grain Size in Millimeters
BOULDERS	Above 12"	Above 305
COBBLES	12" to 3"	305 to 76.2
GRAVEL coarse (c) fine (f)	3" to No. 4 3" to 3/4" 3/4" to No. 4	76.2 to 4.76 76.2 to 19.1 19.1 to 4.76
SAND coarse (c) medium (m) fine (f)	No. 4 to No. 200 No. 4 to No. 10 No. 10 to No. 40 No. 40 to No. 200	4.76 to 0.074 4.76 to 2.00 2.00 to 0.420 0.420 to 0.074
SILT & CLAY	Below No. 200	Below 0.074

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UNIFIED SOIL CLASSIFICATION SYSTEM
HERITAGE DEVELOPMENT
Woodland, California

WKA NO: 4159.09
DATE: 6/04
PLATE NO: 19

APPENDICES

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APPENDIX A

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APPENDIX A

A. GENERAL INFORMATION

The performance of a geotechnical engineering investigation and pavement design for the proposed Heritage development located on the west side of County Road 102 in Woodland, California, was authorized by Ms. Melanie Mathews on May 17, 2004. Authorization was for an investigation as described in our proposal letter dated May 17, 2004 sent to our client, Turn of the Century, LLC, whose mailing address is 173 Court Street, Woodland, California 95695; telephone (530) 668-4056; facsimile (530) 668-4046.

The project civil engineering consultant is Cunningham Engineering whose mailing address is 2940 Spafford Street, Suite 200 in Woodland, California 95616; telephone (530) 758-2026; facsimile (530) 758-2066.

In preparing this report we referenced a 1"=300' *Aerial Topo* prepared by Radman Aerial, dated December 1, 1997, and a 1"=400' *Illustrative Neighborhood Plan*, dated March 3, 2004 prepared by Cunningham Engineering.

B. FIELD EXPLORATION

On May 17, 2004, eight test borings were drilled across the property to supplement our previous test borings drilled across the site on October 16 and 17, 2002. The test borings were drilled utilizing a CME-55 truck-mounted drill rig at the locations shown on Plate No. 2. The borings were drilled to a maximum depth of approximately 16½ feet below existing site grades using six-inch diameter, solid-stem helical augers. At various intervals, relatively undisturbed soil samples were recovered with a 2½-inch O.D., 2-inch I.D., modified California sampler driven by an automatic 140-pound hammer freely falling 30 inches. The number of blows of the hammer required to drive the 18-inch long sampler each 6-inch interval was recorded. The sum of the blows required to drive the sampler the lower 12-inch interval is designated the penetration resistance or "blow count" for that particular drive.

The samples were retained in 2-inch diameter by 6-inch long thin-walled brass tubes contained within the sampler. Immediately after recovery, the soils in the tubes were visually classified by the field engineer and the ends of the tubes were sealed to preserve the natural moisture contents. All samples were taken to our laboratory for soil classification and selection of samples for testing.

The Boring Logs, Plates No. 3 through 18, contain descriptions of the soils encountered at each boring location. A Boring Legend explaining the Unified Soil Classification System and the symbols used on the logs is contained on Plate No. 19.

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C. LABORATORY TESTING

Selected undisturbed soil samples were tested to determine dry unit weight (ASTM D2937), natural moisture content (ASTM D2216), and unconfined compressive strength (ASTM D2166). The results of the moisture/density and unconfined compression tests are included on the boring logs at the depth each tested sample was obtained.

Five bulk samples of near-surface soils were subjected to Expansion Index testing (ASTM D4829); the result of the tests are presented on Plates No. A1 through A5.

Four representative samples of the near-surface clay soils were tested to determine the Atterberg limits (ASTM D4318). The results of the test are presented on Plate No. A6.

Six bulk samples of anticipated pavement subgrade soils were subjected to Resistance-value ("R") testing in accordance with California Test 301. The results of the R-value tests, which were used in the pavement design, are presented as Plates No. A7 through A9.

The theoretical maximum dry unit weight and optimum moisture content (ASTM D1557) were determined for two representative bulk samples of near-surface soils. Results of the moisture/density curve, which were used to estimated soil shrinkage, are contained on Plates No. A10 and A11.

Five representative bulk samples were submitted to Sunland Analytical to determine the soil pH and minimum resistivity (California Test 643), Sulfate concentration (California Test 417) and Chloride concentration (California Test 422). Results of these tests are included as Plates No. A12 through A16.

To assist in the computation of post-tensioned slab design parameters, two hydrometer tests were performed to determine the percentage of the near-surface clay soils passing the No. 200 sieve (ASTM D1140). The results of the hydrometer test are included as Plates No. A17 and A18.

/

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EXPANSION INDEX TEST RESULTS

UBC Standard No. 29-2

ASTM D4829-88

MATERIAL DESCRIPTION: Brown, fine sandy silty clay

LOCATION: R1

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index *
0-3'	10.9	25.8	101	**62**

CLASSIFICATION OF EXPANSIVE SOIL **

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	Very Low
21 - 50	Low
51 - 90	**Medium**
91 - 130	High
Above 130	Very High

* Corrected to 50% Saturation

** From UBC Table 29-C

EXPANSION INDEX TEST RESULTS

UBC Standard No. 29-2

ASTM D4829-88

MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: R3

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index *
0-3'	12.6	27.3	102	**91**

CLASSIFICATION OF EXPANSIVE SOIL **

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	**High**
Above 130	Very High

* Corrected to 50% Saturation

** From UBC Table 29-C

EXPANSION INDEX TEST RESULTS

UBC Standard No. 29-2

ASTM D4829-88

MATERIAL DESCRIPTION: Brown, fine sandy silty clay

LOCATION: R5

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index *
0-3'	11.6	31.0	98	**99**

CLASSIFICATION OF EXPANSIVE SOIL **

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	**High**
Above 130	Very High

* Corrected to 50% Saturation

** From UBC Table 29-C

EXPANSION INDEX TEST RESULTS

UBC Standard No. 29-2

ASTM D4829-88

MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: D11

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index *
0-3'	12.3	31.9	97	**103**

CLASSIFICATION OF EXPANSIVE SOIL **

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	**High**
Above 130	Very High

* Corrected to 50% Saturation

** From UBC Table 29-C

EXPANSION INDEX TEST RESULTS

UBC Standard No. 29-2

ASTM D4829-88

MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: D15

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index *
0-3'	13.6	32.1	96	**109**

CLASSIFICATION OF EXPANSIVE SOIL **

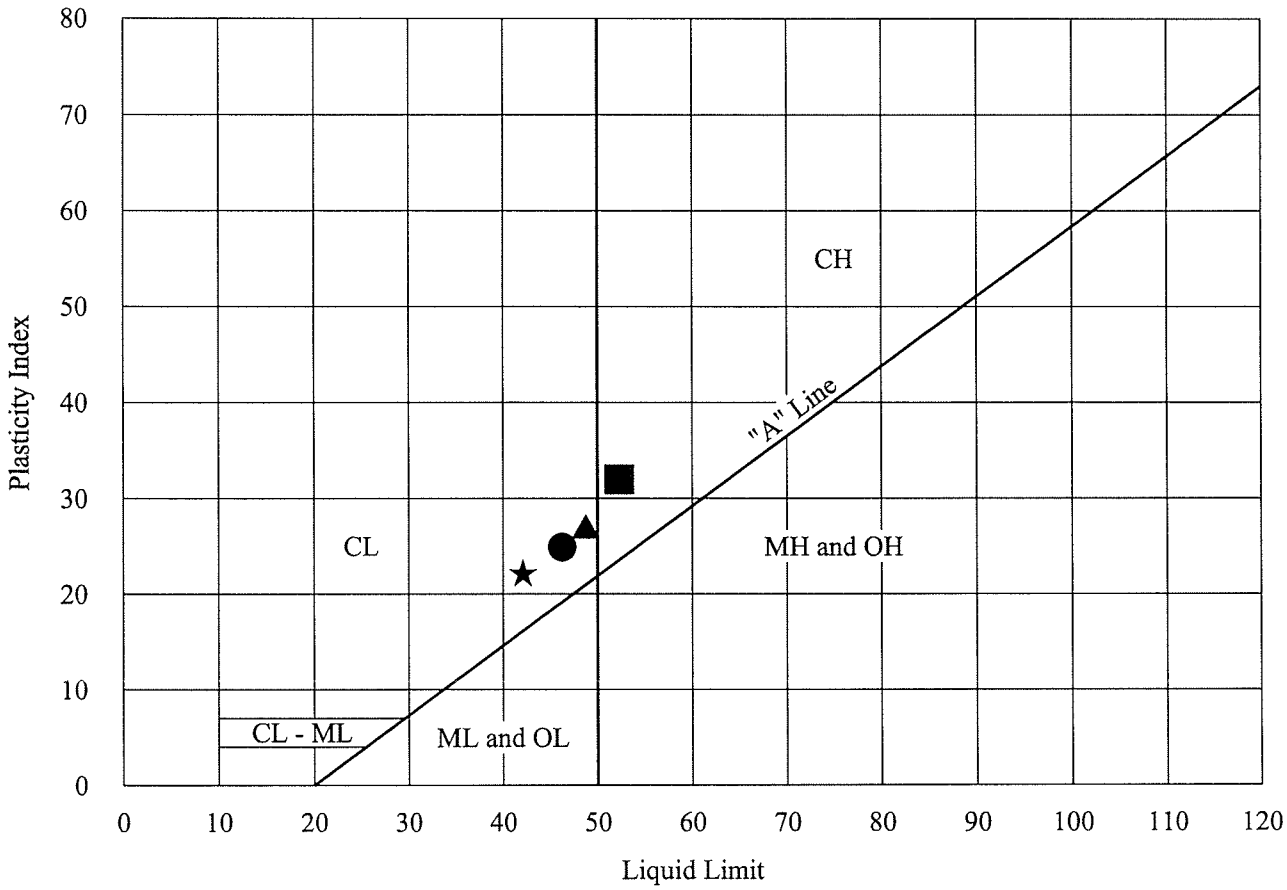
EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	**High**
Above 130	Very High

* Corrected to 50% Saturation

** From UBC Table 29-C

ATTERBERG LIMITS

ASTM D4318



KEY SYMBOL	LOCATION (SEE PLATE NO. 2)	SAMPLE DEPTH	NATURAL WATER CONTENT (%)	ATTERBERG LIMITS		PASSING No. 200 SIEVE (%)	UNIFIED SOIL CLASSIFI-CATION SYMBOL
				LIQUID LIMIT (%)	PLASTICITY INDEX (%)		
●	R3	0 - 3'	---	42	23	---	CL
▲	R5	0 - 3'	---	46	28	---	CL
★	D10	0 - 3'	---	42	23	---	CL
■	D11	0 - 3'	---	51	30	---	CH

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ATTERBERG LIMITS

HERITAGE DEVELOPMENT

Woodland, California

WKA NO: 4159.09

DATE: 6/04

PLATE NO: A6

RESISTANCE VALUE TEST RESULTS
(California Test 301)

MATERIAL DESCRIPTION: Brown, fine sandy silty clay

LOCATION: R1 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	104	20.5	295	5	22	4
2	109	18.6	382	8	35	10
3	113	16.8	494	57	247	19

R-Value at 300 psi exudation pressure = 5

MATERIAL DESCRIPTION: Brown, fine sandy silty clay

LOCATION: R2 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	98	22.6	255	-	-	1
2	102	20.8	358	1	4	2
3	107	19.0	454	4	17	5

R-Value at 300 psi exudation pressure = 5

RESISTANCE VALUE TEST RESULTS
(California Test 301)

MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: R3 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	100	21.7	430	1	4	1
2	105	19.9	550	5	22	4

Sample extruded therefore R-Value = 5

MATERIAL DESCRIPTION: Brown, fine sandy silty clay

LOCATION: R5 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	99	23.5	247	12	52	3
2	103	21.7	366	34	147	8
3	107	19.8	613	84	364	15

R-Value at 300 psi exudation pressure = 5

RESISTANCE VALUE TEST RESULTS
(California Test 301)

MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: D11 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	89	30.7	319	-	-	3

Sample extruded therefore R-Value = 5

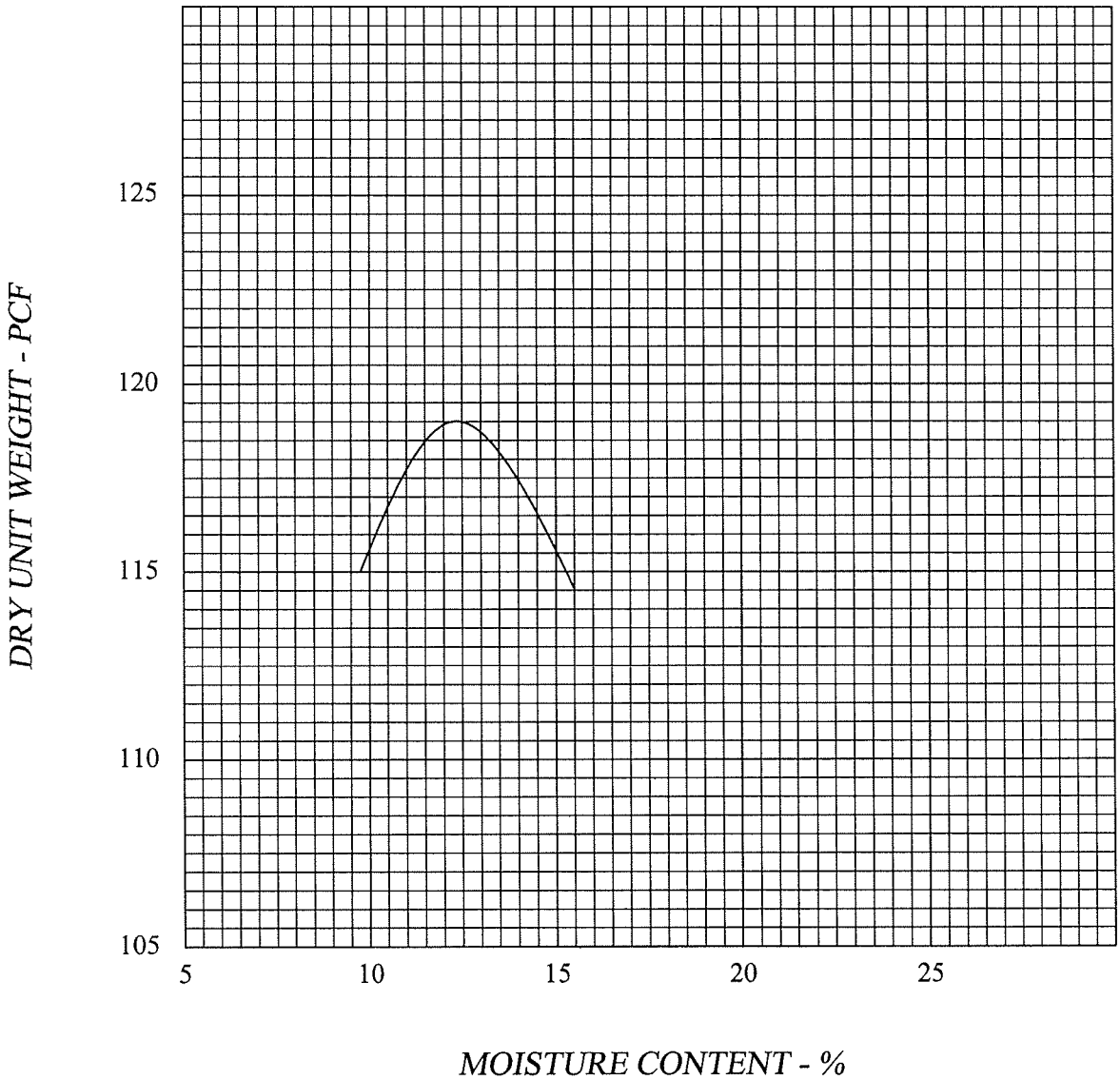
MATERIAL DESCRIPTION: Brown, silty clay

LOCATION: D15 (0-3')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion Pressure (dial)	Expansion Pressure (psf)	R Value
1	90	29.6	350	10	43	3

Sample extruded therefore R-Value = 5

MOISTURE-DENSITY RELATION



Material: (R1) Brown, fine sandy silty clay

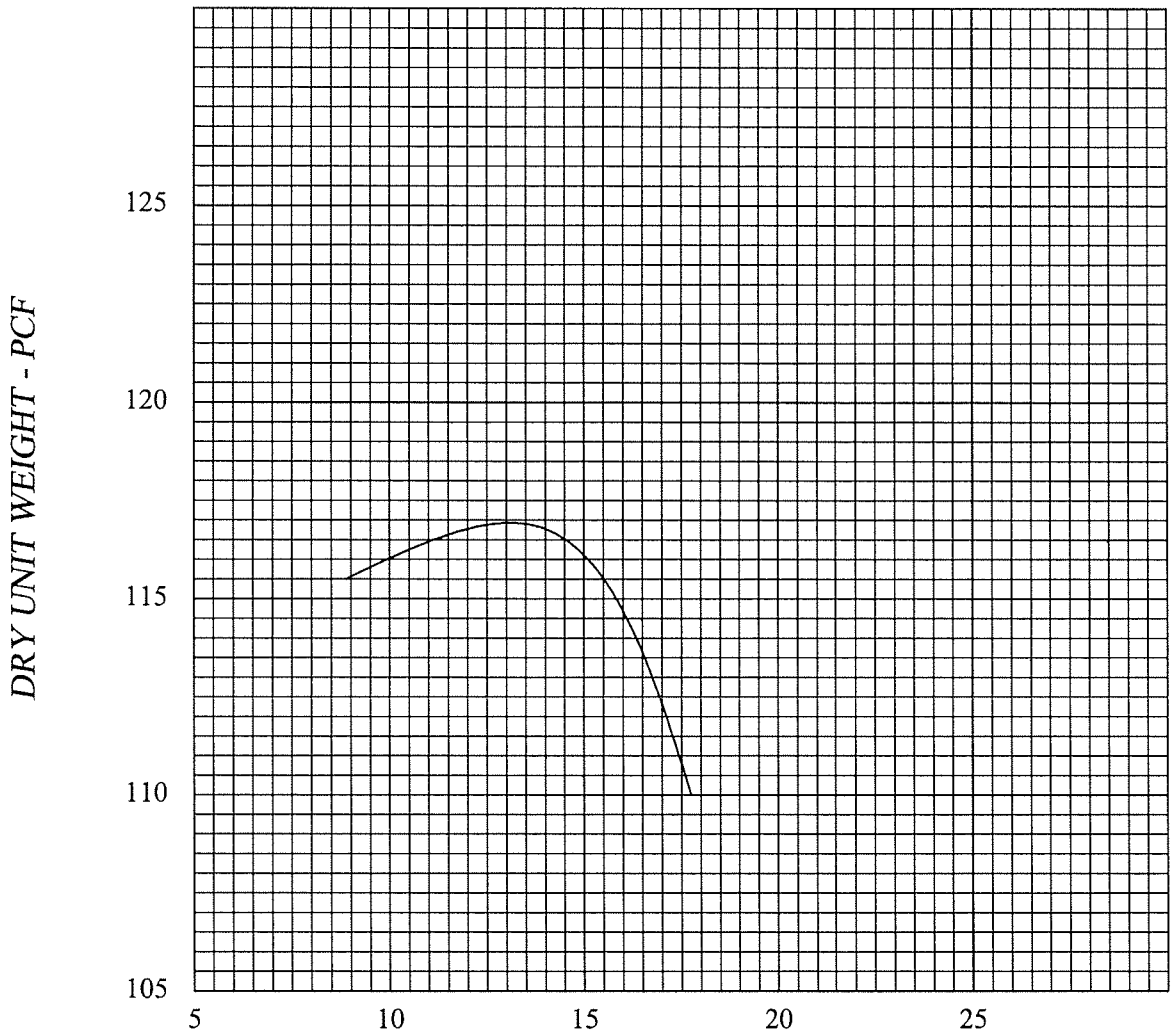
Test Method: ASTM D1557 "A"

Maximum Dry Unit Weight - PCF: 119

Optimum Moisture - %: 12.6

WALLACE ▪ KUHL & ASSOCIATES, INC. GEOTECHNICAL ENGINEERING GEOLOGIC & ENVIRONMENTAL SERVICES	**MOISTURE-DENSITY RELATION** HERITAGE DEVELOPMENT Woodland, California	WKA NO: 4159.09 DATE: 6/04 PLATE NO: A10

MOISTURE-DENSITY RELATION



Material: (R3) Brown, fine sandy silty clay

Test Method: ASTM D1557 "A"

Maximum Dry Unit Weight - PCF: 117

Optimum Moisture - %: 12

WALLACE ▪ KUHL & ASSOCIATES, INC. GEOTECHNICAL ENGINEERING GEOLOGIC & ENVIRONMENTAL SERVICES	**MOISTURE-DENSITY RELATION** HERITAGE DEVELOPMENT Woodland, California	WKA NO: 4159.09 DATE: 6/04 PLATE NO: A11

Sunland Analytical

11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 11/01/2002
Date Submitted 10/29/2002

To: Joe Follettie
Wallace-Kuhl & Associates
PO Box 1137
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

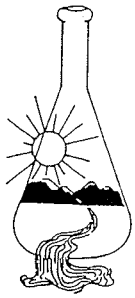
The reported analysis was requested for the following location:
Location : 4159.09-SPRG.LAKE 80 Site ID : R-2@0-5'.
Your purchase order number is 6302.
Thank you for your business.

* For future reference to this analysis please use SUN # 38343-73883.

EVALUATION FOR SOIL CORROSION

Soil pH	8.18		
Minimum Resistivity	1.39	ohm-cm (x1000)	
Chloride	23.1 ppm	00.00231	%
Sulfate	9.9 ppm	00.00099	%

METHODS
pH and Min.Resistivity CA DOT Test #643 Mod.(Sm.Cell)
Sulfate CA DOT Test #417, Chloride CA DOT Test #422



Sunland Analytical

11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 11/01/2002
Date Submitted 10/29/2002

To: Joe Follettie
Wallace-Kuhl & Associates
PO Box 1137
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 4159.09-SPRG.LAKE 80 Site ID : R-3@0-5'.
Your purchase order number is 6302.
Thank you for your business.

* For future reference to this analysis please use SUN # 38343-73884.

EVALUATION FOR SOIL CORROSION

Soil pH	7.44	
Minimum Resistivity	2.30 ohm-cm (x1000)	
Chloride	22.3 ppm	00.00223 %
Sulfate	10.8 ppm	00.00108 %

METHODS
pH and Min.Resistivity CA DOT Test #643 Mod.(Sm.Cell)
Sulfate CA DOT Test #417, Chloride CA DOT Test #422

WALLACE ▪ KUHL & ASSOCIATES, INC. GEOTECHNICAL ENGINEERING GEOLOGIC & ENVIRONMENTAL SERVICES	**CORROSION TEST RESULTS** HERITAGE DEVELOPMENT Woodland, California	WKA NO: 4159.09 DATE: 6/04 PLATE NO: A13

Sunland Analytical

11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 11/01/2002
Date Submitted 10/29/2002

To: Joe Follettie
Wallace-Kuhl & Associates
PO Box 1137
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 4159.09-SPRG.LAKE 80 Site ID : R-5@0-5'.
Your purchase order number is 6302.
Thank you for your business.

* For future reference to this analysis please use SUN # 38343-73885.

EVALUATION FOR SOIL CORROSION

Soil pH	8.50		
Minimum Resistivity	1.47	ohm-cm (x1000)	
Chloride	94.7 ppm	00.00947	%
Sulfate	130.0 ppm	00.01300	%

METHODS
pH and Min.Resistivity CA DOT Test #643 Mod.(Sm.Cell)
Sulfate CA DOT Test #417, Chloride CA DOT Test #422

Sunland Analytical

11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 05/21/2004
Date Submitted 05/18/2004

To: Joe Follettie
Wallace-Kuhl & Associates
P.O. Box 1137
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : SPRNGLK-S160/4159.09 Site ID : D10(3').
Your purchase order number is 5204.
Thank you for your business.

* For future reference to this analysis please use SUN # 41896-81775.

EVALUATION FOR SOIL CORROSION

Soil pH	8.01		
Minimum Resistivity	1.55	ohm-cm (x1000)	
Chloride	25.4 ppm	00.00254	%
Sulfate	24.7 ppm	00.00247	%

METHODS
pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422

Sunland Analytical

11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 05/21/2004
Date Submitted 05/18/2004

To: Joe Follettie
Wallace-Kuhl & Associates
P.O. Box 1137
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

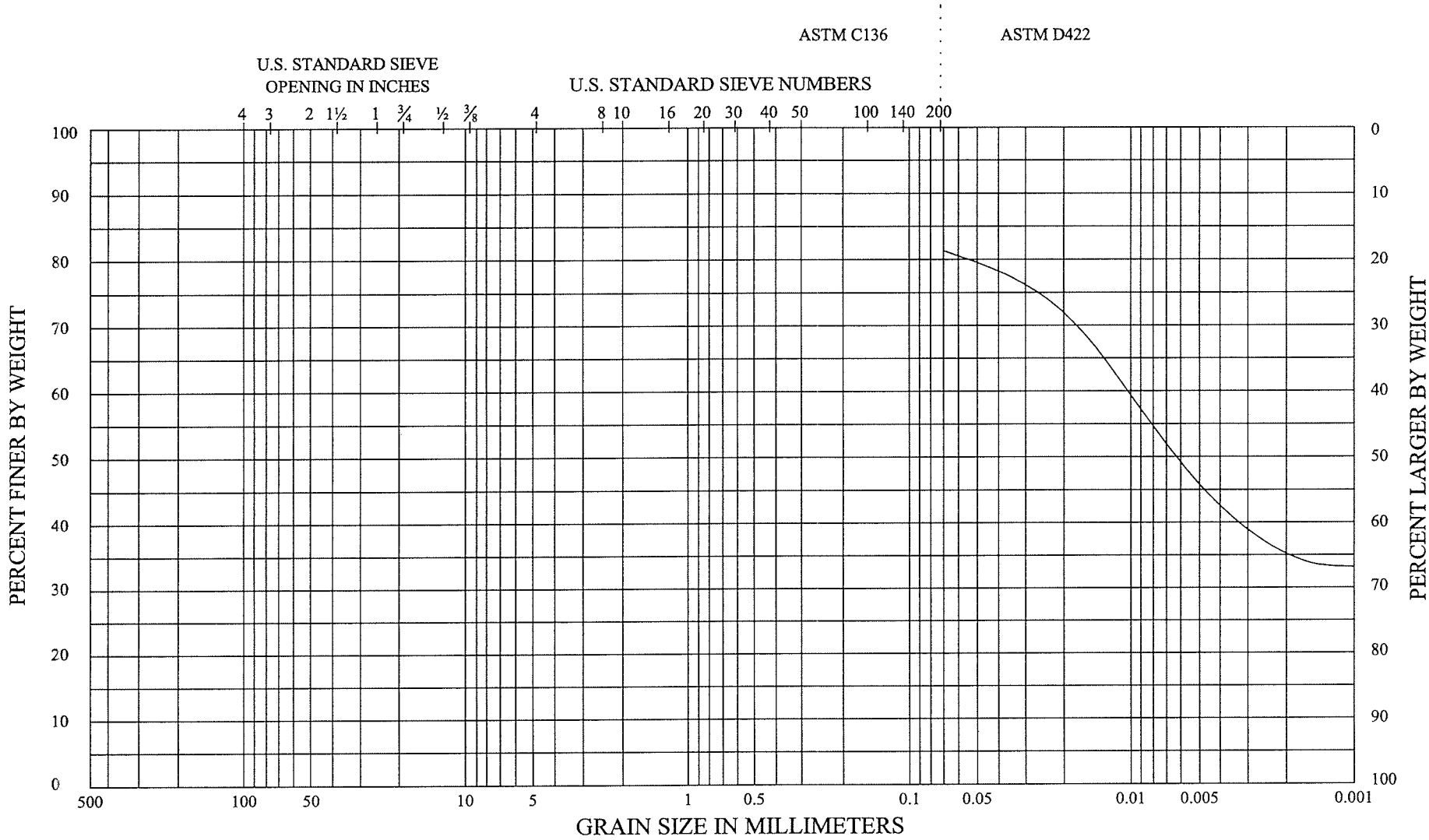
The reported analysis was requested for the following location:
Location : SPRNGLK-S160/4159.09 Site ID : D16(3').
Your purchase order number is 5204.
Thank you for your business.

* For future reference to this analysis please use SUN # 41896-81776.

EVALUATION FOR SOIL CORROSION

Soil pH	7.94		
Minimum Resistivity	1.80	ohm-cm (x1000)	
Chloride	28.7 ppm	00.00287	%
Sulfate	19.1 ppm	00.00191	%

METHODS
pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

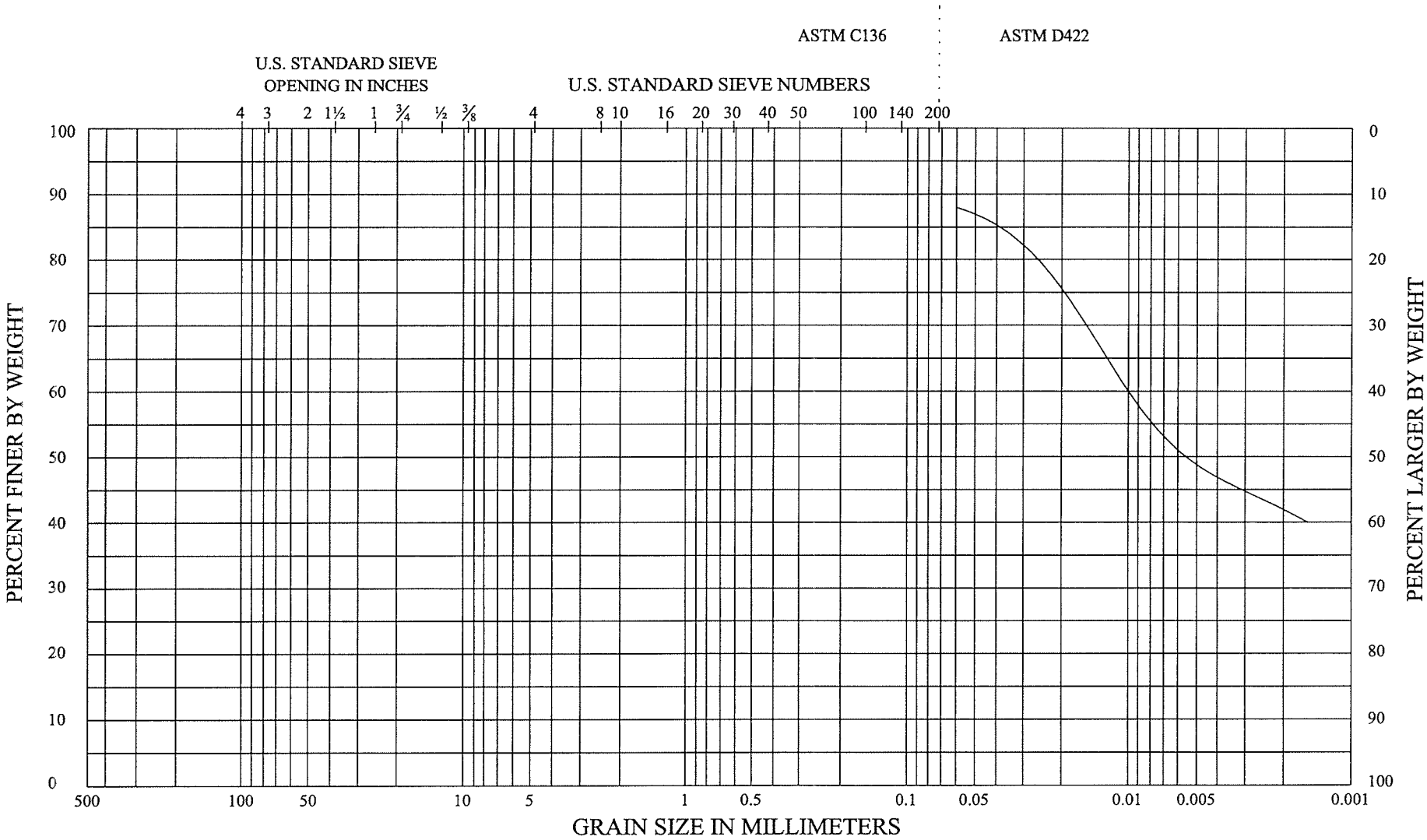
SAMPLE NO. R3

WALLACE ▪ KUHL & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERING
GEOLOGIC & ENVIRONMENTAL SERVICES

Drawn By: PVT
Checked By: MMW

HYDROMETER ANALYSIS
HERITAGE DEVELOPMENT
Woodland, California

WKA NO: 4159.09
DATE: 6/04
PLATE NO: A17



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

SAMPLE NO. R5

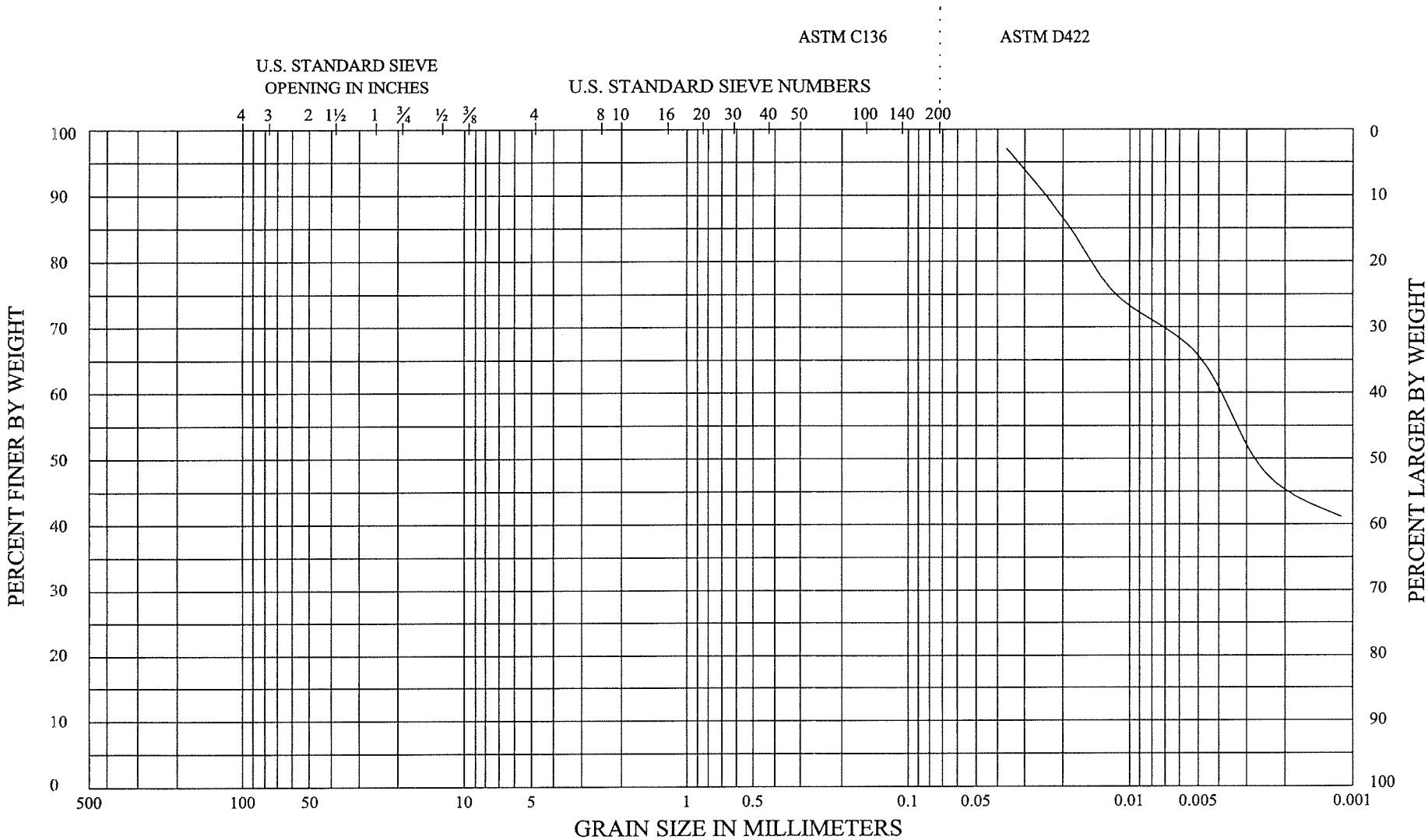
WALLACE ▪ KUHL & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERING
GEOLOGIC & ENVIRONMENTAL SERVICES

Drawn By: PVT
Checked By: MMW

HYDROMETER ANALYSIS

HERITAGE DEVELOPMENT
Woodland, California

WKA NO: 4159.09
DATE: 6/04
PLATE NO: A18



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

SAMPLE NO. D11

WALLACE • KUHL & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERING
GEOLOGIC & ENVIRONMENTAL SERVICES

Drawn By: PVT
Checked By: MMW

HYDROMETER ANALYSIS

HERITAGE DEVELOPMENT
Woodland, California

WKA NO: 4159.09
DATE: 6/04
PLATE NO: A19

APPENDIX B

WALLACE · KUHL
& ASSOCIATES INC.

APPENDIX B

EARTHWORK SPECIFICATIONS

HERITAGE DEVELOPMENT

County Road 102

Woodland, California

WKA No. 4159.09

GEOTECHNICAL REPORT

A Geotechnical Engineering Report (WKA No. 4159.09; dated June 15, 2004), has been prepared for this project by Wallace - Kuhl & Associates, Inc. of Rocklin, California; telephone (916) 435-9722; facsimile (916) 435-9822.

SEASONAL LIMITS

Fill materials shall not be placed, spread or rolled during unfavorable weather conditions. When the work is interrupted by heavy rains, fill operations shall not be resumed until field tests indicate that the moisture content and density of the fill are satisfactory.

CLEARING, GRUBBING AND PREPARING BUILDING AREAS

All significant rubble, rubbish or debris, and any loose and/or saturated materials shall be removed and disposed of so as to leave the areas that have been disturbed with a neat and finished appearance, free from unsightly debris. Depressions resulting from the removal of the above items shall be cleaned out to firm, undisturbed soil and backfilled with suitable materials in accordance with these specifications.

Remaining surface organics shall be removed by stripping. *Strippings shall not be used in general fill construction or those fills used to support sound walls, but may be used in landscape areas, provided they are kept at least five feet (5') from the building pads, moisture conditioned and compacted.* Discing of organics into the surface soils may be a suitable alternative to

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stripping, depending upon the quantity and condition of the surface vegetation at the time of grading. Discing will be allowed only with our prior approval. Discing operations shall be observed by our representative and must be continuous until organics are adequately mixed with the soil to provide a compactable mixture. Pockets or concentrations of organics will not be allowed.

Existing irrigation canals and drainage ditches present on-site shall be cleaned of organics, saturated and unstable soils to expose firm, native materials. The exposed surface shall be scarified to a depth of twelve inches (12") and recompacted to at least ninety percent (90%) of the ASTM D1557 maximum dry density, if greater than three feet (3') from final subgrade elevation, and to at least eight-five percent (85%) if less than three feet (3') below final subgrade elevation. Berms shall be flattened and may be used as fill material provided that these soils are free of significant concentrations of organic matter, rubble, or rubbish and are not saturated. It is possible that the excavated soils from the bottom of the drainage ditches will be saturated, and will require aeration and a period of drying to allow proper compaction. Our representative shall provide alternative recommendations for stabilizing the bottom of the excavations, as conditions warrant. Recompaction operations shall be performed in the presence of our representative who will evaluate the performance of the materials under compactive load. Unstable soil deposits, as determined by our representative, shall be excavated to expose a firm base, and grade restored with engineered fill in accordance with these recommendations.

Areas designated to receive fill and at-grade areas shall be plowed or scarified, to a depth of at least twelve inches (12"), until the surface is free from ruts or the uneven features, that would tend to prevent uniform compaction by the equipment to be used.

After the foundations for fill have been cleared, plowed or scarified, they shall be disced or bladed until uniform and free from large clods, brought to the optimum moisture content and compacted to not less than eighty-five percent (85%) of the maximum dry density as determined by the ASTM D1557. Compaction operations shall be performed in the presence of the Geotechnical Engineer who will evaluate the performance of the materials under compactive

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load. Unstable soil deposits, as determined by the Geotechnical Engineer, shall be excavated to expose a firm base, and grades restored with engineered fill in accordance with these specifications.

MATERIALS

Proposed fill material shall be free from organic matter and other unsuitable substances, and shall be approved by the Geotechnical Engineer. Clods, rocks, or hard lumps exceeding six inches (6") shall be removed from any fill supporting the buildings. Imported fill materials shall be granular materials with non-plastic fines or at least should be similar to, but less expansive than the native soils and free of particles greater than three inches (3") in maximum dimension. Imported soils shall be approved by our office prior to being transported to the site.

PLACING, SPREADING AND COMPACTING FILL MATERIAL

The selected fill material shall be placed in layers which, when compacted, shall not exceed six inches (6") in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to promote uniformity of material in each layer.

When the moisture content of the fill material is less than three percent (3%) above optimum moisture for clay soils or at least the optimum moisture for granular fill material, water shall be added until the proper moisture content is achieved.

When the moisture content of the fill materials is too high to permit the specified compaction to be attained, the fill material shall be aerated by blading or other methods until the moisture content is satisfactory.

After each layer has been placed, mixed, moisture conditioned and spread evenly, it shall be thoroughly compacted to not less than eighty-five percent (85%) of the maximum dry density as determined by the ASTM D1557. Compaction shall be undertaken with equipment capable of

WALLACE - KUHL & ASSOCIATES INC.

achieving the specified density and shall be accomplished while the fill material is at the required moisture content. Each layer shall be compacted over its entire area until the desired density has been obtained.

FINAL SUBGRADE PREPARATION

The upper twelve inches (12") of all final building pad subgrades shall be uniformly and firmly compacted to eighty-five percent (85%) of the ASTM D1557 maximum dry density at a moisture content at least three percent (3%) above the optimum for clayey subgrades or at least optimum for granular subgrades, regardless of whether final subgrade elevation is attained by filling, excavation or left at existing grade.

The uppermost twelve inches (12") of all building pad subgrades, upon which conventional foundations and slabs are to be constructed, shall be brought to a near saturated moisture content within forty-eight hours (48) of floor slab construction and shall be maintained in this condition until placement of floor slab concrete.

The upper twelve inches (12") of final pavement subgrades should be uniformly moisture conditioned to at least the optimum moisture content and uniformly compacted to at least ninety percent (90%) of the maximum dry density, regardless of whether final grade is completed by excavation, filling, or left at-grade.

FIELD DENSITY TESTS

Field density tests shall be made by the Geotechnical Engineer or his representative after compaction of each layer of fill. Where compaction equipment has disturbed the surface to a depth of several inches, density tests shall be taken in the compacted material below the disturbed surface. Additional layers of the fill shall not be spread until the field density tests indicate that the specified density has been obtained.

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TESTING

Observation and testing by the Geotechnical Engineer or his representative shall be provided during all filling and compacting operations. The grading contractor shall give at least twenty-four (24) hours notice prior to beginning such operations to allow proper scheduling of the work.

The Geotechnical Engineer or his representative shall field-check the moisture content of all subgrades that are to support concrete slab-on-grade floors, not more than forty-eight (48) hours prior to placement of concrete.

/

WALLACE · KUHL & ASSOCIATES INC.

Project No. S2028-05-01
August 27, 2021

VIA ELECTRONIC MAIL

Glenn Matsuhara
Matsuhara Associates, LLC
matsusf@aol.com

Subject: LIMITED GEOTECHNICAL EVALUATION OF EXISTING FILL
HERITAGE DEVELOPMENT – PARCEL 4
COUNTY ROAD 25A AND MIEKLE AVENUE
WOODLAND, CALIFORNIA

Mr. Matsuhara:

In accordance with your authorization, we have performed a limited geotechnical evaluation for the approximately seven-acre parcel identified as Parcel 4 located on the northwest corner of County Road 25A and Miekle Avenue in Woodland, California.

PROJECT DESCRIPTION AND BACKGROUND

The site consists of Parcel 4 within the Heritage residential development in the southern portion of the City of Woodland. The site area is approximately seven acres and is located on the west side of Mielke Avenue and north of (future) County Road 25A. The site is currently undeveloped and is vegetated with grasses and some mature trees. The site has historically been used for agricultural (row crop) production and has most recently been used for storage of soil stockpiles from nearby development projects. Most of the stockpiles have been removed, however, some still remain.

Wallace-Kuhl & Associates (WKA) prepared a geotechnical engineering report update Villages 1 through 5 of the overall Heritage development, of which the Parcel 4 site is a part. (WKA, 2014). The WKA study included subsurface explorations on and near the Parcel 4 site and indicate the presence of stockpiled soil in various locations throughout the development, including the Parcel 4 site. The WKA report indicated that the site is underlain by alluvial soil generally consisting of interbedded layers of clay and sand, which is consistent with our experience in the area.

We understand that you are considering developing the site with two-story detached residential buildings and private interior streets. However, before proceeding with design and development, you have requested a preliminary evaluation of the character and extent of stockpiles/fill on the site.

SCOPE OF SERVICES

As requested, we performed the following scope of services:

- Performed a site reconnaissance to determine access and mark out the proposed exploration locations.
- Notified subscribing utility companies via Underground Service Alert (USA) a minimum of two business days (as required by law) prior to performing exploratory excavations at the site.
- Performed 11 test pits (TP1 through TP11) throughout the site using a mini excavator.
- Photographed and logged the conditions encountered in the test pits.
- Prepared this letter describing the nature and extent of the fill at the site.

OBSERVATIONS AND DISCUSSION

On September 23, 2020, we performed a site reconnaissance and observed the excavation of 11 test pits throughout the site using a mini-excavator. On this date, the site was covered with a moderate growth of dry, annual grasses. The test pits ranged in depth from approximately 3 to 5 feet and penetrated the fill to expose native alluvial soil as described in the WKA geotechnical reports. The approximate test pit locations and depth of fill at each test pit are shown below:



The fill generally consisted of sandy lean clay, which is similar to the alluvial soil. The consistency of the fill was variable, and it appears that the fill did not receive specific compaction effort. We did not observe significant concentrations of organics, rock, or deleterious materials within the fill.

CONCLUSIONS

Based on our observations, the site is blanked by approximately 2 to 4 feet of undocumented fill generally consisting of sandy lean clay, which is similar to the native alluvial soil at the site. The fill is likely suitable for re-use on the site; however, remedial grading in the form of removal and re-compaction would be require as part of site grading. Screening and removal of minor amounts of deleterious material should also be expected. Specific recommendations for site grading and subsequent development should be provided in a future geotechnical update study specific for this site.

LIMITATIONS

Our services were limited to evaluate the character and extent of existing fill on the site. A site-specific geotechnical update study will be required for site design and development. Our services were performed in accordance with engineering principles and practices generally accepted at this time and location. We make no warranty, express or implied.

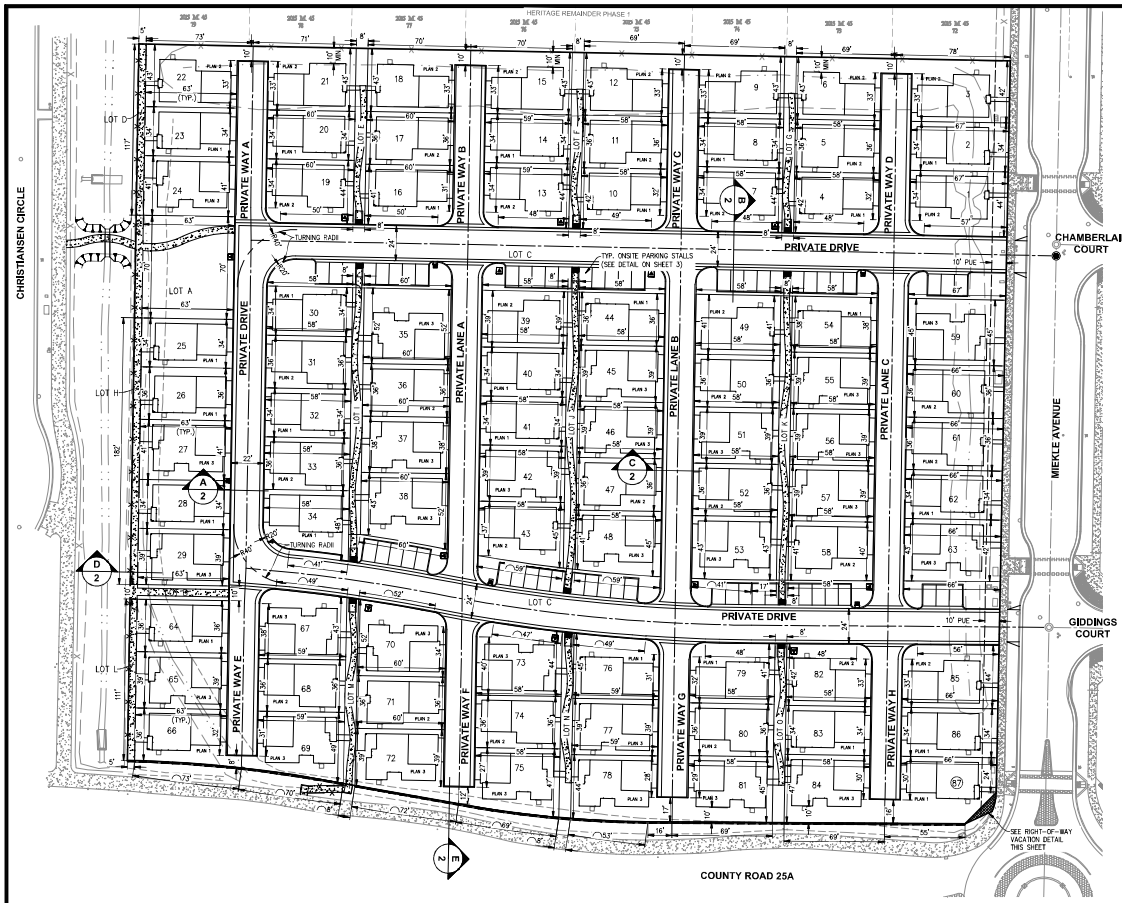
Please contact us if you have any questions regarding this letter or if we may be of further service.

Respectfully Submitted,

GEOCON CONSULTANTS, INC.



Jeremy J. Zorne, PE, GE
Senior Engineer

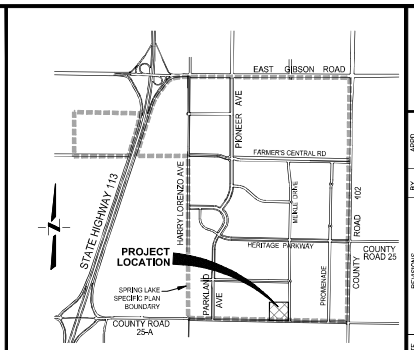


LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING CONTOUR LINES

40 20 0 40 80

SCALE: 1" = 40'



VICINITY MAP

-NTS-

SHEET INDEX

STREET & LOTTING PLAN. 1
GRADING, DRAINAGE, & UTILITIES PLAN. 2
PARKING, CIRCULATION, & WASTE RECEPTACLE PLAN. . . . 3

PROJECT PHASING

THE SUBDIVISION WILL BE FINAL MAPPED IN ONE PHASE AS CONCEPTUALLY SHOWN HEREIN.

LOT SIZES

THE BUILDER RESERVES THE RIGHT OF LOT WIDTH MODIFICATION AT THE FINAL MAP STAGE BASED UPON SELECTION OF FLOOR PLANS AND MARKET DEMAND, SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR.

AFFORDABLE HOUSING UNITS

THE LOW INCOME AFFORDABLE HOUSING REQUIREMENT FOR SINGLE FAMILY LOTS WILL BE MET WITH IN-LIEU FEES. THE VERY LOW INCOME REQUIREMENT HAS PREVIOUSLY BEEN MET.

NOTES:

1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF STEVEN J. GREENFIELD, RCE 50880.
2. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
3. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY PHILLIPI ENGINEERING, DATED 03/01/2021
4. THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
5. THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

GENERAL NOTES

OWNER:
GLENN MATSUHARA
RUBY REALTY INVESTORS, LLC
1480 MORAGA ROAD, SUITE C103
MORAGA, CA 94556
(415) 926-8080

DEVELOPER:
JUSTIN WALTERS
THE NEW HOME COMPANY
2220 DOUGLAS BOULEVARD, SUITE 240
ROSEVILLE, CA 95661
(916) 771-2223

CIVIL ENGINEER:
STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET, SUITE 200
DAVIS, CA 95618
(530) 758-2026

SUBDIVISION MAP NUMBER:
NO. 5221

PARCEL NUMBERS & APN's:
PARCEL 4 OF PARCEL MAP NO. 5046, HERITAGE LARGE LOT PARCEL MAP, BOOK 2014 OF MAPS, PAGE 48-51, YOLO COUNTY RECORDS.
APN: 042-030-054-000

AREA:
7.03 ACRES (GROSS)

EXISTING ZONING:
SLSP R-15

PROPOSED ZONING:
SLSP R-15 (P/D OVERLAY)

EXISTING USE:
VACANT

EXISTING / PROPOSED GENERAL PLAN LAND USE:
MEDIUM DENSITY RESIDENTIAL

FLOOD ZONE DESIGNATION:
ZONE "X"

DOMESTIC WATER, SANITARY SEWER & DRAINAGE:
CITY OF WOODLAND

FIRE:
WOODLAND FIRE DEPARTMENT

ELECTRICITY & GAS:
PG & E

CABLE TELEVISION:
CHARTER COMMUNICATIONS

LAND USE COMPARISON CHART

EXISTING SPECIFIC PLAN			PROPOSED TENTATIVE SUBDIVISION MAP		
ZONING	AREA	UNITS PERMITTED	AREA	# UNITS	PROPOSED DENSITY
SLSP R-15 (10-15 DU/AC)	7.03 AC.	70 - 105	7.03 AC.	87	12.38 DU/AC

LAND USE SUMMARY

GENERAL PLAN LAND USE / ZONING DESIGNATION	EXISTING AREA	PROPOSED AREA
MEDIUM DENSITY RESIDENTIAL / SLSP R-15 (10-15 DU/AC)	7.03 AC.	4.78 AC.
PRIVATE ROADWAYS (LOT C)	0.0 AC.	1.84 AC.
SUBDIVISION TRAIL & WALKWAYS / PASEOS	0.0 AC.	0.41 AC.
TOTALS:	7.03 AC.	7.03 AC.

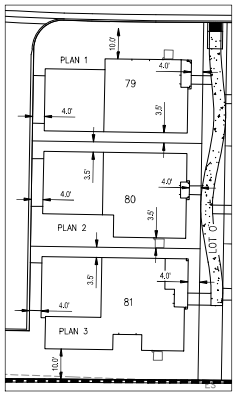
PUBLIC / QUASI PUBLIC LOT SUMMARY

LOT A . . . . . SUBDIVISION TRAIL CORRIDORS
LOT B, D-O . . . . . SUBDIVISION WALKWAYS / PASEOS
LOT C . . . . . PRIVATE ROADWAYS & VISITOR PARKING

INTERSECTION CURB RADII TABLE

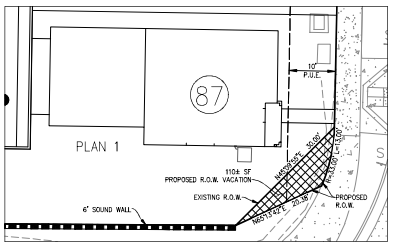
INTERSECTION TYPE	MINIMUM RADIUS AT FACE OF CURB
ALLEY TO LOOP ROAD	9.5'
LOOP ROAD TO LOOP ROAD	20'

PLANNED DEVELOPMENT SETBACKS		
TYPE	PROPOSED MIN. SETBACKS	MIN. R-15 SETBACKS PER SPRING LAKE SPECIFIC PLAN
FRONT YARD	4' TO PORCH 4' TO HOUSE 4' TO GARAGE	10' TO PORCH 10' TO HOUSE 20' TO GARAGE
REAR YARD	4' TO HOUSE	10' TO HOUSE
SIDE YARD	3.5' TO HOUSE 3.5' TO GARAGE	5' TO INTERIOR 10' TO STREET



LOT SETBACKS
1" = 20'

LOTTING MIX COUNT			
PLAN 1	PLAN 2	PLAN 3	TOTAL
26	33	28	87



LOT 87 R.O.W. VACATION
NOT TO SCALE

DESIGNED BY ZH
DRAWN BY ZH
CHECKED BY SG
SCALE AS SHOWN

NO.	DATE	REVISIONS	BY	APPD.

CEQWEST.COM
Project Planning + Civil Engineering + Landscape Architecture
Davis Office 2940 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026
Sacramento Office 2120 20th Street, Suite Three Sacramento, CA 95818 (916) 455-2026

RUBY ESTATES
TENTATIVE MAP NO. 5221
STREET & LOTTING PLAN

CITY OF WOODLAND CALIFORNIA

SHEET 1 OF 3

DATE: 07/11/22

JOB NO: 1863.00.03

S:\Projects\1800\1863 Ruby Estates\AutoCAD\1863-03 Tentative Map\1863-00-03 CIVIL\SHEETS\1863-00-03 Ruby - TMAP - 7/11/2022 - 11:44AM Plotted by: zan

RUBY ESTATES TENTATIVE MAP
LOT MATRIX

LOT #	LOT DEPTH[1]	LOT WIDTH[2]	LOT AREA	LOT COVERAGE	PRIVATE OPEN SPACE / YARD AREA		TYPE	BLDG SETBACKS (MIN.)			
								FRONT	REAR	INT. SIDE	ST. SIDE
	(FT)	(FT)	(FT^2)	%	(FT^2)	% LOT		(FT)	(FT)	(FT)	(FT)
1	67	32	2,941	42%	1698	58%	Single Family	4	4	3.5	3.5
2	67	34	2,239	52%	1081	48%	Single Family	4	4	3.5	3.5
3	67	42	2,958	42%	1715	58%	Single Family	4	4	3.5	3.5
4	58	29	2,405	48%	1247	52%	Single Family	4	4	3.5	3.5
5	58	36	2,088	60%	844	40%	Single Family	4	4	3.5	3.5
6	58	43	2,581	48%	1338	52%	Single Family	4	4	3.5	3.5
7	58	42	2,538	49%	1295	51%	Single Family	4	4	3.5	3.5
8	58	33	1,943	60%	785	40%	Single Family	4	4	3.5	3.5
9	58	43	2,593	48%	1350	52%	Single Family	4	4	3.5	3.5
10	58	39	2,424	48%	1266	52%	Single Family	4	4	3.5	3.5
11	58	36	2,098	59%	854	41%	Single Family	4	4	3.5	3.5
12	58	43	2,585	48%	1341	52%	Single Family	4	4	3.5	3.5
13	59	42	2,570	48%	1327	52%	Single Family	4	4	3.5	3.5
14	59	34	1,974	59%	816	41%	Single Family	4	4	3.5	3.5
15	59	43	2,642	47%	1398	53%	Single Family	4	4	3.5	3.5
16	60	39	2,448	47%	1290	53%	Single Family	4	4	3.5	3.5
17	59	36	2,142	58%	898	42%	Single Family	4	4	3.5	3.5
18	59	43	2,665	47%	1421	53%	Single Family	4	4	3.5	3.5
19	60	41	2,587	48%	1344	52%	Single Family	4	4	3.5	3.5
20	60	34	2,003	58%	845	42%	Single Family	4	4	3.5	3.5
21	60	43	2,701	46%	1458	54%	Single Family	4	4	3.5	3.5
22	63	43	2,769	45%	1526	55%	Single Family	4	4	3.5	3.5
23	63	34	2,094	55%	936	45%	Single Family	4	4	3.5	3.5
24	63	41	2,531	59%	1039	41%	Single Family	4	4	3.5	3.5
25	63	33	2,094	55%	936	45%	Single Family	4	4	3.5	3.5
26	63	36	2,250	51%	1092	49%	Single Family	4	4	3.5	3.5
27	63	41	2,563	58%	1070	42%	Single Family	4	4	3.5	3.5
28	63	34	2,094	55%	936	45%	Single Family	4	4	3.5	3.5
29	63	38	2,406	62%	913	38%	Single Family	4	4	3.5	3.5
30	58	34	1,963	59%	805	41%	Single Family	4	4	3.5	3.5
31	58	36	2,104	59%	861	41%	Single Family	4	4	3.5	3.5
32	58	33	1,958	59%	800	41%	Single Family	4	4	3.5	3.5
33	58	36	2,104	59%	861	41%	Single Family	4	4	3.5	3.5
34	58	20	2,376	49%	1218	51%	Single Family	4	4	3.5	3.5
35	60	52	3,073	49%	1580	51%	Single Family	4	4	3.5	3.5
36	60	36	2,142	58%	899	42%	Single Family	4	4	3.5	3.5
37	60	39	2,291	65%	798	35%	Single Family	4	4	3.5	3.5
38	60	42	2,784	54%	1292	46%	Single Family	4	4	3.5	3.5
39	58	39	2,268	55%	1024	45%	Single Family	4	4	3.5	3.5
40	58	34	1,958	59%	799	41%	Single Family	4	4	3.5	3.5
41	58	34	1,958	59%	799	41%	Single Family	4	4	3.5	3.5
42	58	38	2,250	66%	757	34%	Single Family	4	4	3.5	3.5
43	58	37	2,408	52%	1165	48%	Single Family	4	4	3.5	3.5
44	58	36	2,109	55%	951	45%	Single Family	4	4	3.5	3.5
45	58	39	2,250	66%	757	34%	Single Family	4	4	3.5	3.5
46	58	39	2,250	66%	757	34%	Single Family	4	4	3.5	3.5
47	58	36	2,104	59%	860	41%	Single Family	4	4	3.5	3.5
48	58	41	2,503	60%	1011	40%	Single Family	4	4	3.5	3.5
49	58	41	2,370	52%	1127	48%	Single Family	4	4	3.5	3.5
50	58	36	2,088	60%	844	40%	Single Family	4	4	3.5	3.5
51	58	39	2,233	67%	740	33%	Single Family	4	4	3.5	3.5
52	58	36	2,088	60%	844	40%	Single Family	4	4	3.5	3.5
53	58	43	2,505	60%	1012	40%	Single Family	4	4	3.5	3.5
54	58	38	2,213	52%	1055	48%	Single Family	4	4	3.5	3.5
55	58	39	2,233	67%	740	33%	Single Family	4	4	3.5	3.5
56	58	39	2,233	67%	740	33%	Single Family	4	4	3.5	3.5
57	58	39	2,233	67%	740	33%	Single Family	4	4	3.5	3.5
58	58	40	2,335	53%	1092	47%	Single Family	4	4	3.5	3.5
59	66	45	2,996	50%	1503	50%	Single Family	4	4	3.5	3.5
60	66	36	2,387	52%	1144	48%	Single Family	4	4	3.5	3.5
61	66	36	2,383	52%	1139	48%	Single Family	4	4	3.5	3.5
62	66	34	2,214	52%	1055	48%	Single Family	4	4	3.5	3.5
63	66	42	2,790	54%	1297	46%	Single Family	4	4	3.5	3.5
64	63	36	2,250	51%	1092	49%	Single Family	4	4	3.5	3.5
65	63	39	2,406	62%	913	38%	Single Family	4	4	3.5	3.5
66	63	36	2,401	48%	1243	52%	Single Family	4	4	3.5	3.5
67	59	38	2,705	55%	1213	45%	Single Family	4	4	3.5	3.5
68	59	39	2,136	58%	892	42%	Single Family	4	4	3.5	3.5
69	59	34	2,703	55%	1210	45%	Single Family	4	4	3.5	3.5
70	60	32	2,867	52%	1375	48%	Single Family	4	4	3.5	3.5
71	60	36	2,171	57%	927	43%	Single Family	4	4	3.5	3.5
72	60	39	2,774	54%	1281	46%	Single Family	4	4	3.5	3.5
73	58	37	2,749	54%	1256	46%	Single Family	4	4	3.5	3.5
74	58	36	2,097	59%	854	41%	Single Family	4	4	3.5	3.5
75	58	39	2,691	55%	1199	45%	Single Family	4	4	3.5	3.5

RUBY ESTATES TENTATIVE MAP
LOT MATRIX

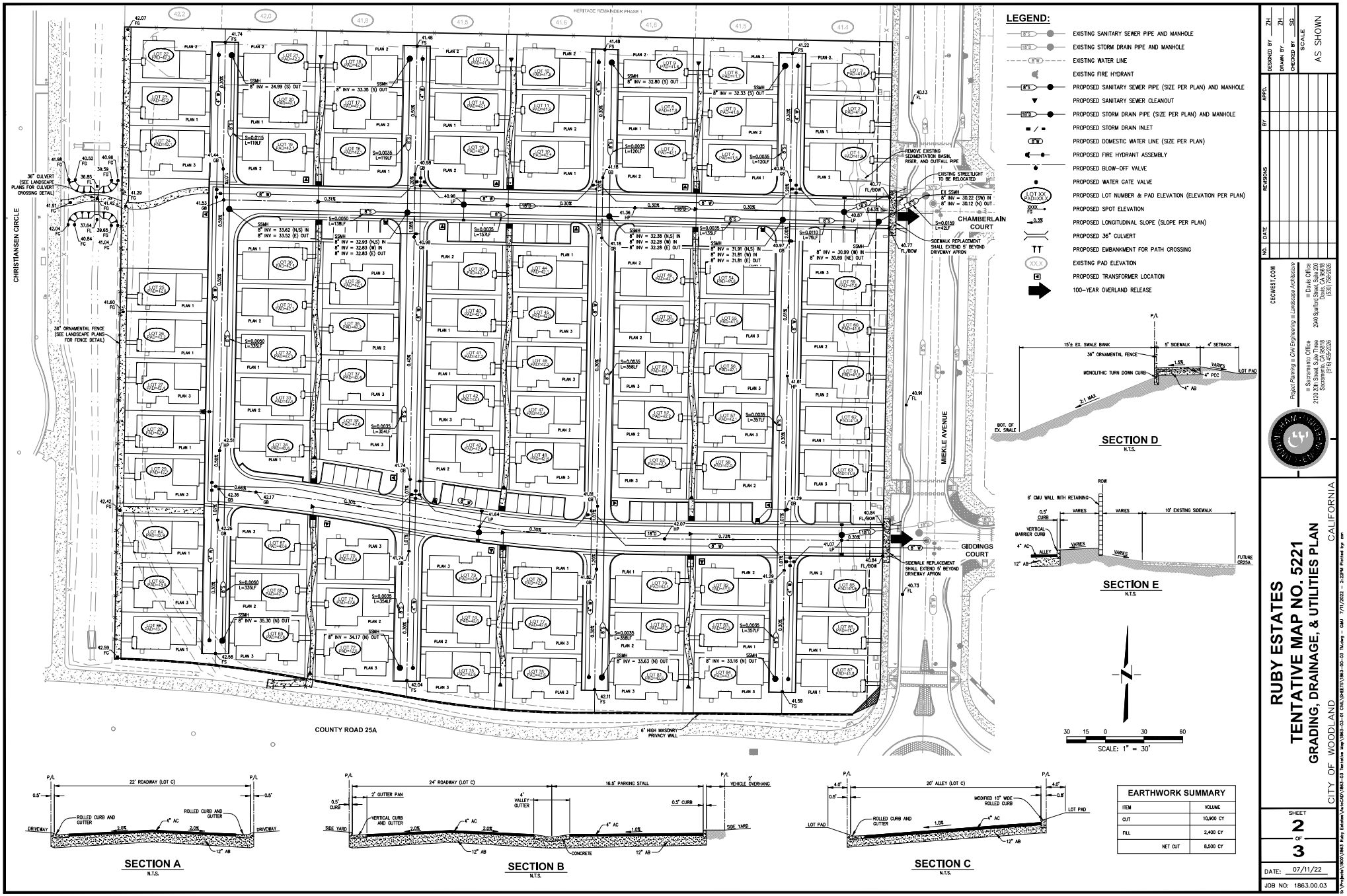
LOT #	LOT DEPTH[1] (FT)	LOT WIDTH[2] (FT)	LOT AREA (FT^2)	LOT COVERAGE %	PRIVATE OPEN SPACE / YARD AREA		TYPE	BLDG SETBACKS (MIN.)			
					(FT^2)	% LOT		FRONT (FT)	REAR (FT)	INT. SIDE (FT)	ST. SIDE (FT)
76	59	29	2,461	47%	1303	53%	Single Family	4	4	3.5	3.5
77	59	39	2,257	66%	764	34%	Single Family	4	4	3.5	3.5
78	59	44	2,808	53%	1316	47%	Single Family	4	4	3.5	3.5
79	58	29	2,384	49%	1226	51%	Single Family	4	4	3.5	3.5
80	58	36	2,088	60%	845	40%	Single Family	4	4	3.5	3.5
81	58	45	2,801	53%	1308	47%	Single Family	4	4	3.5	3.5
82	58	30	2,447	51%	1203	49%	Single Family	4	4	3.5	3.5
83	58	34	1,943	60%	785	40%	Single Family	4	4	3.5	3.5
84	58	46	2,869	52%	1376	48%	Single Family	4	4	3.5	3.5
85	66	31	2,824	44%	1581	56%	Single Family	4	4	3.5	3.5
86	66	34	2,196	53%	1038	47%	Single Family	4	4	3.5	3.5
87	55	24	2,888	40%	1730	60%	Single Family	4	4	3.5	3.5

	Depth	Width	Area
Avg.	***60***	***37***	***2,391***
Min.	***55***	***20***	***1,943***
Max.	***67***	***52***	***3,073***

[1]Depth of lot measured along shortest side lot line for irregularly shaped lots.
[2]Width of lot measured at front yard setback for irregularly shaped lots.

COMMON OPEN SPACE SUMMARY		
TYPE	**LOT #**	**AREA (SF)**
PRIVATE PARK	A	4,775
	SUB-TOTAL:	4,775
	% OF SITE:	2%
PRIVATE PASEOS / WALKWAYS	B	675
	D	584
	E	964
	F	964
	G	964
	H	913
	I	1,350
	J	1,515
	K	1,555
	L	553
	M	1,019
	N	1,016
	O	980
	SUB-TOTAL:	13,050
	% OF SITE:	4%
TOTAL COMMON OPEN SPACE:		**17,825**
	% OF SITE:	**6%**

ROAD & ALLEYS SUMMARY		
TYPE	**LOT #**	**AREA (SF)**
PRIVATE ROAD / ALLEYS	C	80,296
TOTAL ROAD & ALLEYS:		**80,296**
	% OF SITE:	**26%**



EARTHWORK SUMMARY	
ITEM	VOLUME
CUT	10,900 CY
FILL	2,400 CY
NET CUT	8,500 CY

DESIGNED BY ZH
DRAWN BY ZH
CHECKED BY SG
SCALE AS SHOWN

NO.	DATE	REVISIONS	BY	APPD.

CEQWEST.COM
Project Planning • Civil Engineering • Landscape Architecture
Sacramento Office 2120 20th Street, Suite 200 Sacramento, CA 95818 (916) 455-2026
Davis Office 2340 Stafford Street, Suite 200 Davis, CA 95618 (530) 756-2026

RUBY ESTATES
TENTATIVE MAP NO. 5221
GRADING, DRAINAGE, & UTILITIES PLAN
CITY OF WOODLAND CALIFORNIA

SHEET 2 OF 3
DATE: 07/11/22
JOB NO: 1863.00.03

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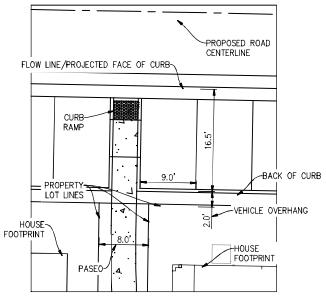


ONSITE PERPENDICULAR PARKING STALLS DETAIL

NOT TO SCALE

GUEST PARKING SUMMARY		
UNITS	PROPOSED ONSITE PARKING SPACES	GUEST PARKING RATIO
87	59	0.68 SPACES/UNIT

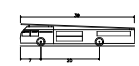
NOTES:
ADDITIONAL OFFSITE GUEST PARKING IS PROVIDED ALONG MIEKLE AVENUE AND CHRISTIANSEN CIRCLE.

LEGEND:

3'X3' TRASH TOTERS – RECYCLING

2'X2' TRASH TOTERS – GARBAGE & GREEN WASTE

3' CLEARANCE ON EACH SIDE BETWEEN TOTERS



Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

PROPOSED FIRE TRUCK PROFILE

N.T.S.



Ford 2009 Escape FWD SUV	
Overall Length	14.558ft
Overall Width	5.925ft
Overall Body Height	5.658ft
Min Body Ground Clearance	0.700ft
Track Width	5.925ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	18.350ft

PROPOSED PASSENGER SUV PROFILE

N.T.S.



F-150 Regular Cab 4x4 STYLESIDE 6.5' Box	
Overall Length	17.758ft
Overall Width	6.579ft
Overall Body Height	6.533ft
Min Body Ground Clearance	0.733ft
Track Width	6.575ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	20.850ft

PROPOSED PASSENGER PICK-UP TRUCK PROFILE

N.T.S.

NO.	DATE	REVISIONS	BY	APPD.

DESIGNED BY ZH
DRAWN BY ZH
CHECKED BY SG
SCALE AS SHOWN

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Sacramento, CA 95818
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■ Davis Office
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Davis, CA 95618
(530) 758-2026

RUBY ESTATES
TENTATIVE MAP NO. 5221
PARKING, CIRCULATION, & WASTE RECEPTACLE PLAN

CITY OF WOODLAND CALIFORNIA

SHEET 3 OF 3

DATE: 07/11/22

JOB NO: 1863.00.03

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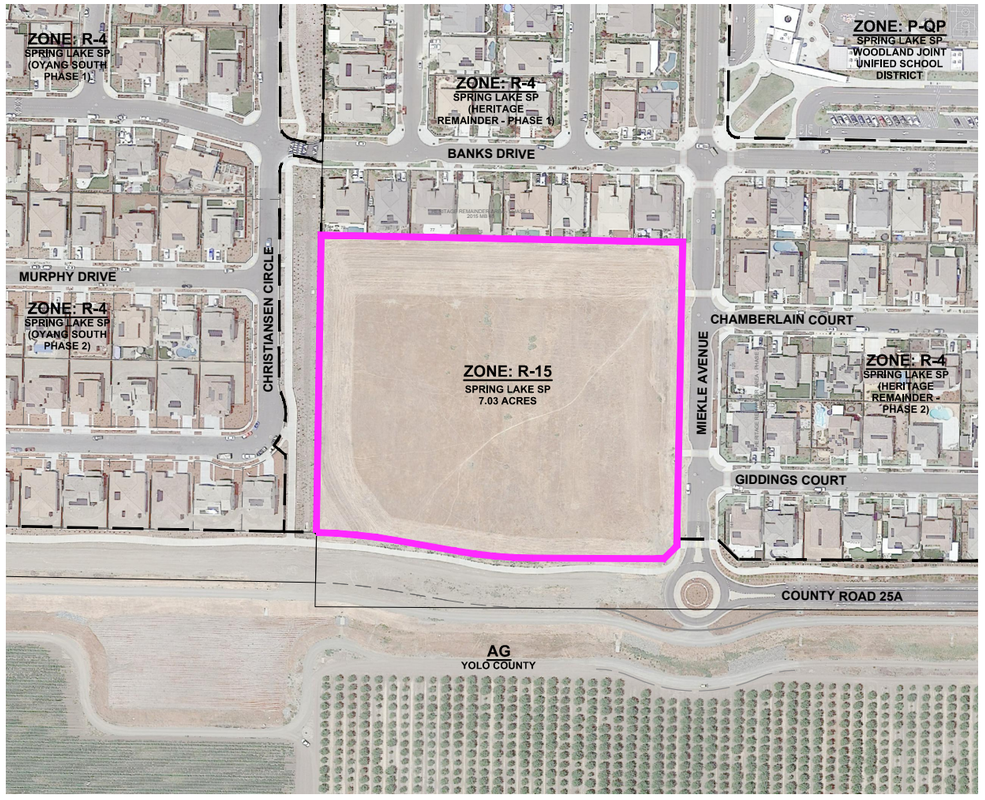
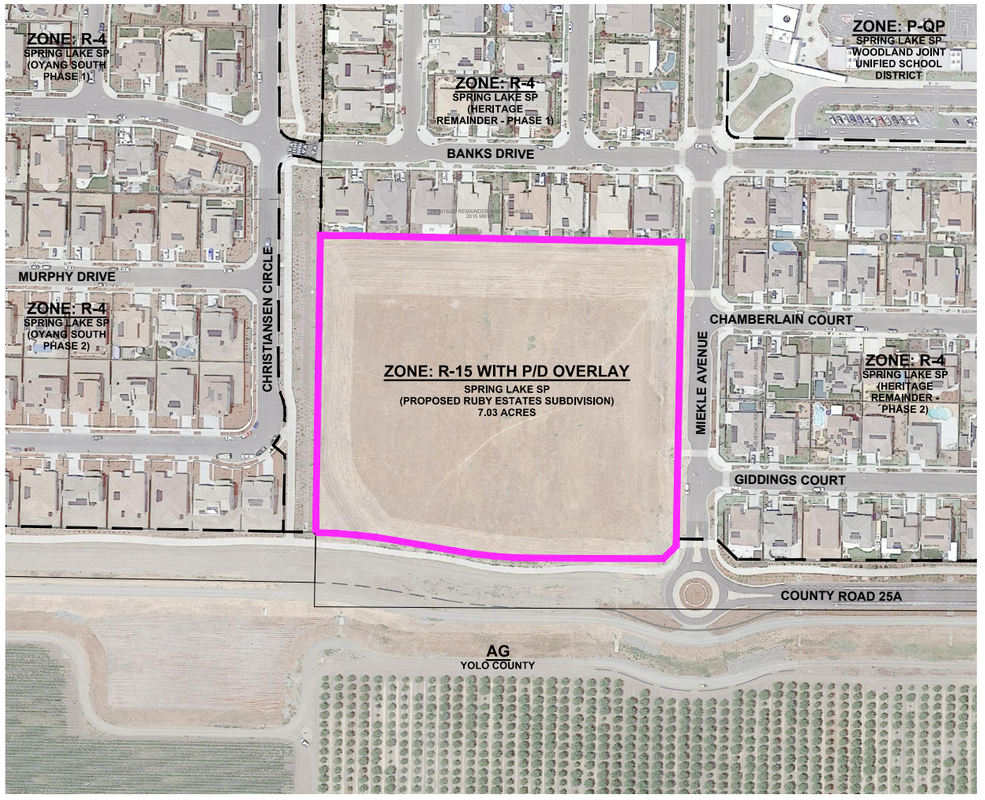
EXISTING



PROPOSED



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SCALE: 1" =250'

DESIGNED BY: CC
DRAWN BY: LE
CHECKED BY: SG
SCALE
1" = 250'

CUNNINGHAM ENGINEERING
CECWEST.COM
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PLANNED DEVELOPMENT OVERLAY EXHIBIT

RUBY ESTATES

CITY OF WOODLAND CALIFORNIA

SHEET 1 OF 1
DATE: 03/04/2022
JOB NO: 1863.01.03

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RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND CONFIRMING CONSITENCY WITH THE TURN OF THE CENTURY EIR FOR RUBY ESTATES DEVELOPMENT (MAP No. 5221)

WHEREAS, on August 12, 2000, the City Council adopted Resolution No. 4215 Certifying the Environmental Impact Report (EIR)(SCH#99022069) for the Spring Lake Specific Plan (SLSP); and

WHEREAS, on December 18, 2001, the City Council adopted Resolution No. 4330 adopting EIR Addendum #1 to the Certified EIR and approving the Spring Lake Specific Plan; and

WHEREAS, on November 19, 2002, the City Council adopted Resolution No. 4399 adopting EIR Addendum #2 to the Certified EIR and approving Amendment #1 to the Spring Lake Specific Plan; and

WHEREAS, on December 17, 2002, the City Council adopted Resolution No. 4406 adopting EIR Addendum #3 to the Certified EIR and approving Amendment #2 to the Spring Lake Specific Plan; and

WHEREAS, on April 15, 2003, the City Council adopted EIR Addendum #4 for the proposed Williamson Act Rescission Agreement for the Russell Property; and

WHEREAS, on August 19, 2003, the City Council adopted Resolution No. 4467 adopting the Final Supplemental EIR to the Certified EIR and approving the Spring Lake Specific Plan Off-Site Infrastructure Facilities; and

WHEREAS, on May 4, 2004, the City Council adopted Resolution No. 4537 adopting EIR Addendum #1 to the Supplement to the Turn of the Century Specific Plan EIR to address offsite infrastructure facilities; and

WHEREAS, on October 19, 2004, the City Council held a noticed public hearing to consider EIR Addendum #5 and Spring Lake Specific Plan Amendment #3; and

WHEREAS, on February 27, 2007, the City Council held a noticed public hearing to consider EIR Addendum #6 and Spring Lake Specific Plan Amendment #4, for the purposes of amending the plan based on a request by Reynen and Bardis for the Spring Lake Central project; and

WHEREAS, on November 16, 2010, the City Council held a noticed public hearing to consider EIR Addendum #7 and Spring Lake Specific Plan Amendment # 5 for the purposes of amending the plan based on a request by Gibson Ogden Investors, LLC to remove a bike overcrossing on Gibson Road and a bike path east of the High School; and

WHEREAS, on December 14, 2010, the City Council held a noticed public hearing to consider EIR Addendum #8 and Spring Lake Specific Plan Amendment #6 for the purposes of amending the plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site; and

WHEREAS, on March 5, 2013, the City Council held a noticed public hearing to consider EIR Addendum #9 and Spring Lake Specific Plan Amendment #7 for the purposes of amending the plan based on a request by ALC IV Woodland Spring Lake, LLC to modify land use designations and rezone a school site; and

WHEREAS, on June 17, 2014, the City Council held a noticed public hearing to consider EIR Addendum #10 and Spring Lake Specific Plan Amendment #8 for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit); and

WHEREAS, on February 3, 2015, the City Council held a noticed public hearing to consider EIR Addendum #11 for the purposes of amending the Spring Lake Specific Plan based on a request by Cal West Investors, LLC, and Optimistic Partners, LLC to rezone portions of the Cal West project site; and

WHEREAS, on May 5, 2015, the City Council held a noticed public hearing to consider EIR Addendum #12 for the purposes of amending the Spring Lake Specific Plan based on a request by Woodland Spring Lake Partnership to rezone portions of the Spring Lake Central project site; and

WHEREAS, on September 1, 2015, the City Council held a noticed public hearing to consider the proposed EIR Addendum #13 for the purposes of amending the Spring Lake Specific Plan based on a request by Turn of the Century, LLC, to rezone portions of the Heritage Remainder Area Project Site; and

WHEREAS, on November 15, 2016, the City Council held a noticed public hearing to consider the proposed EIR Addendum #14 for the purposes of amending the Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone portions of the Oyang North Project Site; and

WHEREAS, on November 15, 2016, the City Council held a noticed public hearing to consider the proposed EIR Addendum #15 for the purposes of amending the Spring Lake Specific Plan based on a request by Vacaville Land Investors, LLC, to rezone portions of the Oyang South project site; and

WHEREAS, on July 2, 2019, the City Council held a noticed public hearing to consider the proposed EIR Addendum #16 for the purposes of amending the Spring Lake Specific Plan based on a request by Darkhorse Estates, LLC, to rezone portions of the of the Merritt Ranch (Merritt 3/8) Project Site; and

WHEREAS, on October 5, 2019, the City Council held a noticed public hearing to consider the proposed EIR Addendum #17 for the purposes of amending the Spring Lake Specific Plan based on a request by Pioneer-Woodland, LLC, to rezone portions of the of the Pioneer Village (Merritt 5/8) Project Site; and

WHEREAS, on September 1, 2020, the City Council held a noticed public hearing to consider the proposed EIR Addendum #18 for the purposes of amending the Spring Lake Specific Plan based on a request by Lennar Homes, to rezone a 3.5 acre infill parcel from R-8 to R-15.

WHEREAS, the proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 and adoption of addenda to the Turn of the Century EIR dated December 18, 2001, November 19, 2002, December 17, 2002, and April 15, 2003. The proposed project is below the maximum allowed density on the properties and consistent with the Ruby Estates Tentative Subdivision Map No 5221 and Development Agreement approved August 16, 2022. A Swainson Hawk and Agricultural mitigation agreement with the Merritt Ranch Conservation Easement was recorded November 27, 2006, for the original Beeghly Ranch subdivision, SM 4793, which the Heritage Remainder Phase 1 (Ruby Estates) lot.

WHEREAS, the SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project and reviewed by staff, and the following conclusions have been reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda; and

WHEREAS, the City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the Project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures; therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this Project

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

1. Affirms that the proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR.

2. Affirms that the project is below the maximum allowed density on the properties as allowed in the Spring Lake Specific Plan and as evaluated in the EIR and subsequent amendments;

3. Affirms that there have been no new conditions that would require the submittal of new studies

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the July 19, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Dated:_____

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND FOR APPROVAL OF THE DESIGN AND SITE PLAN REVIEW FOR THE RUBY ESTATES RANCH R-15 DEVELOPMENT

WHEREAS, the applicant, The New Home Company of Northern California LLC, Planning Application # PLNG 20-0032, to request approval of a design review application for the Ruby Estates R-15 project application; and

WHEREAS, the applicant prepared landscape plans and architectural designs, as attached to this Resolution as **Exhibit "A";** and

WHEREAS, on June 16, 2022, the Planning Commission of the City of Woodland ("Planning Commission") held a duly noticed public hearing at which all persons wishing to testify in connection with the project application were heard, and all other relevant information contained in the record were comprehensively reviewed by the Planning Commission; and

WHEREAS, at the conclusion of the public hearing before the Planning Commission, the Planning Commission voted (5 Ayes, 0 No, 2 Absent) to recommend to the City Council that the Design Review be approved; and

WHEREAS, on July 19, 2022 the City Council of the City of Woodland ("City Council") held a duly noticed public hearing at which all persons wishing to testify in connection with the Project application were heard, and the Design Review and all other relevant information contained in the record were comprehensively reviewed by the City Council; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a 300-foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, a desired intent of the SLSP is to create variety and interest along a street. Toward this end, the applicant has worked to develop architectural styles that provide significant differentiation yet still appears as a cohesive project; and

WHEREAS, the project proposes to landscape both public and private spaces. The public parkway strips will be landscaped as well as interior paseos, walkways, open space, alleys and patios.

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent

review and consideration, does hereby find and determine that the proposed design review, landscaping, and architectural design does meet the Spring Lake Specific Plan Design Standards as conditioned.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 19th day of July 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Dated:_____

Exhibit A – Design Booklet



Front Elevation 1A - Farmhouse

Scheme 1



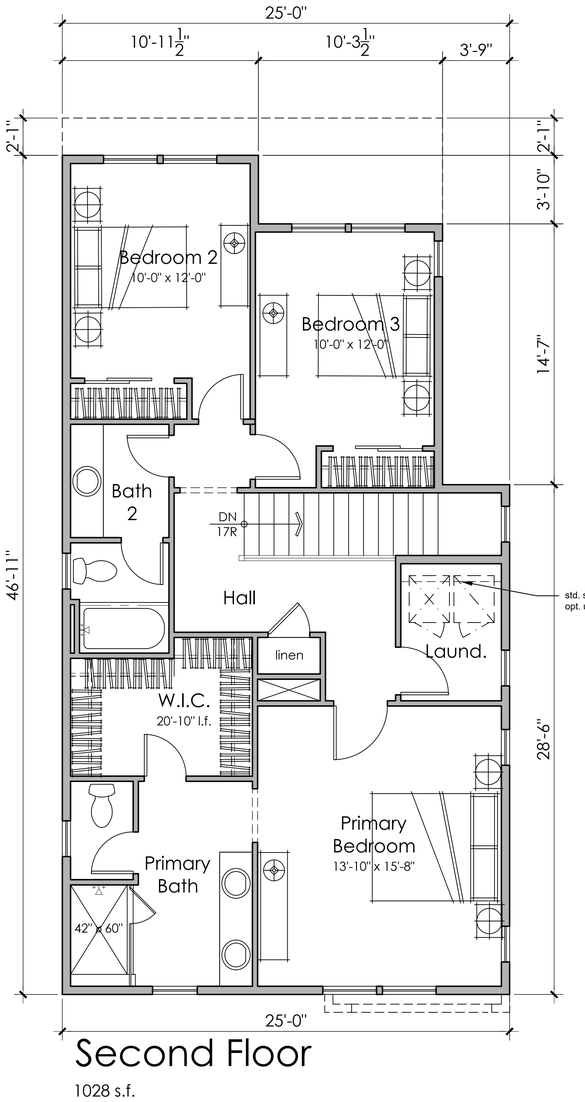
Front Elevation 1B - Craftsman

Scheme 4



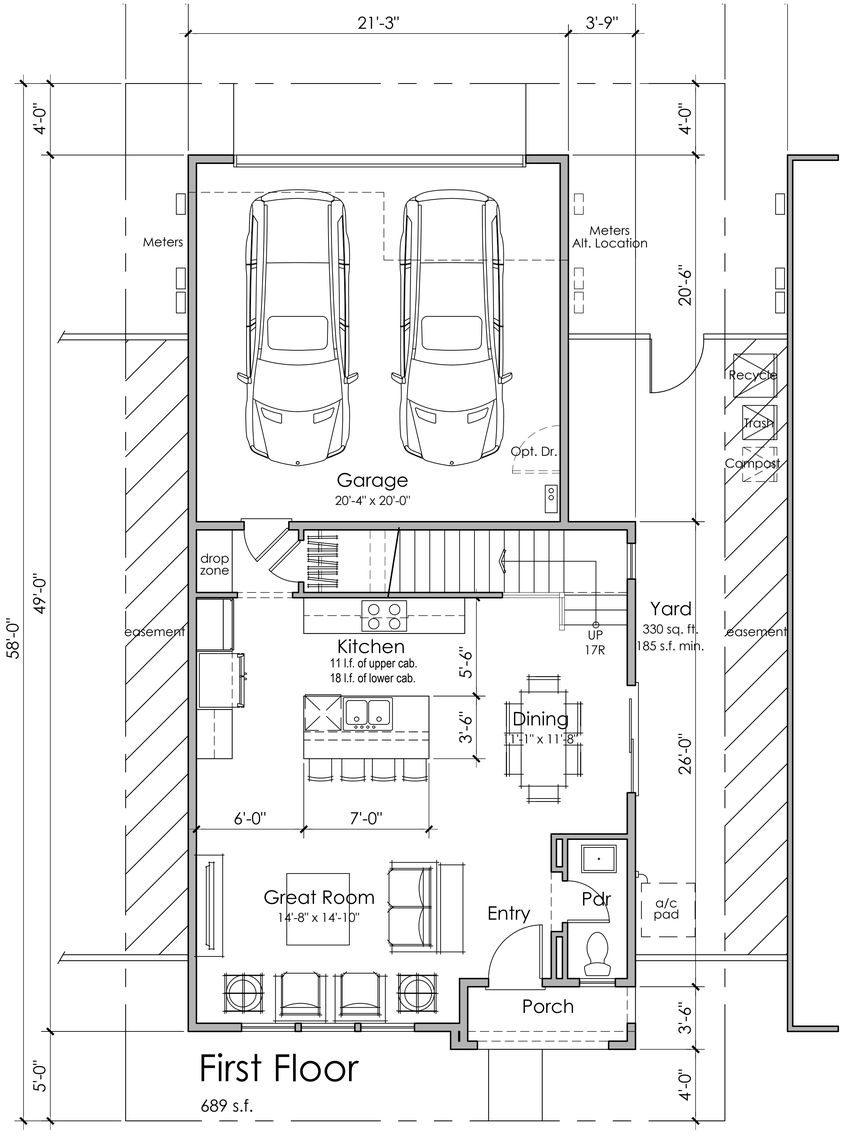
Front Elevation 1C - Spanish

Scheme 7



Second Floor

1028 s.f.



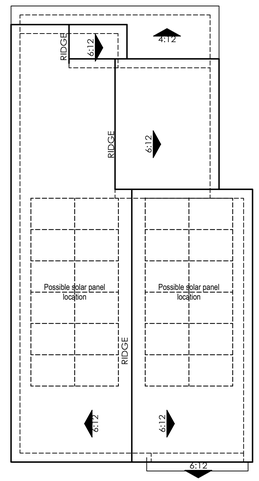
First Floor

689 s.f.

1A - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Board and Batt Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

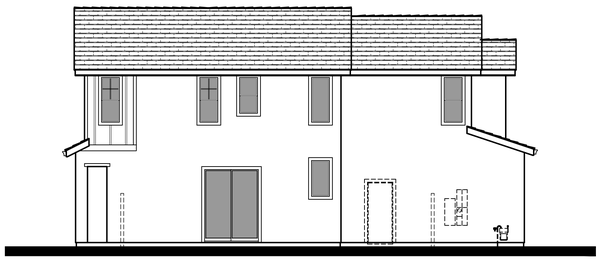


Front Elevation 1A -
Farmhouse



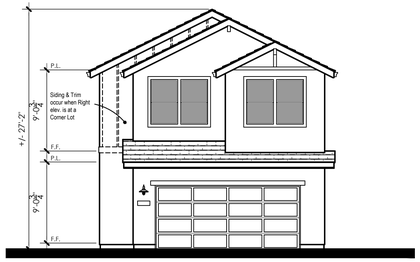
ROOF PLAN 1
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



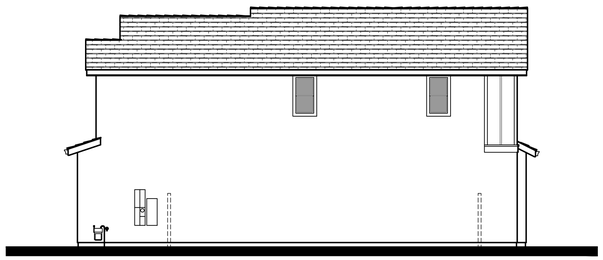
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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RUBY ESTATES
WOODLAND, CA # 2021-1319

SCHEMATIC DESIGN
MARCH 10, 2022

0 2 4 8

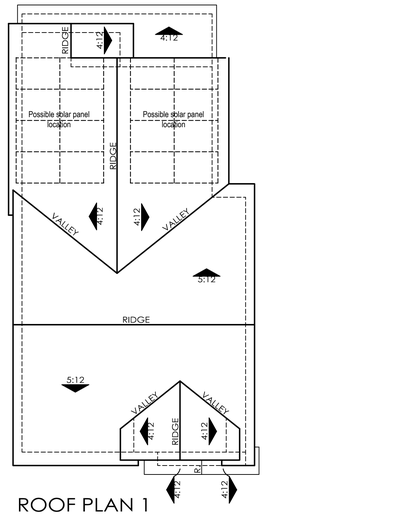
PLAN 1A - EXTERIOR ELEVATIONS

A1.2

1B - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

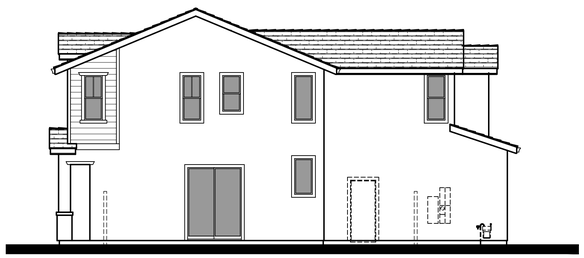


Front Elevation 1B -
Craftsman



ROOF PLAN 1
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



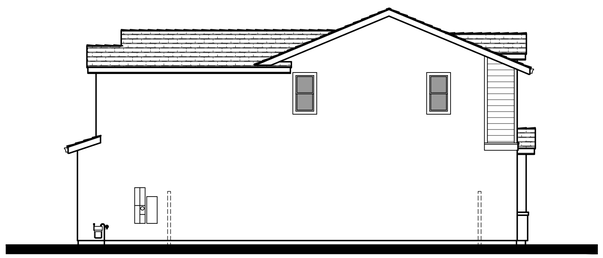
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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MARCH 10, 2022

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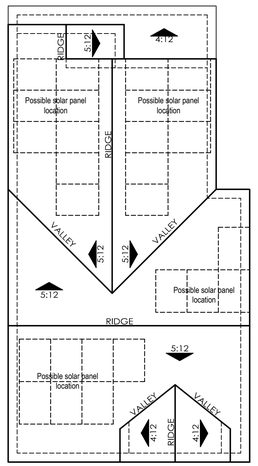
PLAN 1B - EXTERIOR ELEVATIONS

A1.3

1C - Material Legend:
Low Profile 'S' Tile Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim



Front Elevation 1C - Spanish



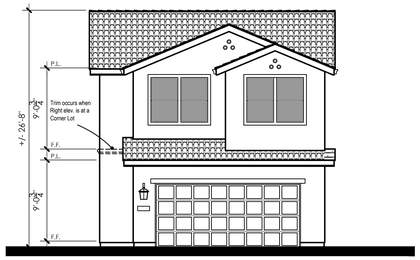
ROOF PLAN 1
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



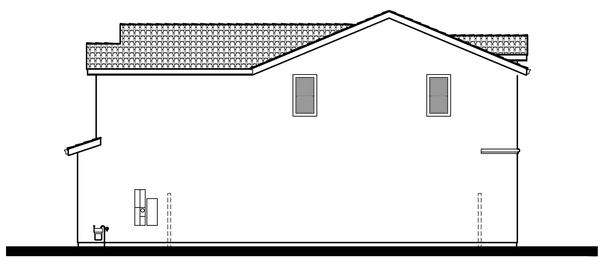
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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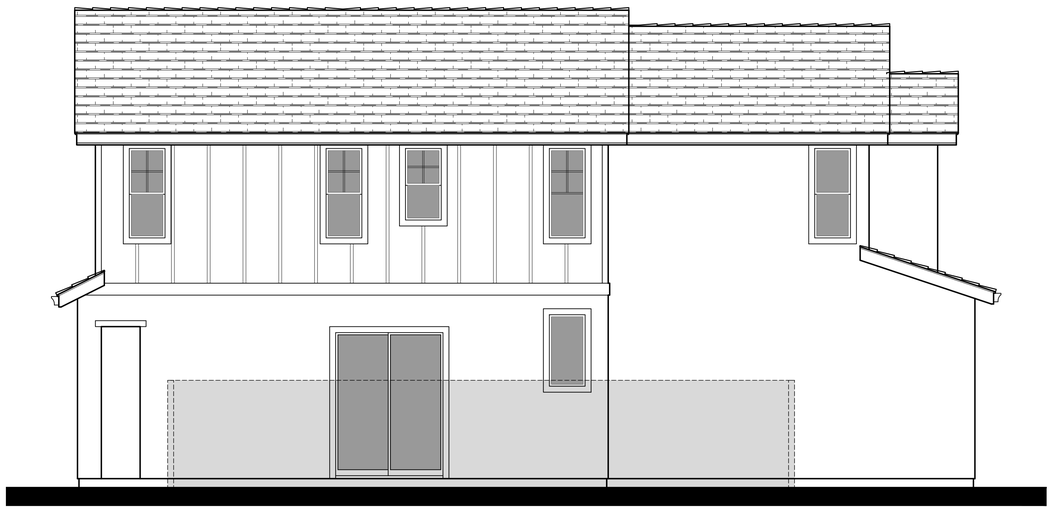
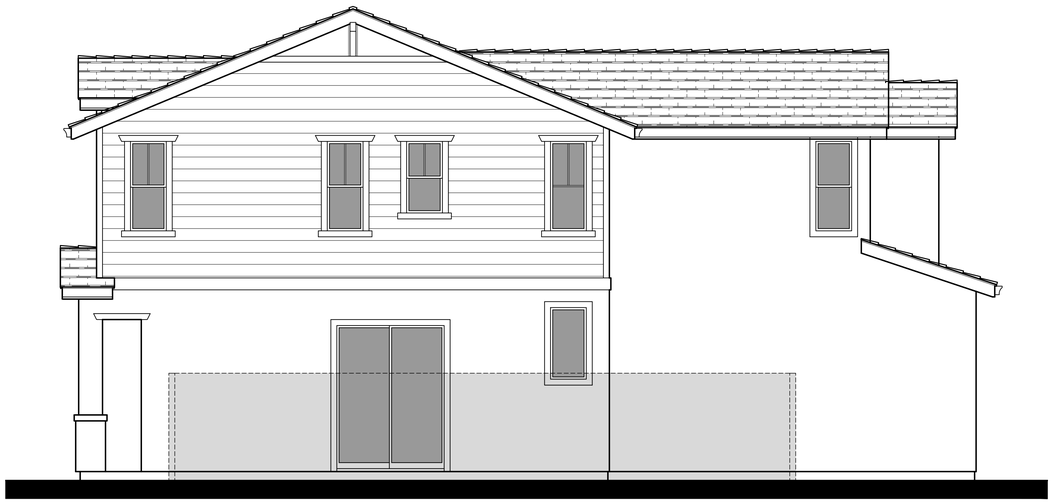
PLAN 1C - EXTERIOR ELEVATIONS

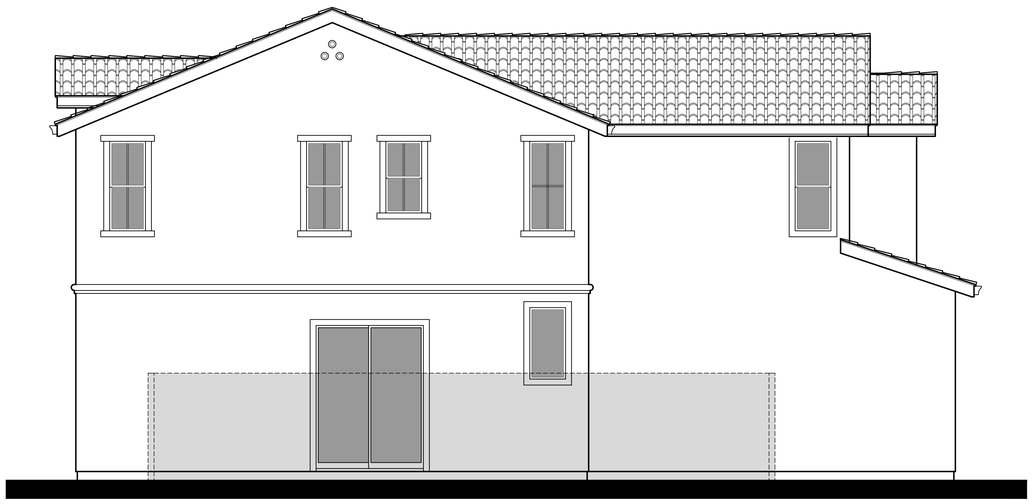
A1.4



1A - Right Elevation at Corner Lots



1B - Right Elevation at Corner Lots



1C - Right Elevation at Corner Lots

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PLAN 1 CORNER LOT ELEVATIONS

A1.5



Front Elevation 2A -
Farmhouse

Scheme 2



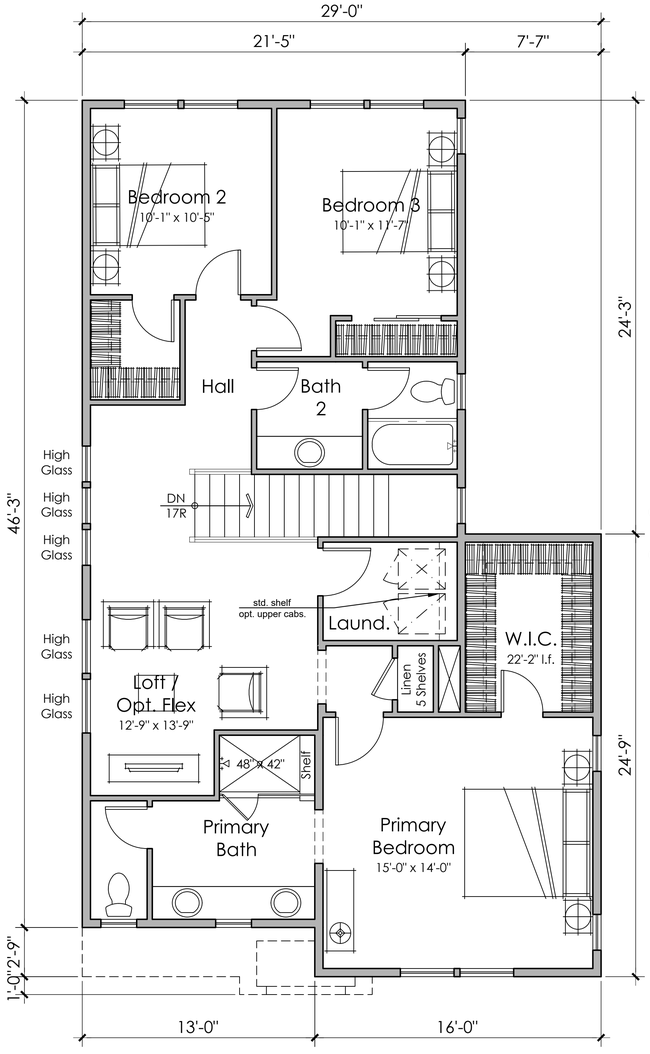
Front Elevation 2B -
Craftsman

Scheme 5



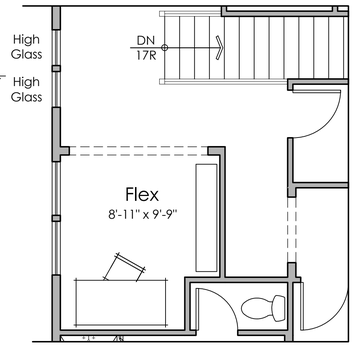
Front Elevation 2C -
Spanish

Scheme 8

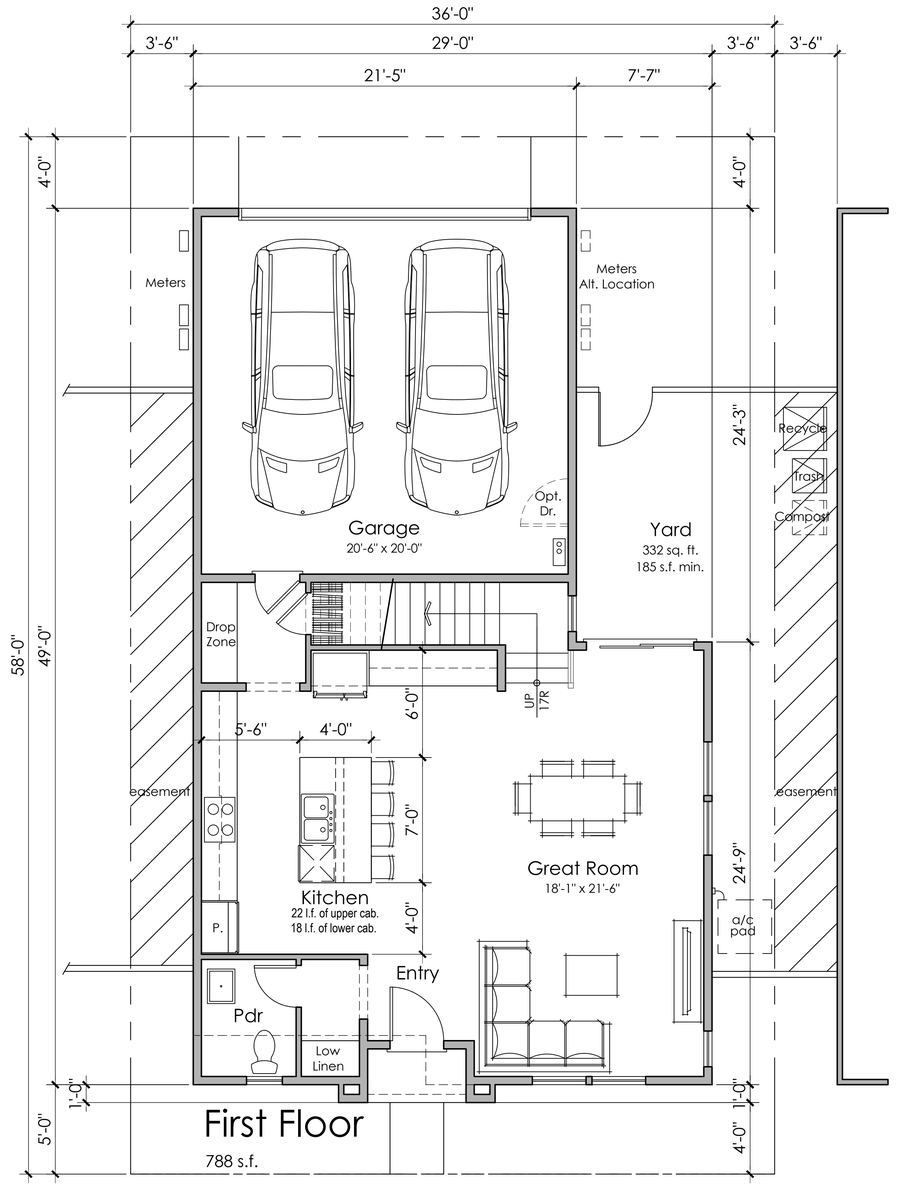


Second Floor

1166 s.f.



Opt. Flex



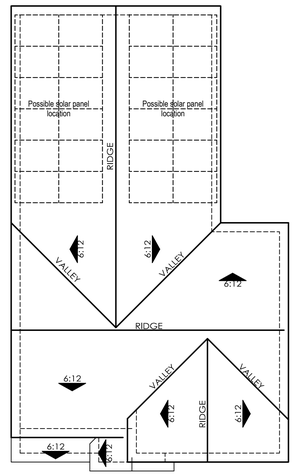
First Floor

788 s.f.

2A - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Decorative Shutters
Cementitious Board & Batt Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

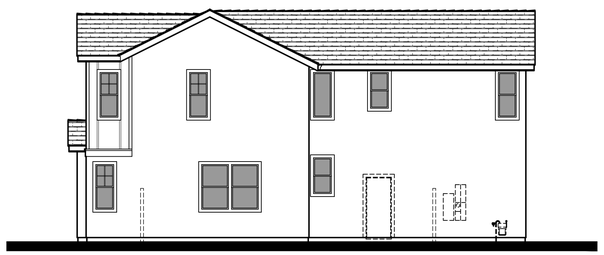


Front Elevation 2A -
Farmhouse



ROOF PLAN 2
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



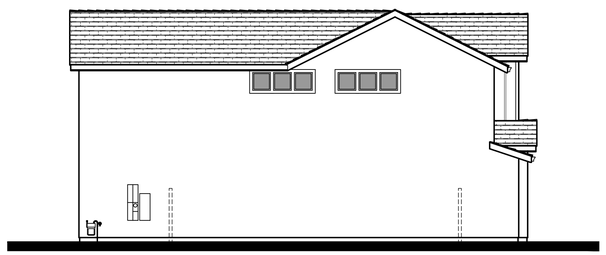
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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MARCH 10, 2022

0 2 4 8

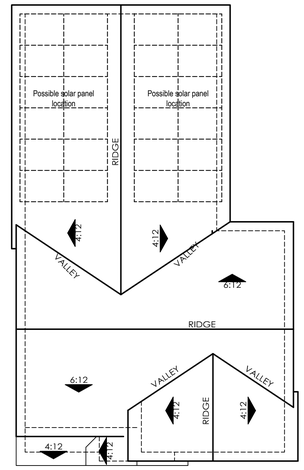
PLAN 2A - EXTERIOR ELEVATIONS

A2.2

2B - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Decorative Shutters
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

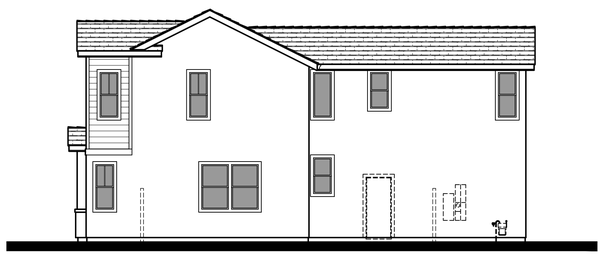


Front Elevation 2B -
Craftsman



ROOF PLAN 2
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 4:12 U.N.O

0 4 8 16



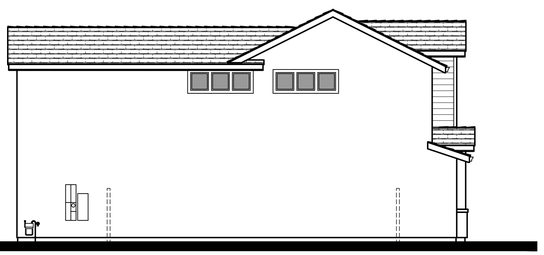
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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0 2 4 8

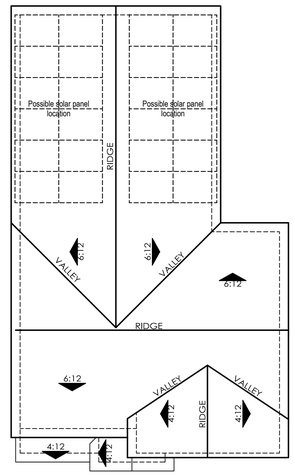
PLAN 2B - EXTERIOR ELEVATIONS

A2.3

2C - Material Legend:
Low Profile 'S' Tile Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim

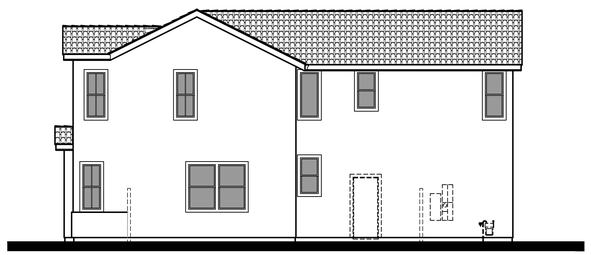


Front Elevation 2C - Spanish



ROOF PLAN 2
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



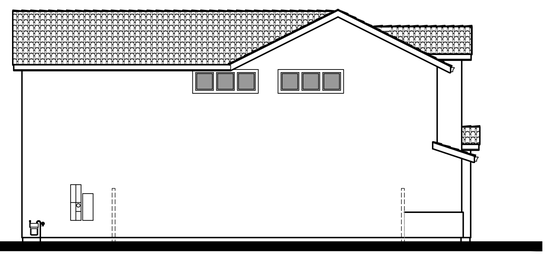
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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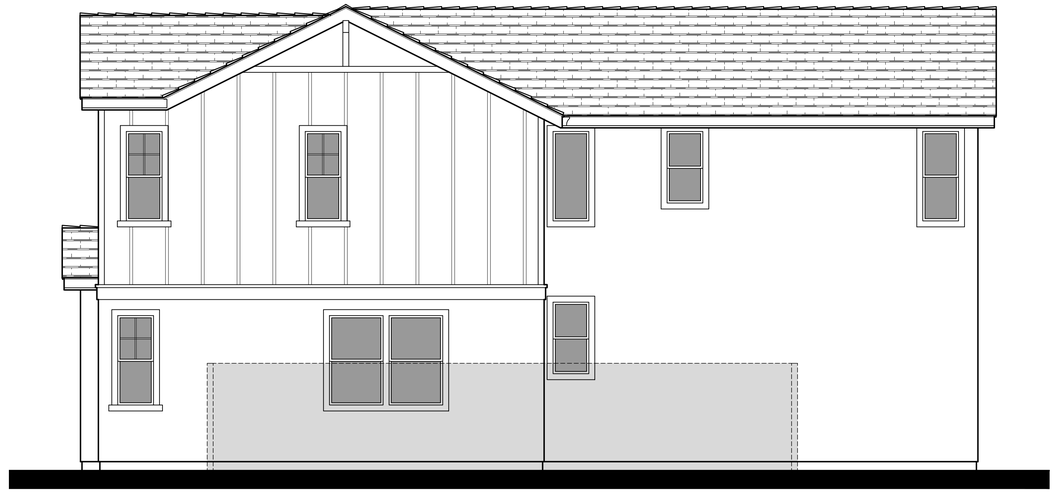
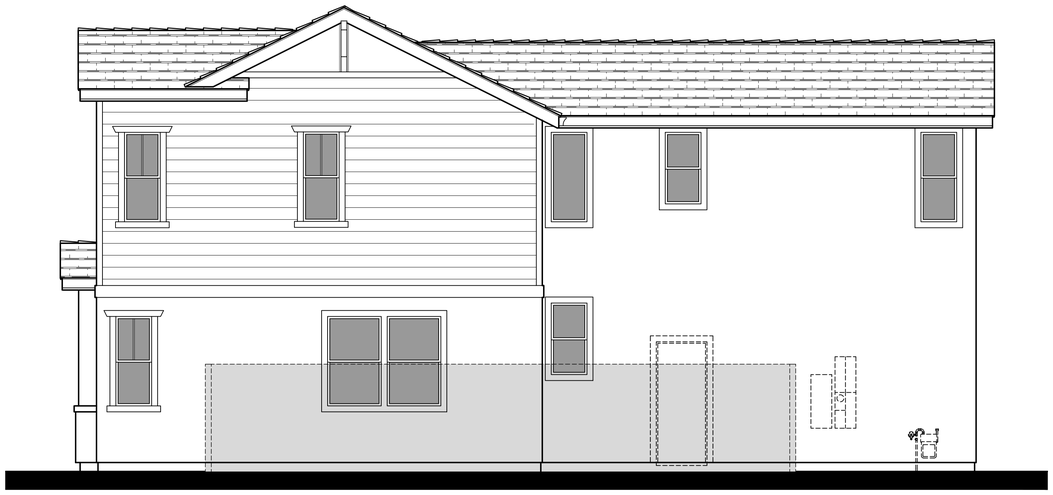
0 2 4 8

PLAN 2C - EXTERIOR ELEVATIONS

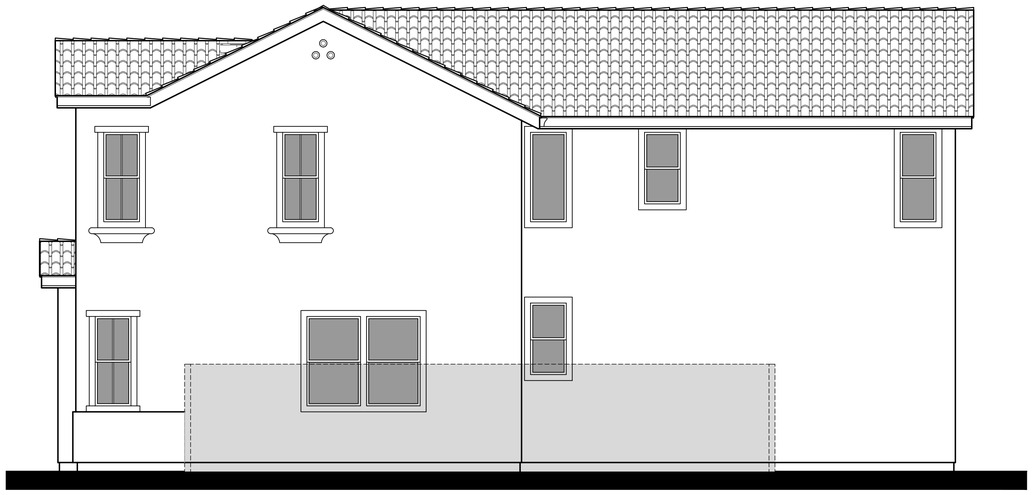
A2.4



2A - Right Elevation at Corner Lots



2B - Right Elevation at Corner Lots



2C - Right Elevation at Corner Lots

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0 2 4 8

PLAN 2 CORNER LOT ELEVATIONS

A2.5



Front Elevation 3A - Farmhouse

Scheme 3



Front Elevation 3B - Craftsman

Scheme 6



Front Elevation 3C - Spanish

Scheme 9

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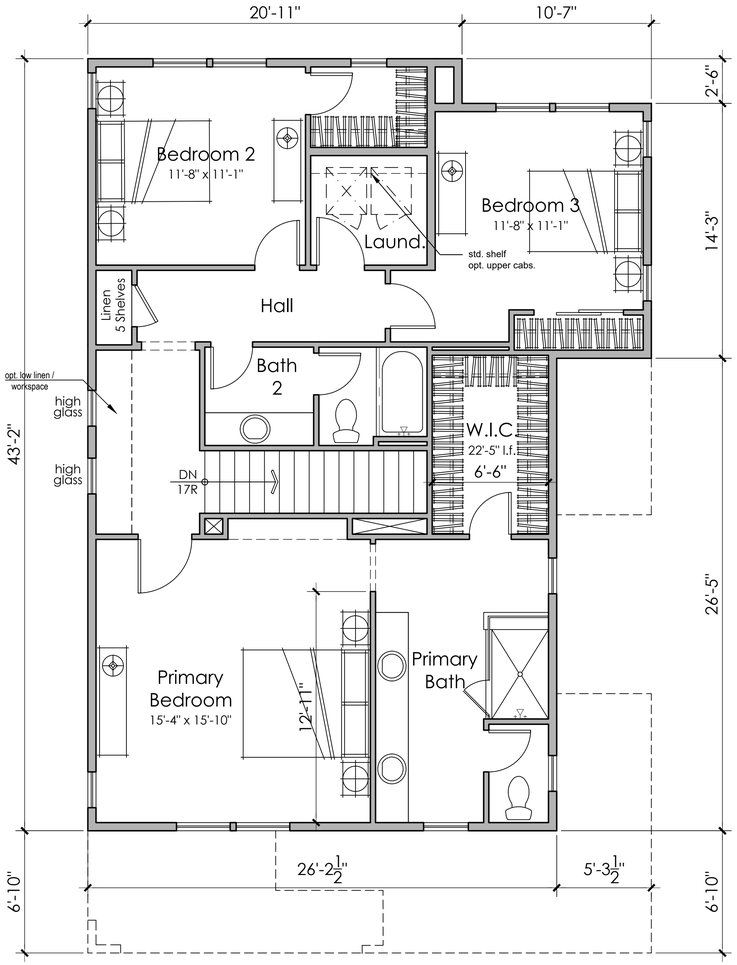
0 2 4 8

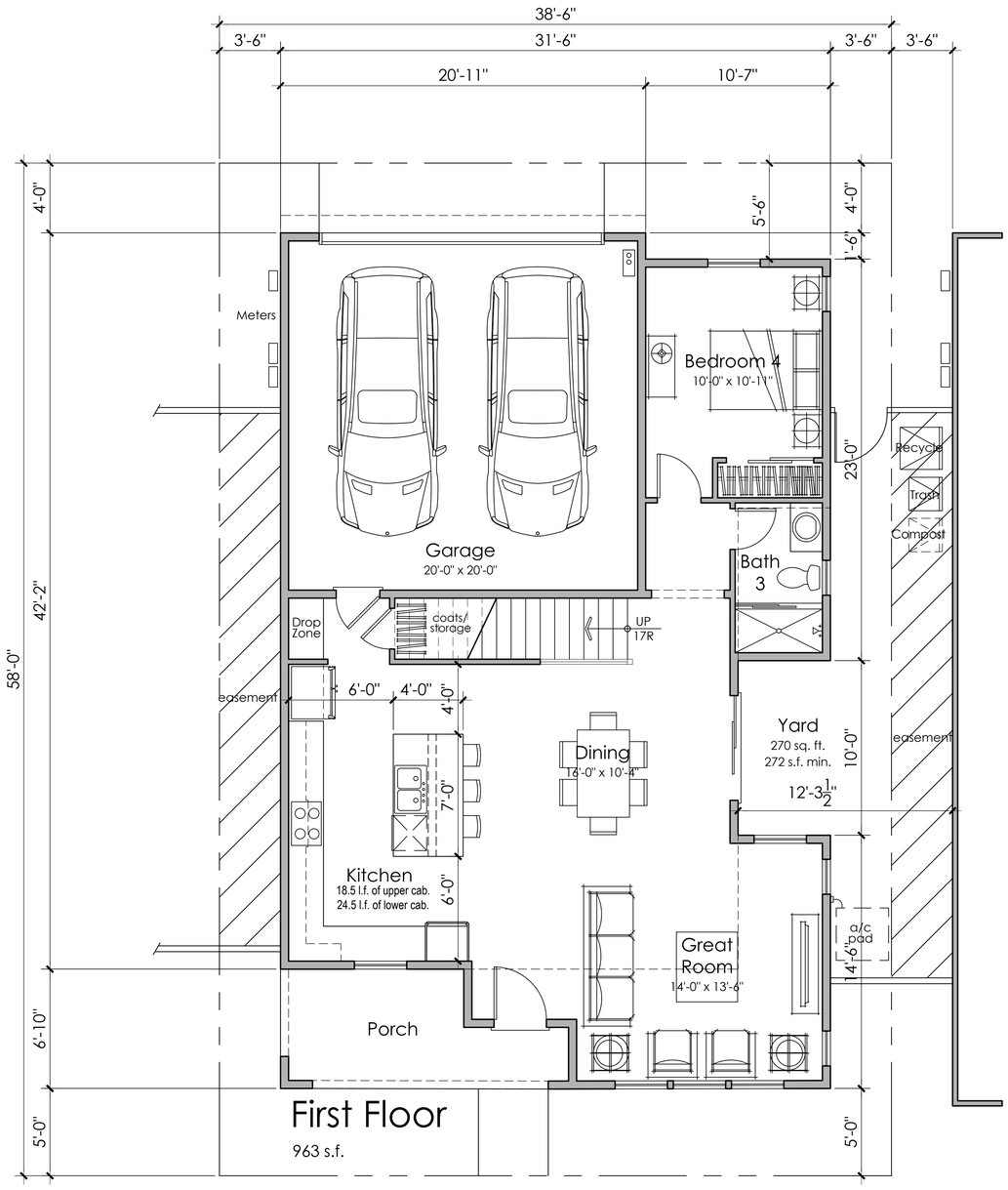
PLAN 3 FRONT ELEVATIONS

A3.0



Second Floor

1168 s.f.



First Floor

963 s.f.

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MARCH 10, 2022

Scale: 3/16" = 1'-0"
0 4 8 12

4 BEDROOMS
3 BATHS
2,132 S.F.

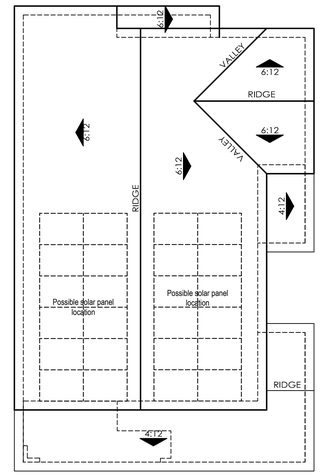
FLOOR PLAN 3

A3.1

3A - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Board and Batt Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

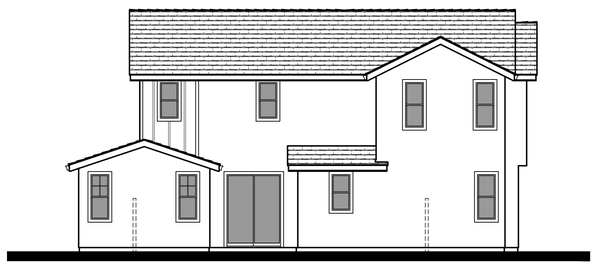


Front Elevation 3A -
Farmhouse



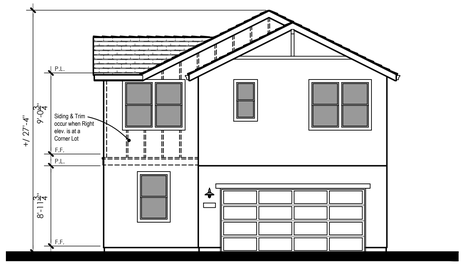
ROOF PLAN 3
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



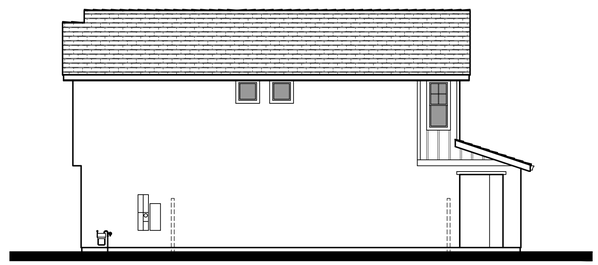
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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RUBY ESTATES
WOODLAND, CA # 2021-1319

SCHEMATIC DESIGN
MARCH 10, 2022

0 2 4 8

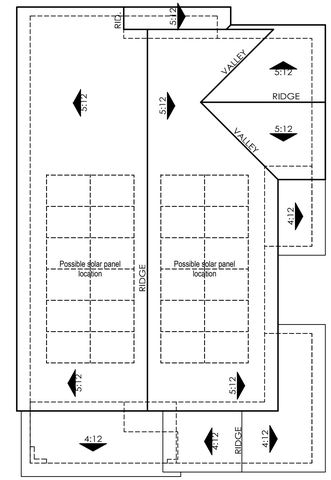
PLAN 3A - EXTERIOR ELEVATIONS

A3.2

3B - Material Legend:
Flat Concrete Tile Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim

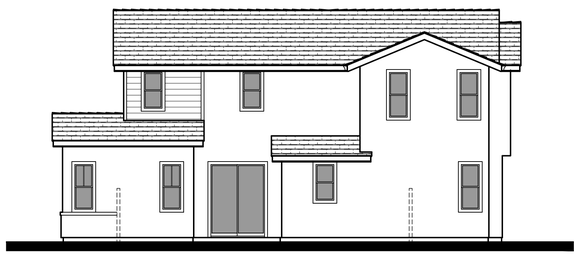


Front Elevation 3B -
Craftsman



ROOF PLAN 3
OVERHANG : 18"
RAKE : 12"
ROOF PITCH : 5:12 U.N.O

0 4 8 16



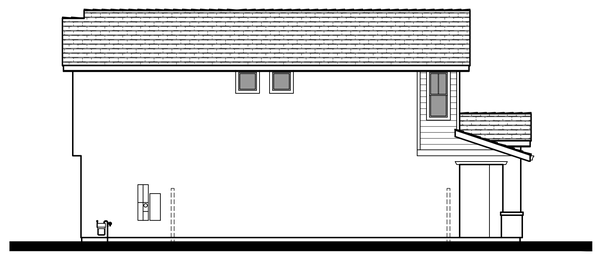
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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RUBY ESTATES
WOODLAND, CA # 2021-1319

SCHEMATIC DESIGN
MARCH 10, 2022

0 2 4 8

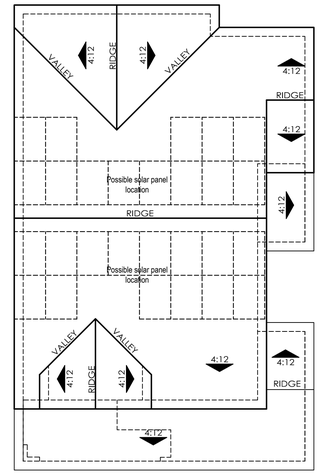
PLAN 3B - EXTERIOR ELEVATIONS

A3.3

3C - Material Legend:
Low Profile 'S' Tile Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim



Front Elevation 3C -
Spanish



ROOF PLAN 3
OVERHANG : 12"
RAKE : 12"
ROOF PITCH : 6:12 U.N.O

0 4 8 16



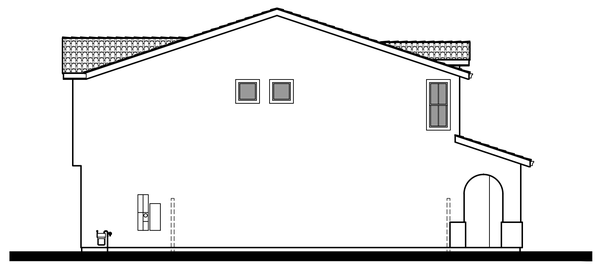
Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16

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MARCH 10, 2022

0 2 4 8

PLAN 3A - EXTERIOR ELEVATIONS

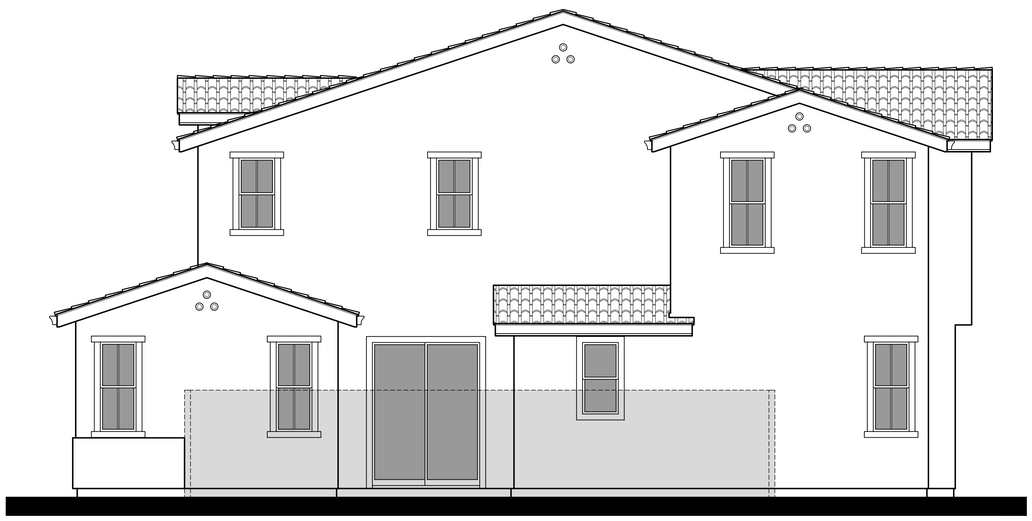
A3.2



3A - Right Elevation at Corner Lots



3B- Right Elevation at Corner Lots



3C - Right Elevation at Corner Lots

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THE NEW HOME COMPANY

RUBY ESTATES
WOODLAND, CA # 2021-1319

SCHEMATIC DESIGN
MARCH 10, 2022

0 2 4 8

PLAN 3 CORNER LOT ELEVATIONS

A3.5

MANUFACTURERS

Kelly Moore or Equal
Boral Roofing or Equal
Environmemental Stone Works or Equal

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	SCHEME 6	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY	KM 4947 SUBTLE SHADOW	HLS 4304 SNOW GLOBE	HLS 4241 STOCKING WHITE	KM 4898 SLOW PERCH	KM 4570 SHOJI SCREEN	KM 5778 SHEEPSKIN GLOVES	KMW 44 PEARLY WHITE	KM 4905 HUSH GRAY	KM 4704 DUSTY TRAIL RIDER
BATTEN SIDING / GABLE INSETS / CORNER BOARDS / TRIM AT BATTEN	KMW 43 WHITEST WHITE	KM 5828 BIG BAND	KM 5001 LILY POND BLUE						
HORIZONTAL LAP SIDING/CORNER BOARDS / TRIM AT SIDING				KM 4951 QUEEN VALLEY	HLS 4276 CLIPPERSHIP TWILL	HSL 4241 STOCKING WHITE			
FASCIA / EAVES / GABLE DECOR / CORBELS / TRIM							KM 5785 COUNTRY CLUB	KM 4936 SMOKEY DAY	KMW 57 CLOUD WHITE
FASCIA / EAVES / CORBELS / TRIM 1 / GARAGE DOORS	KMA 87 STILLETTO	KM 5818 KETTLEMAN	HLS 4264 MELMAC SILVER						
FASCIA / EAVES / CORBELS / GABLE INSETS / GARAGE DOORS				KMA 91 BLACK ICE	KM 4953 NATURAL PUMICE	KM 4938 GROUCHY BADGER			
GARAGE DOORS							KM 5788 NEVER CRY WOLF	KMA 72 BARNWOOD	KM 4943 SUBWAY
TRIM 2	KMW 43 WHITEST WHITE	KM 5825 NOT MY FAULT	HLS 4264 MELMAC SILVER						
TRIM				KMW49 GREAT WHITE	46 ACOUSTIC WHITE	27 BONE			
ENTRY DOORS							KM 4868 PORCH SWING	KM 4995 NAVY DAMASK	HLS 4226 OLYMPIAN IVY
ENTRY DOOR / SHUTTERS	KM 5741 CRICKETS CROSS	HLS 4258 OWL MANNER MALT	KM 4946 SEAWEED WRAP						
ENTRY DOOR / SHUTTERS				HLS 4268 RED HOT JAZZ	KMA 70 ZIN CLUSTER	HLS 4833 CAMPING TRIP			
ROOF MATERIAL - FULL S PROFILE							1BCCS 6031 LA TERRA BLEND	1BCCS 0300 BRONZE PEARL	1BCCS 6036 SANTA CATARINA BLEND
ROOF MATERIAL - FLAT SLATE PROFILE	1FACS 5047 EBONY	1FACS 1403 CHARCOAL BLEND	1FACS 0330 APPALACIAN BLEND						
ROOF MATERIAL - FLAT SHAKE PROFILE				1FBCJ 1430 CHARCOAL BLEND	1FBCJ 3181 SMOKEY TOPAZ	1FBCJ1430 BRONZE PEARL			

CONCEPTUAL PLANTING SCHEDULE

ACCENT TREE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HXW
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	M	20`X20`
	MALUS X `PRAIRIFIRE`	PRAIRIFIRE CRAB APPLE	15 GAL/ 1" BARE ROOT	M	20`X20`
LARGE CANOPY SHADE TREES	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	ACER RUBRUM	RED MAPLE	15 GAL/ 1" BARE ROOT	M	40`X40`
	QUERCUS COCCINEA	SCARLET OAK	15 GAL/ 1" BARE ROOT	L	50`X50`
MEDIUM CANOPY TREES	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	CARPINUS BETULUS	EUROPEAN HORNBEAM	15 GAL/ 1" BARE ROOT	M	40`X35`
	PISTACIA CHINENSIS `KEITH DAVEY`	KEITH DAVEY CHINESE PISTACHE	15 GAL/ 1" BARE ROOT	L	35`X30`
	TILIA CORDATA `JUNE BRIDE`	JUNE BRIDE LITTLELEAF LINDEN	15 GAL/ 1" BARE ROOT	M	50`X35`
	ZELKOVA SERRATA `WIRELESS`	WIRELESS ZELKOVA	15 GAL/ 1" BARE ROOT	M	25`X35`
GROUNDCOVERS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	L	1`X4`
	ARCTOSTAPHYLOS X `EMERALD CARPET`	EMERALD CARPET MANZANITA	1 GAL	L	1`X5`
	BACCHARIS PILULARIS `PIGEON POINT`	COYOTE BRUSH	1 GAL	L	2`X6`
	BACCHARIS PILULARIS `TWIN PEAKS`	TWIN PEAKS COYOTE BRUSH	1 GAL	L	1`X6`
	COTONEASTER DAMMERI `CORAL BEAUTY`	BEARBERRY COTONEASTER	1 GAL	L	1`X6`
	COTONEASTER MICROPHYLLUS	ROCKSPRAY COTONEASTER	1 GAL	L	2`X6`
ORNAMENTAL GRASS - FOREGROUND & ACCENT	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	FESTUCA IDAHOENSIS `SISKIYOU BLUE`	SISKIYOU BLUE FESCUE	1 GAL	L	2`X2`
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	L	2`X3`
ORNAMENTAL GRASS - MID FOREGROUND & ACCENT	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL	L	4`X3`
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL	L	4`X3`
	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L	3`X3`
SHRUBS - BACKGROUND FOUNDATION	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	CALYCANTHUS OCCIDENTALIS	SPICE BUSH	5 GAL	L	6`X6`
	CARPENTERIA CALIFORNICA `ELIZABETH`	ELIZABETH BUSH ANEMONE	5 GAL	L	6`X4`
	CEANOTHUS THYRSIFLORUS `SKYLARK`	SKYLARK CEANOTHUS	5 GAL	L	5`X6`
	OLEA EUROPAEA `LITTLE OLLIE`	LITTLE OLLIE OLIVE	15 GAL	L	8`X8`
	PRUNUS CAROLINIANA `MONUS` TM	BRIGHT `N TIGHT CAROLINA LAUREL CHERRY	5 GAL	L	6`X8`
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL	L	8`X8`
SHRUBS - FOREGROUND & ACCENT	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	EPILOBIUM CANUM `CARMEN`S GREY`	CARMEN`S GREY CALIFORNIA FUCHSIA	1 GAL	L	2`X4`
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	L	2`X3`
	RHAPHIOLEPIS INDICA `BALLERINA`	BALLERINA INDIAN HAWTHORN	1 GAL	M	2`X4`
	TEUCRIUM CHAMAEDRYS `NANUM`	CREEPING GERMANDER	1 GAL	L	1`X3`
SHRUBS - MID FOREGROUND & ACCENT	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**HXW**
	BERBERIS AQUIFOLIUM `COMPACTA`	COMPACT OREGON GRAPE	5 GAL	L	3`X4`
	CALLISTEMON VIMINALIS `LITTLE JOHN`	DWARF WEEPING BOTTLEBRUSH	5 GAL	L	3`X4`
	DIETES VEGETA	AFRICAN IRIS	1 GAL	L	3`X3`
	GALVEZIA SPECIOSA `FIRECRACKER`	BUSH SNAPDRAGON	5 GAL	L	3`X4`
	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL	L	3`X4`
	SALVIA CLEVELANDII `WINIFRED GILLMAN`	CLEVELAND SAGE	1 GAL	L	4`X4`
	SALVIA GREGGII `PURPLE`	AUTUMN SAGE	1 GAL	L	3`X3`
	SALVIA MICROPHYLLA `HOT LIPS`	HOT LIPS GRAHAM SAGE	5 GAL	L	3`X3`



0 15 30 60 90

SCALE: 1" = 30'

NO.	DATE	REVISIONS	BY	APPD.

DESIGNED BY JB/MGE
DRAWN BY JB
CHECKED BY MGE
SCALE AS SHOWN

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CONCEPTUAL LANDSCAPE SITE PLAN

WOODLAND CALIFORNIA

SHEET L1 OF 5

DATE: 05/24/2022

JOB NO: 1863

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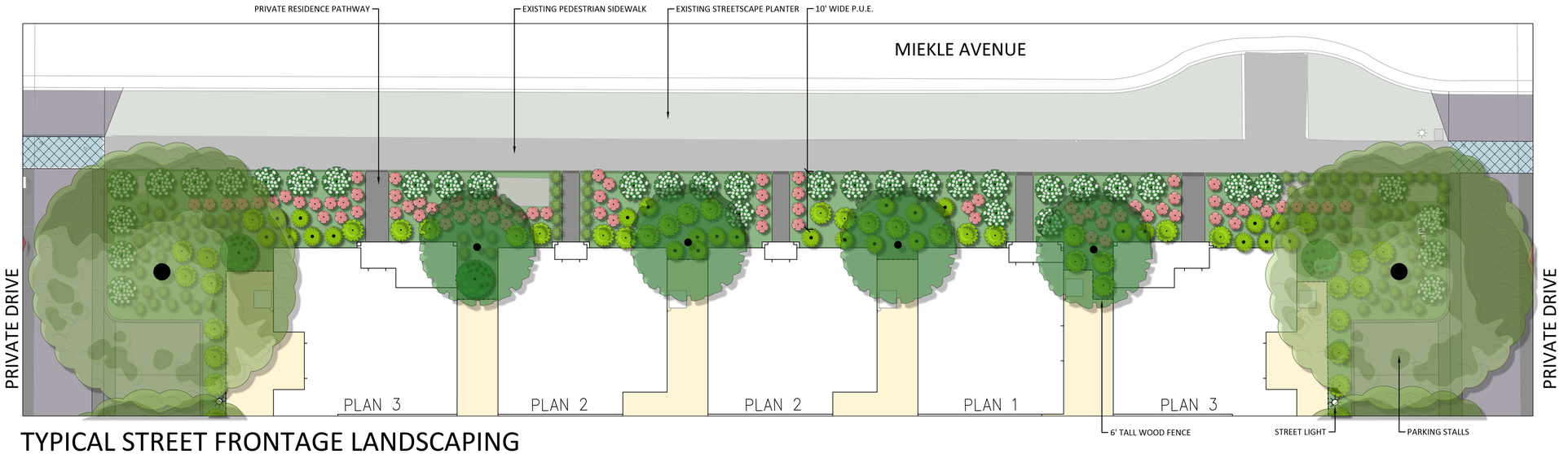
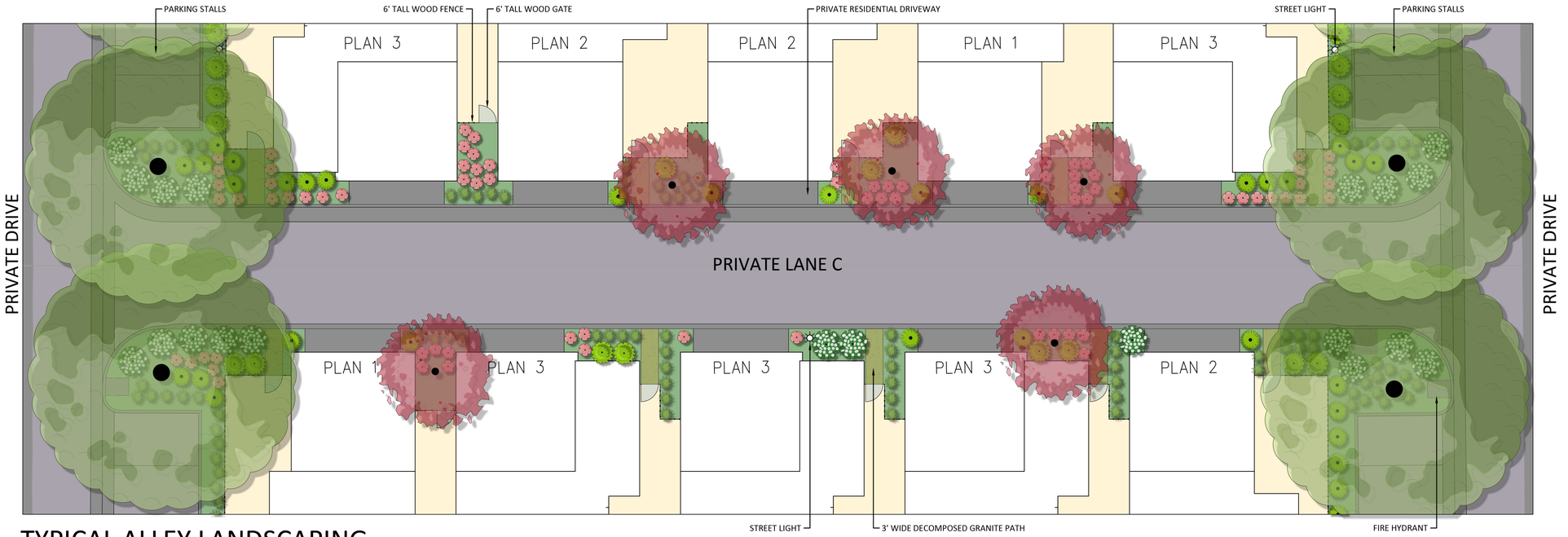


TYPICAL STREET FRONTAGE LANDSCAPING



TYPICAL ALLEY LANDSCAPING

0 5 10 20 30

SCALE: 1" = 10'

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CONCEPTUAL ENLARGEMENT LANDSCAPE SITE PLANS

WOODLAND CALIFORNIA

SHEET L2 OF 5

DATE: 05/24/2022

JOB NO: 1863

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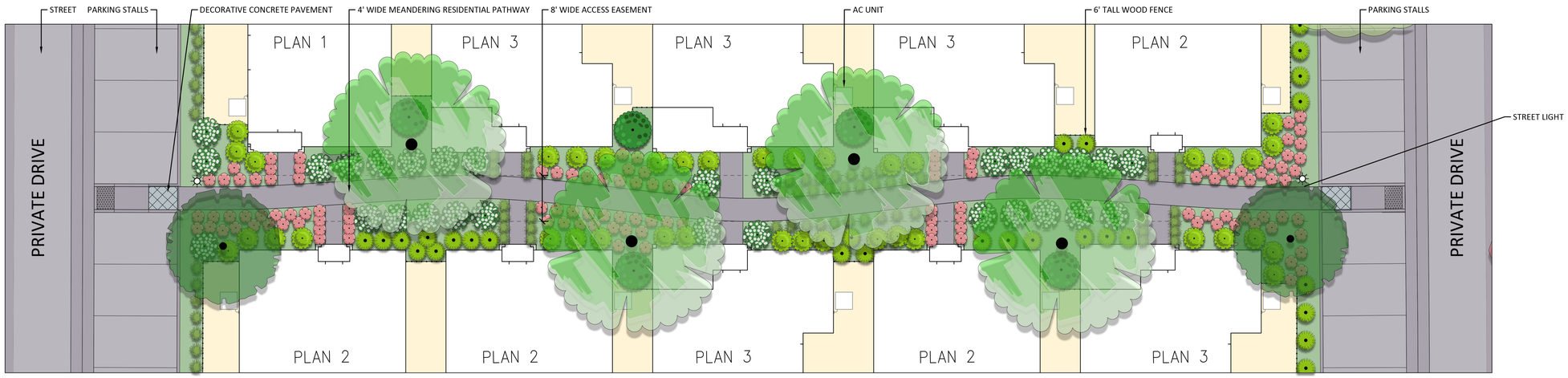
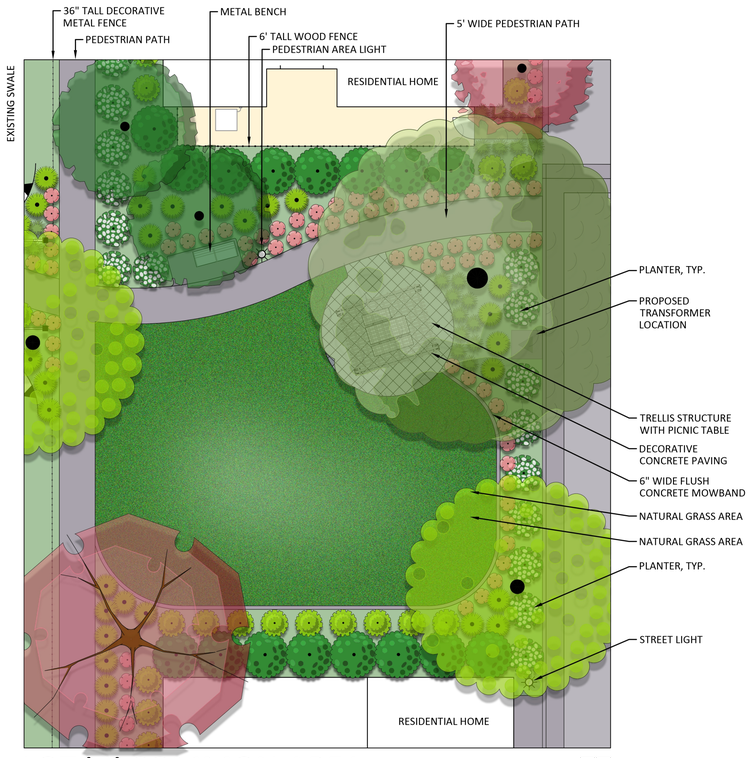
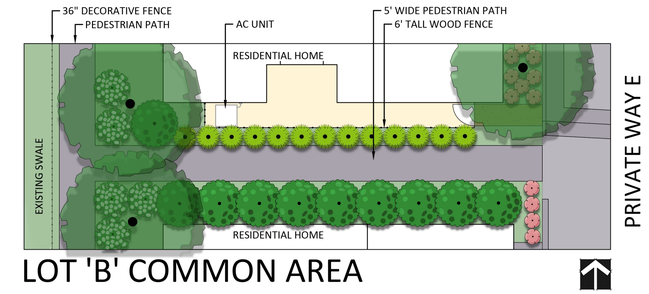


TYPICAL PASEO LANDSCAPING



LOT 'A' COMMON AREA

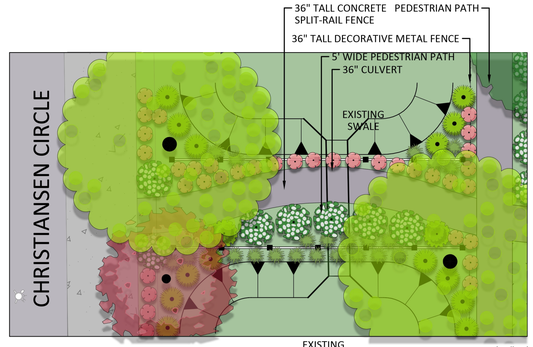


PRIVATE WAY E

LOT 'B' COMMON AREA



3D PERSPECTIVE SHOWING DESIGN INTENT OF PEDESTRIAN CROSSING OVER CULVERT



LOT A

OVERCROSSING WITH CULVERT



3D PERSPECTIVE SHOWING DESIGN INTENT OF PEDESTRIAN CROSSING OVER CULVERT



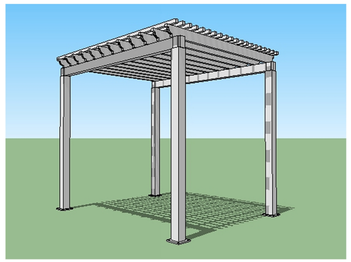
TYPICAL STREET LIGHT



TYPICAL BOLLARD LIGHT



METAL BENCH EXAMPLE



TRELLIS STRUCTURE EXAMPLE



METAL PICNIC TABLE EXAMPLE

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SCALE: 1" = 10'

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CONCEPTUAL ENLARGEMENT LANDSCAPE SITE PLANS

WOODLAND CALIFORNIA

SHEET L3 OF 5

DATE: 05/24/2022

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SCALE: 1" = 30'

0 15 30 60 90

DECORATIVE PAVEMENT EXHIBIT

WOODLAND CALIFORNIA

JOB NO: 1863
DATE: 05/24/2022
SHEET L4 OF 5

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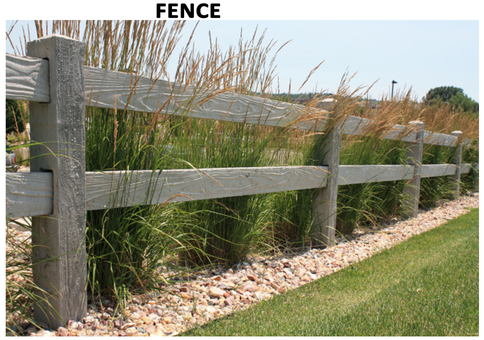
FENCING LEGEND

36” TALL CONCRETE SPLIT-RAIL FENCE



36” TALL ORNAMENTAL METAL DECORATIVE FENCING



6’ TALL VERTICAL WOOD SLAT GOOD NEIGHBOR FENCE





0 15 30 60 90

SCALE: 1" = 30'

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FENCING EXHIBIT

WOODLAND CALIFORNIA

SHEET L5 OF 5

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RESOLUTION NO. ____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING TENTATIVE SUBDIVISION MAP No. 5221, FOR RUBY ESTATES R-15 PROJECT IN SPRING LAKE, IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL.

WHEREAS, the applicant, The New Home Company of Northern California LLC of Northern California LLC, filed Planning Application # PLNG 22-00032, proposing a Tentative Subdivision Map (TSM No.5221), to develop 7.03 acres of the Heritage Remainder project area within Spring Lake(APN:042-030-054);

WHEREAS, the applicant prepared a tentative subdivision map, as attached to this Resolution as **Exhibit"A" for TSM 5221;** and

WHEREAS, On June 16, 2022, the Planning Commission held a duly noticed public hearing concerning the proposed Ruby Estates Tentative Subdivision Map Project, which is depicted in Exhibit A herein. After the hearing, the Planning Commission recommended 5 to 0 (two absenses) City Council approve the adoption of the Ruby Estates Development as proposed.

WHEREAS, the Woodland City Council held a duly noticed public hearing on July 19, 2022, to review and consider recommending to the City Council approval of the proposed Ruby Estates Project in Spring Lake ("Project") Tentative Subdivision Map No. 5221; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a one thousand-foot (1,000-ft) radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project and reviewed by staff, and the following conclusions have been reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda; and

WHEREAS, the City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the Project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures; therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this Project; and

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

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, , that the City Council of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, and determinations, for the Tentative Subdivision Maps No.5221:

1. General Plan Consistency Findings:

    a. The Project is consistent with the goals and policies of the General Plan in that the proposed modification does not alter the land use designation for single family residential densities.

    b. The Project is consistent with the goals and policies of the Housing Element by meeting the requirements of the Spring Lake Affordable Housing Plan as conditioned.

2. Spring Lake Specific Plan Consistency Findings:

    a. The Project is consistent with the policy language (goals, policies, and objectives) of the SLSP based upon a detailed analysis performed comparing the Project proposal to each section of the SLSP, and through various conditions or components of the Development Agreement, consistency has been ensured.

    b. The Project is consistent with the land use summary and other relevant plan text throughout the SLSP in that the project itself is comprised of single family lots, this is not a substantial deviation from the Plan goal.

    c. The Project is consistent with Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7, which preclude the submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.

    d. The Project as conditioned is consistent with the SLSP design standards and SLSP Affordable Housing Plan.

3. Tentative Subdivision Map Findings concerning Tentative Subdivision Map (No. 5221):

a. The proposed Tentative Subdivision Map as conditioned is consistent with the City's General Plan, including the Housing Element, and the Spring Lake Specific Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of small lot for-sale, single family housing within the community. The Tentative Subdivision Map is also consistent with the City's Community Design Guidelines.

b. The Tentative Subdivision Map depicts a site that is physically suitable for development. There are no conditions that would render the Property unsuitable for residential development.

c. The Project site is physically suitable for the proposed density of development. The site is of a sufficient size and shape to allow the proposed density, and the subdivision will be able to accommodate the future development of residential units given the shape and topography of the Project site.

d. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The Biological Resources Assessment (Jurisdictional Delineation and Special Status Species, Gibson & Skordal, December 2003) shows that there would not be any significant and unavoidable impacts related to existing habitat. SLSP Mitigation measures regarding biological studies prior to construction activity are required. As part of the SLSP requirements, the project has mitigated for agriculture and hawk habitat

e. The design of the proposed subdivision will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area. The project has exceeded requirements for on-site parking.

f. The subdivision designs will not conflict with easements acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements. Any new easements have been made conditions of map approval.

g. Any proposed phases and their proposed sequence of construction are identified on the submitted maps.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 19th day of July 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Dated:_____

Exhibit A – Tentative Map (dated , 2022) and TSM #5221
Exhibit B –Ruby Estates Development Standards

Exhibit A
Ruby Estates Tentative Subdivision Map No. 5221

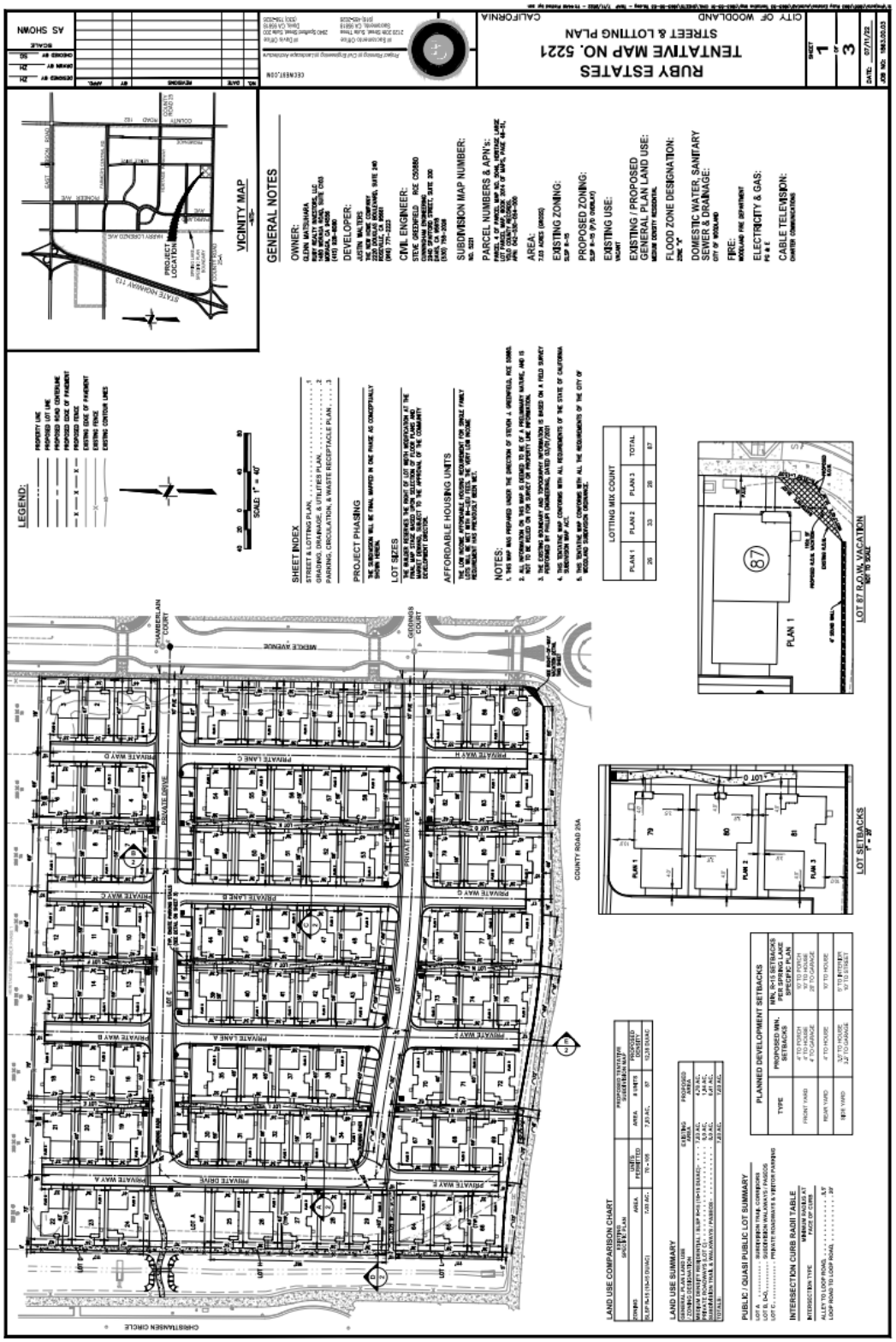


Exhibit B

Ruby Estates Planned Development Overlay Standards

Ruby Estates PD Overlay Development Standards	
Lot Size	
Area	1,900 – 3,000 sq/ft (2,367sq/ft average)
Width	20-52 ft (37ft average)
Permitted Density	
Maximum Density per lot	1 dwelling
Setbacks	
Front (Paseo)	4ft
Front (Public Road)	10ft
Side	3.5ft
Rear	4ft from alley 10ft from site perimeter
Coverage	
Maximum Lot Coverage	67% (40-67%)
Height	
Maximum Height	23ft
Parking	
Minimum Parking	2 per dwelling
Supplemental Design Standards	
Front Yard Stagger	Non required
Mix of Two-story units	No limit
Second Story Separation	A minimum of 7 feet shall be provided between second story elements of adjacent two-story dwellings
Architectural Design	Architectural treatment shall be applied to all elevations of buildings as identified in the Design Review booklet.
Notes: (1) Steps may encroach into the setback (2) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1ft into a required setback provided adequate access/emergency egress paths are maintained.	

ORDINANCE NO. 1693

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING PLANNED DEVELOPMENT OVERLAY STANDARDS AND CONDITIONAL USE PERMIT FOR THE RUBY ESTATES TENTATIVE SUBDIVISION MAP No. 5221 SPRING LAKE PROJECT SITE IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL.

WHEREAS, the applicant, The New Home Company of Northern California LLC filed Planning Application #PLNG22-00032, Request to approve a Tentative Subdivision Map (TSM #5221), to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and an Amended and Restated Development Agreement for a parcel of land located within the Spring Lake Specific Plan Area to develop 87 single-family lots, consistent with the Medium Density General Plan land use designation and multi-family R-15 Spring Lake Specific Plan designation; and

WHEREAS, the applicant prepared a Site Development Plan, dated June 24, 2022, to illustrate the site layout, standards, and pre-plot plan; and

WHEREAS, the applicant has prepared development standards for the Ruby Estates R-15 project as well as the Site Development Plan which shall serve as the approved development standards for all lots, as amended by the Conditions of Approval; and

WHEREAS, the proposed project is consistent the City's General Plan ("General Plan") and with the Spring Lake Specific Plan.

WHEREAS, the Planning Commission of the City of Woodland held a duly noticed public hearing on June 16, 2022, to review and consider recommending approval of the proposed Ruby Estates R-15, Planned Development Overlay, and Conditional Use Permit, at which time interested persons had an opportunity to provide comments either in support or opposition to the Project. The Planning Commission voted (5 Ayes, 0 Noes 2 Absent) to recommend approval to the City Council; and

WHEREAS, on July 19, 2022, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Development Agreement were heard and at which time the Development Agreement was comprehensively reviewed; and

WHEREAS, on July 19, 2022, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq*., the proposed Project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a 300-foot radius of the subject properties, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat and emailed to interested parties; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date and has recommended to the City Council approval of the proposed Ruby Estates Ranch R-15 Planned Development and Conditional Use Permit.

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

Section 1. **Purpose and Authority.** The purpose of this ordinance is to approve the Planned Development Overlay Standards for the Ruby Estates Tentative Subdivision Map Project site. This ordinance is adopted pursuant to Government Code sections 65853-65860, and other applicable law.

Section 2. **Findings.** The City Council finds and determines as follows:

A. On June 16, 2022, the Planning Commission held a duly noticed public hearing concerning the proposed Ruby Estates Tentative Subdivision Map Project, which is depicted in Exhibit A herein. After the hearing, the Planning Commission recommended (5 to 0) City Council approve the Ruby Estates development as proposed with the adoption of the Planned Development Standards which are included as Exhibit B and incorporated herein.

B. The proposed project is consistent with the Spring Lake Specific Plan (SLSP) Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 and adoption of addenda to the Turn of the Century EIR dated December 18, 2000, November 19, 2002, December 17, 2002, and April 15, 2003.

C. The SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project and reviewed by staff, and the following conclusions have been reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda.

D. The proposed Planned Development Overlay is consistent with and would implement the policies of the City of Woodland General Plan.

E. The area is physically suited to the uses authorized under the R-15 zoning.

F. The proposed Planned Development Standards are compatible with the land uses existing and permitted on the properties in the vicinity in that it does not modify the setbacks required under the existing R-15 zoning (adjacent to existing homes).

G. The land uses and their density and intensity, allowed in the proposed zones are not likely to create serious health problems or create nuisances on properties in the vicinity, because the TSM proposes to build out in the middle of the density range allowed under R-15 zoning (10-15dua) and will be not be built out at the maximum allowed density.

Section 3. **Approval of Planned Development Overlay.** The City Council hereby approves the Planned Development Overlay Standards for the Ruby Estates Tentative Subdivision Map Project site, which is shown in Attachment A, and Planned Development Standards as shown in Attachment B.

Section 4. **Severability.** If any part of this ordinance is held by a court of competent jurisdiction to be invalid or unenforceable, then such decision shall not affect the validity of the remaining parts, which shall remain in full force and effect.

Section 5. **Effective Date.** This ordinance shall take effect no sooner than 30 days after its final passage.

Section 6. **Publication.** The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption..

INTRODUCED by the City Council on the 19th day of July, 2022.

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

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

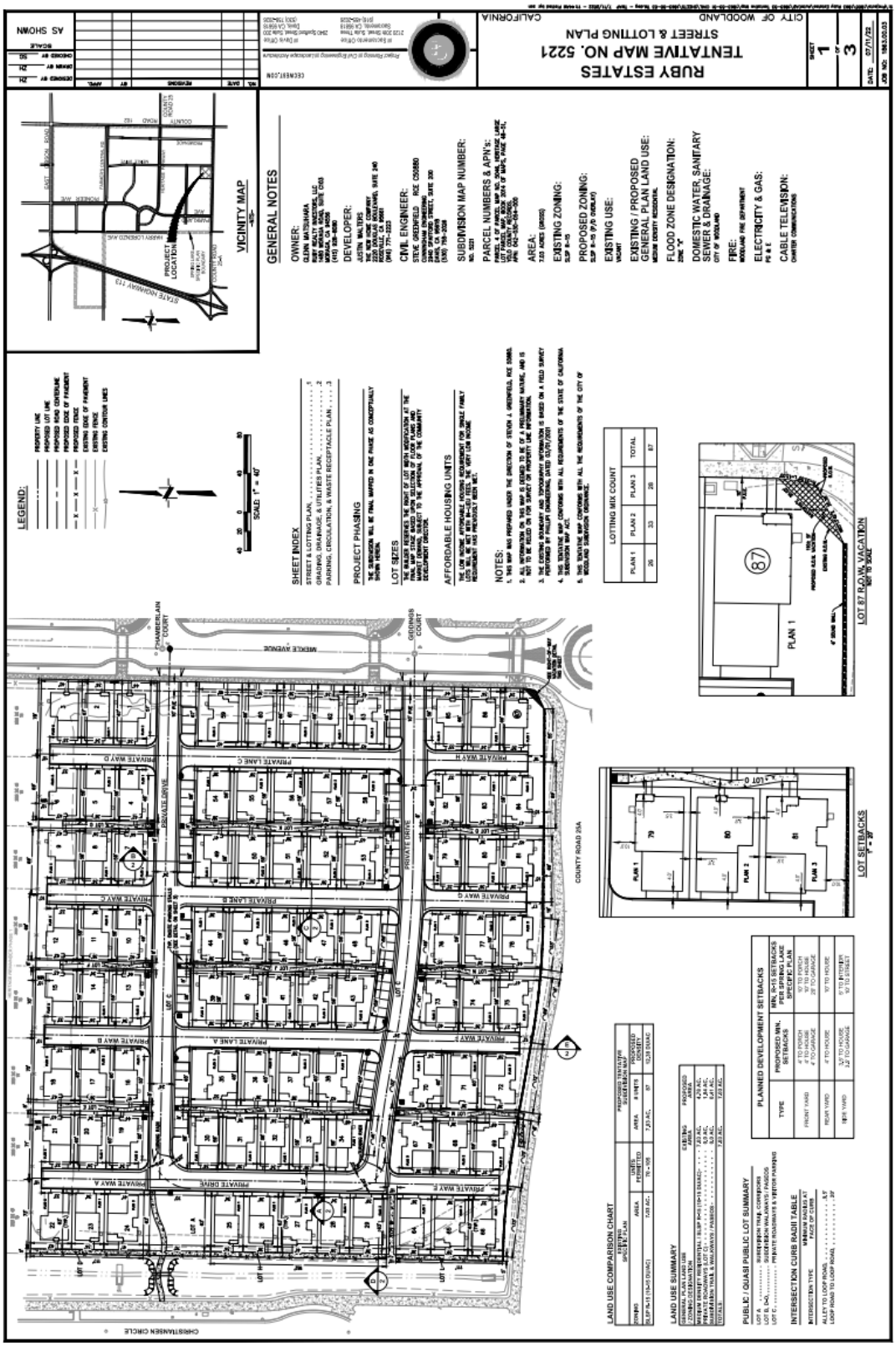
_____
Ethan Walsh, City Attorney

Dated:_____

Exhibit A – Planned Development
Exhibit B – Planned Development Standards

Exhibit A

Ruby Estates Tentative Subdivision Map No. 5221



Ruby Estates PD Ordinance Page 5

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Exhibit B

Ruby Estates Planned Development Overlay Standards

Ruby Estates PD Overlay Development Standards	
Lot Size	
Area	1,900 – 3,000 sq/ft (2,367sq/ft average)
Width	20-52 ft (37ft average)
Permitted Density	
Maximum Density per lot	1 dwelling
Setbacks	
Front (Paseo)	4ft
Front (Public Road)	10ft
Side	3.5ft
Rear	4ft from alley 10ft from site perimeter
Coverage	
Maximum Lot Coverage	67% (40-67%)
Height	
Maximum Height	23ft
Parking	
Minimum Parking	2 per dwelling
Supplemental Design Standards	
Front Yard Stagger	Non required
Mix of Two-story units	No limit
Second Story Separation	A minimum of 7 feet shall be provided between second story elements of adjacent two-story dwellings
Architectural Design	Architectural treatment shall be applied to all elevations of buildings as identified in the Design Review booklet.
Notes: (1) Steps may encroach into the setback (2) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1ft into a required setback provided adequate access/emergency egress paths are maintained.	

ORDINANCE NO. 1694

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA APPROVING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND, THE NEW HOME COMPANY OF NORTHERN CALIFORNIA LLC AND RUBY REALTY INVESTORS, LLC TO USE AND DEVELOP THE RUBY ESTATES (R-15 HERITAGE REMAINDER PHASE 1) PROJECT SITE LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA

WHEREAS, pursuant to Government Code Section 65864 *et seq*., the City of Woodland ("City") is authorized to enter into development agreements providing for the development of land under the terms and conditions set forth herein; and

WHEREAS, the City has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, The New Home Company of Northern California LLC. ("Developer") and Ruby Realty Investors, LLC ("Owner") propose to develop certain real property located in the City of Woodland (Property"), more particularly described in the Development Agreement, as and incorporated herein by reference, for residential use ("Project"); and

WHEREAS, Developer's and Owner's collective interest in the Property constitutes a legal or equitable interest in real property pursuant to Government Code Section 65865; and

WHEREAS, Developer and Owner propose the Project to achieve the goals of the City's General Plan ("General Plan") and the Spring Lake Specific Plan ("SLSP"); and

WHEREAS, the City desires timely, efficient, orderly, and proper development of the Project in furtherance of the goals of the General Plan and SLSP; and

WHEREAS, the City Council has found that the Development Agreement is consistent with the City's General Plan and the SLSP; and

WHEREAS, because of the logistics, magnitude of the expenditure, and considerable lead time prerequisite to planning and developing the Project, the Developer and Owner require assurances that the Project can proceed without disruption caused by a change in the City's planning policies and requirements, except as provided in the Development Agreement, which assurances will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

WHEREAS, City has determined that by entering into the Development Agreement, City will (i) promote orderly growth and quality development on the Property in accordance with the goals and policies set forth in the General Plan and the SLSP and (ii) benefit from increased housing opportunities created by the Project for residents of the City; and

WHEREAS, it is the intent of the City and Developer and Owner to establish certain conditions and requirements related to review and development of the Project that are or will be the subject of subsequent development applications for the Project; and

WHEREAS, the City and Developer and Owner have reached mutual agreement and desire to voluntarily enter into the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth herein; and the Planning Commission recommended to the City Council approval of both the Tentative Subdivision Map #5221 for the Ruby Estates Project Site and the Development Agreement; and

WHEREAS, on July 19, 2022, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Development Agreement were heard and at which time the Development Agreement was comprehensively reviewed; and

WHEREAS, on July 19, 2022, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq*., the proposed Project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR; and

WHEREAS, the terms and conditions of the Development Agreement have undergone review by the City at publicly noticed hearings and have been found to be fair, just and reasonable and consistent with the General Plan and the SLSP. Further, the City Council finds that (i) the economic interests of the City's citizens and the public health, safety, and welfare will be best served by entering into the Development Agreement; (ii) the Development Agreement is consistent with the General Plan and SLSP; (iii) the Development Agreement is in conformance with the public convenience, general welfare, and good land use practice; (iv) the Development Agreement will not be detrimental to the public health, safety, or general welfare; and (v) the Development Agreement will not adversely affect the orderly development or the preservation of property values for the Property or any other property.

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

Section 1. Pursuant to California Government Code Sections 65865 *et seq*., the City Council hereby approves the Development Agreement as **"Exhibit A."**

Section 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Ordinance promotes the public health, safety, and welfare of the community because the Development Agreement will permit land uses that best reflect the community needs and will allow for the most logical and efficient development of the real property governed by the Development Agreement in the City.

Section 3. The City Council hereby incorporates by reference the recitals set forth herein and adopts those recitals as its own as though fully set forth in this Ordinance. Pursuant to Government Code section 65867.5 (b) and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby finds that the Development Agreement will continue to result in the development of the Property at the intensity and density allowed under the General Plan and SLSP and with the restrictions and standards set forth in the City's Municipal Code and the Development Agreements.

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Development Agreement because, the project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR.

Section 5. The City Clerk shall cause to be recorded with the Yolo County Recorder a copy of the executed Development Agreement, or a Memorandum of Agreement, within ten (10) days following execution thereof.

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

INTRODUCED by the City Council on the 19th day of July, 2022.

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

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Dated:_____

Attachment 1– Ruby Estates Development Agreement

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Recorded at request of:)
City Clerk)
City of Woodland)
)
When recorded return to:)
City of Woodland)
300 First Street)
Woodland, CA 95695)
Attention: City Clerk)
)

Exempt from filing fees pursuant to Government Code §6103 and §27383

DEVELOPMENT AGREEMENT NO. [_____]

RUBY ESTATES

AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC

and

RUBY REALTY INVESTORS, LLC

AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. [_____]

This Amended and Restated Development Agreement (hereinafter "Agreement") is entered into as of this ___ day of _____, 2022 ("Entry Date") by and between the City of Woodland, California ("CITY"), The New Home Company Northern California LLC, a Delaware Limited Liability Company ("OWNER"), and Ruby Realty Investors, LLC, a California limited liability company ("ENTRY DATE OWNER") each of whom shall be referred to as a "party" and together as the "parties."

RECITALS

WHEREAS, CITY and Russell Ranch Development previously entered into that certain development agreement on or around January 6, 2006 by Ordinance No. 1453, a memorandum of which was recorded in the Yolo County Recorder's Office official records ("Official Records") on April 25, 2006 as document number 2006-0016191, which was partially assigned and assumed by Turn of the Century as reflected in the partial assignment and assumption of development agreement entered into on or around August 21, 2014 and recorded in the Official Records on August 22, 2014 as document number 2014-0019054-00, further, Turn of the Century LLC, previously entered into or amended a development agreement , approved by the City Council of the City of Woodland by Ordinance No. 1563 adopted on or around June 17, 2014, a memorandum of which was recorded in the Official Records on August 22, 2014 as document number 2014-0019055-00, with subsequent second amendment to the development agreement on December 15, 2015 approved by the City Council of the City of Woodland by Ordinance No. 1595 on December 15, 2015, a memorandum of which was recorded in the Official Records on April 21, 2016 as document number 2016-0010196-00, regarding the Property (as defined below) as well as other properties within the city (the foregoing agreements and amendments are collectively referred to herein as the "Original Development Agreement"). Turn of the Century LLC subsequently transferred its property interests, and associated agreements, to various developers; and

WHEREAS, as of the Entry Date, the property generally located at the northwest corner of County Road 25A and Miekle Avenue with Yolo County Assessor's Parcel Number 042-030-054 (the "Property") and subject to this Agreement is owned by Entry Date Owner. The Property is more fully described in Exhibit "A" and shown on Exhibit "B" to this Agreement. As of the Entry Date, Entry Date Owner and Owner have entered into a lease agreement with option to purchase the Property. The parties acknowledge and agree that OWNER has a legal or equitable interest in the Property; and

WHEREAS, Entry Date Owner, as the party presently holding the fee title interest in the Property, shall be solely responsible for all obligations of "Owner" under this Agreement until such time that Owner (or a Land Banking Entity as defined below and as applicable) acquires fee title to the Property, and Owner shall have no responsibilities or liabilities as "Owner" or otherwise under this Agreement unless and until such time that Owner acquires fee title to the Property; and

WHEREAS, in the event Owner (or a Land Banking Entity as defined below and as applicable) obtains the fee title interest to the Property from Entry Date Owner, Entry Date Owner's responsibility for all obligations of "Owner" under this Agreement shall automatically terminate, Entry Date Owner shall automatically be released under this Agreement and all rights and obligations under this Agreement from and after the acquisition of fee title interest shall automatically transfer to Owner (or the Land Banking Entity as applicable) without the need for further consent or approval by City, Entry Date Owner or Owner; and

WHEREAS, unless and until Owner obtains the fee title interest to the Property from Entry Date Owner, Owner shall have no responsibility or liability for obligations of "Owner" or otherwise under this Agreement, and all rights and obligations under this Agreement shall remain with Entry Date Owner without the need for further consent or approval by City, Entry Date Owner or Owner; and

WHEREAS, as consented and agreed to by City, Entry Date Owner and Owner, this Agreement is intended to and hereby replaces and supersedes in its entirety the Original Development Agreement with respect to the Property only, and following the Effective Date and recordation of this Agreement, the City and Entry Date Owner shall cause the recordation of the Termination of Original Development Agreement (as defined below); and

WHEREAS, CITY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, et seq. of the Government Code; and

WHEREAS, CITY has approved the Spring Lake Specific Plan ("Plan"), which encompasses the Property, and which requires owners of property within the Plan area to enter into development agreements as a precondition of development; and

WHEREAS, OWNER and CITY wish to enter into this Development Agreement pursuant to the Plan, allowing for the construction of a project as described herein ("Project"); and

WHEREAS, OWNER has applied to CITY for certain entitlements for development of its Property, including this Agreement, and proceedings have been taken in accordance with the rules and regulations of CITY; and

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY and OWNER and have been found to be fair, just, and reasonable; and

WHEREAS, the best interests of the citizens of the City of Woodland and the public health, safety, and welfare will be served by entering into this Agreement; and

WHEREAS, the City Council hereby finds and determines that this Agreement is of

major significance because it will enable CITY to fund much needed capital improvements and provide much needed public services and will therefore also have a major, beneficial economic impact on CITY; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Project and the Agreement, with the Woodland City Council's certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addenda to the Turn of the Century EIR; and

WHEREAS, this Agreement and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters related to the approval of development agreements; and

WHEREAS, development of the Project in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of OWNER's property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Section 65864, et seq. of the Government Code are intended;

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "CITY" means the City of Woodland, a California municipal corporation.

1.1.3 "City Council" means the duly elected city council of the City of Woodland.

1.1.4 "Commencement Date" means the date the Term of this Agreement commences.

1.1.5 "Development" or "Develop" means the improvement of the Property (as defined herein) for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. "Development" or "Develop" does not include the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.6 "Development Approvals" means all permits and other entitlements for use subject to approval or issuance by CITY in connection with development of the Property including, but not limited to (i) specific plans and specific plan amendments, (ii) tentative and final subdivision and parcel maps, including but not limited to tentative subdivision map number 5221, (iii) conditional use permits, including but not limited to conditional use permit number PLNG-22-00003, public use permits and plot plans, (iv) zoning and planned development, including but not limited to planned development overlay Ordinance No. 1693, (v) and grading and building permits _____ , (vi).

1.1.7 "Development Exaction" means any requirement of CITY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.8 "Development Impact Fee" means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, and which may be increased or updated from time to time, but does not include fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements adopted pursuant to Article 2.5 of the Government Code (commencing with Section 65864) of Chapter 4, or fees collected pursuant to agreements with redevelopment agencies which provide for the redevelopment of property in furtherance or for the benefit of a redevelopment project for which a redevelopment plan has been adopted pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

1.1.9 "Development Plan" means the plan for development of the Property as set forth in Exhibit "C".

1.1.10 "Effective Date" means the date the ordinance approving and authorizing this Agreement becomes effective.

1.1.11 "Entry Date" means the date indicated on the first paragraph of this Agreement.

1.1.12 "Entry Date Owner" means Ruby Realty Investors, LLC, a California limited liability company.

1.1.13 "Land Banking Entity" means the entity under a land banking structure whereby (i) any of The New Home Company Northern California LLC, a Delaware Limited Liability Company or its owners, members or principals shall be the sole beneficiary (e.g., an optionee) of the land bank with an exclusive right to acquire some or all of the Property from such land banking entity and (ii) any of The New Home Company Northern California LLC, a Delaware Limited Liability Company or its owners, members or principals shall remain in full control of, and be primarily responsible for, the processing and completion of remaining entitlements for some or all of the Property to be processed by The New Home Company Northern California LLC and the construction and completion of improvements on some or all of the Property.

1.1.14 "Land Use Regulations" means all ordinances, resolutions, codes, rules, regulations and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the Property. "Land Use Regulations" does not include any CITY ordinance, resolution, code, rule, regulation or official policy, governing:

(a) the conduct of businesses, professions, and occupations;

(b) taxes (special or general) and assessments;

(c) the control and abatement of nuisances;

(d) the granting of encroachment permits and the conveyance of rights and interests that provide for the use of or the entry upon public property;

(e) the exercise of the power of eminent domain.

1.1.15 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.16 "OWNER" or "Owner" means The New Home Company Northern California LLC, a Delaware Limited Liability Company and their successors in interest to all or any part of the Property; provided, however, that The New Home Company Northern California LLC shall have no duty, responsibility, obligation or liability of Owner under this Agreement or otherwise unless and until such time that The New Home Company Northern California LLC

acquires fee title interest to some or all of the Property; and provided further, that if The New Home Company Northern California LLC does not acquire fee title interest to some or all of the Property, and/or until such time that The New Home Company Northern California LLC acquires fee title to some or all of the Property, Owner shall mean and refer to Entry Date Owner (or a Land Banking Entity as applicable).

1.1.17 "Project" means the development of the Property contemplated by the Development Plan as such Development Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement. The Project includes eighty-seven (87) single-family residential lots for purchase.

1.1.18 "Property" means the real property described on Exhibit "A" and shown on Exhibit "B" to this Agreement.

1.1.19 "Reservation of Rights" means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to CITY under Section 3.3 of this Agreement.

1.1.19 "Termination of Original Development Agreement" means the document in substantially the form attached hereto as Exhibit "G" to this Agreement to be executed and acknowledged by Entry Date Owner and City to further memorialize the termination of the Original Development Agreement and to remove the Original Development Agreement as a matter of public record.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit "A" - Legal Description of the Property

Exhibit "B" - Map showing Property and its location

Exhibit "C" - Tentative Map, Site Plan, Landscape Plan,
Architectural Renderings (from the July 19th, 2022, City Council Hearing)

Exhibit "D" - Development Standards for Ruby Estates

Exhibit "E" - Conditions of Approval

Exhibit "F" – Fees

Exhibit "G" - Termination of Original Development Agreement

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized in accordance with the terms of the Development Plan and this Agreement.

2.2 Ownership of Property. As of the Entry Date, Entry Date Owner and Owner have entered into a lease agreement with option to purchase the Property. The parties acknowledge and agree that OWNER has an equitable or legal interest in, the Property or a portion thereof.

2.3 Term. The term of this Agreement shall commence on the date (the "Commencement Date") that is the Effective Date, and shall be in force for a period of 10 years thereafter (the "Initial Term"), unless this term is modified or extended pursuant to the provisions of this Agreement. Owner may elect to extend the Term by up to two successive two (2) year periods (for a maximum Term of 14 years) upon written notice to CITY no later than 90 days prior to the date the Term would otherwise expire. Thereafter, the OWNER shall have no vested right under this Agreement, regardless of whether or not OWNER has paid any Development Impact Fee. Any tentative map approved by CITY for the Property, including but not limited to tentative subdivision map number 5221, shall have a duration that is the greater of (i) a duration co-extensive with the duration of this Agreement, in which case no application to extend the expiration date of any tentative map need be filed, or (ii) such time approved in accordance with state law or Land Use Regulations. In accordance with Government Code Section 65639.9, all Development Approvals for any portion of the Project that have a term or expiration shall automatically be extended for a term ending concurrently with the applicable tentative subdivision map for the Project as set forth in this Section.

2.4 Assignment.

2.4.1 Right to Assign. OWNER shall have the right to sell, transfer or assign the Owner's interest in or fee title to the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq.) to any person, partnership, joint venture, firm, legal entity, limited liability company, or corporation at any time during the Term of this Agreement; provided, however, that any such sale, transfer or assignment shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No sale, transfer or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such sale, transfer or assignment, OWNER shall notify CITY, in writing, of such sale, transfer or assignment and shall provide CITY with an executed agreement ("Assignment and Assumption Agreement"), in a form reasonably acceptable to CITY, by the purchaser, transferee or assignee and providing therein that the purchaser, transferee or assignee expressly and unconditionally assumes all the duties, obligations, agreements, covenants, waivers of OWNER under this Agreement as applicable to

such sale, transfer or assignment, including, without limitation, the covenants not to sue and waivers contained in Sections 7.2 and 8.4 hereof.

Except as set forth below or in this Agreement, any sale, transfer or assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any purchaser, transferee or assignee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1 (if required), the burdens of this Agreement shall be binding upon such purchaser, transferee or assignee, but the benefits of this Agreement shall not inure to such purchaser, transferee or assignee until and unless such agreement is executed (if required).

2.4.1.1 Notwithstanding the foregoing or anything set forth in Section 2.4, the Property may be sold, transferred or assigned in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq.) by (a) Entry Date Owner to (i) Owner or (ii) a Land Banking Entity, (b) Owner to a Land Banking Entity, or (c) Land Banking Entity to Owner, with or without an assignment and assumption of the rights, duties and obligations arising under or from this Agreement or the Assignment and Assumption Agreement referenced above, with notice to CITY, and upon such sale, transfer or assignment, the transferring Entry Date Owner, Owner or Land Banking Entity, as applicable, shall be released from this Agreement, except to the extent such Entry Date Owner, Owner or Land Banking Entity is in default hereunder prior thereto, without the need for further consent or approval by City. If City issues a notice of default under this Agreement to Entry Date Owner or Land Banking Entity, City shall concurrently provide Owner with written notification of such default by Entry Date Owner or Land Banking Entity and provide Owner the right, but not the duty, responsibility, obligation or liability, to cure such default within either sixty (60) days after the notification is provided to Owner or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default. Effective upon the sale, transfer or assignment, (i) a default under this Agreement that occurs after such sale, transfer or assignment by the transferring Entry Date Owner, Owner or Land Banking Entity that pertains to a portion of the Property other than the portion conveyed to the transferee shall not be considered or acted upon by the City as a default by the transferee Entry Date Owner, Owner or Land Banking Entity and shall not affect the transferee's rights or obligations hereunder and (ii) a default under this Agreement by the transferee Entry Date Owner, Owner or Land Banking Entity shall not be considered or acted upon by the City as a default by the transferring Entry Date Owner, Owner or Land Banking Entity and shall not affect the transferring Entry Date Owner, Owner or Land Banking Entity's rights and obligations hereunder to the extent any remain. For purposes of clarification, City may not terminate this Agreement as to a transferring Entry Date Owner, Owner or Land Banking Entity based on a default of the transferee, nor may City terminate this Agreement as to the transferee based on a default by a transferring Entry Date Owner, Owner or Land Banking Entity that occurs after the sale, transfer or assignment and pertains to portions of the Property retained by the transferring Entry Date Owner, Owner or Land Banking Entity and not the portions of the Property conveyed to transferee.

2.4.1.2 Entry Date Owner, as the party presently holding the fee title interest in the Property, shall be solely responsible for all obligations of "Owner" under this Agreement until such time that The New Home Company Northern California LLC, a Delaware Limited Liability Company (or a Land Banking Entity as applicable) acquires fee title to the Property, and The New Home Company Northern California LLC, a Delaware Limited Liability Company shall have no duty, responsibility, obligation or liability of or as "Owner" or otherwise under this Agreement unless and until such time that The New Home Company Northern California LLC acquires fee title to some or all of the Property. Without limiting anything set forth in this Agreement, in the event The New Home Company Northern California LLC (or a Land Banking Entity as applicable) obtains the fee title interest to the Property from Entry Date Owner, Entry Date Owner's responsibility for all obligations of "Owner" under this Agreement shall automatically terminate, Entry Date Owner shall automatically be released under this Agreement and all rights and obligations under this Agreement from and after the acquisition of fee title interest (excluding defaults, if any) shall automatically transfer to The New Home Company Northern California LLC (or the Land Banking Entity as applicable) without the need for further consent or approval by City, Entry Date Owner or The New Home Company Northern California LLC. Unless and until The New Home Company Northern California LLC obtains the fee title interest to some or all of the Property from Entry Date Owner (or the Land Banking Entity as applicable), The New Home Company Northern California LLC shall have no duty, responsibility, obligation or liability of or as "Owner" or otherwise under this Agreement, The New Home Company Northern California LLC shall automatically be released under this Agreement and all rights and obligations under this Agreement shall remain with Entry Date Owner (or the Land Banking Entity as applicable) without the need for further consent or approval by City, Entry Date Owner or The New Home Company Northern California LLC. Concurrent with the sale, transfer or assignment of the Property pursuant to Section 2.4.1 and 2.4.2 hereof, the Entry Date Owner and/or Owner, as applicable, shall provide notice to City of such sale, assignment or transfer as provided for in Section 2.7 of this Agreement.

2.4.2 Release of Transferring Owner. Except as set forth in Section 2.4.1 or otherwise in this Agreement, notwithstanding any sale, transfer or assignment, a transferring OWNER shall continue to be obligated under this Agreement with respect to the transferred Property or any transferred portion thereof, unless such transferring OWNER is given a release in writing by CITY (which written confirmation may be in the form of execution and recordation of the Assignment and Assumption Agreement), which release shall be provided by CITY in its reasonable discretion without condition or delay, and a transferring OWNER shall be automatically released upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property subject to the transfer.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided CITY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above, if required above.

(d) For obligations that are secured, the purchaser, transferee or assignee provides CITY with security equivalent to any security previously provided by OWNER to secure performance of secured obligations hereunder.

The transferring Owner shall be released, except to the extent such Owner is in default hereunder prior thereto. Effective upon the sale, transfer or assignment, (i) a default under this Agreement that occurs after such sale, transfer or assignment by the transferring Owner that pertains to a portion of the Property other than the portion conveyed to the transferee shall not be considered or acted upon by the City as a default by the transferee Owner and shall not affect the transferee's rights or obligations hereunder and (ii) a default under this Agreement by the transferee Owner shall not be considered or acted upon by the City as a default by the transferring Owner and shall not affect the transferring Owner's rights and obligations hereunder to the extent any remain. For purposes of clarification, City may not terminate this Agreement as to a transferring Owner based on a default of the transferee, nor may City terminate this Agreement as to the transferee based on a default by a transferring Owner that occurs after the sale, transfer or assignment and pertains to portions of the Property retained by the transferring Entry Date Owner, Owner or Land Banking Entity and not the portions of the Property conveyed to transferee.

2.4.3 Subsequent Assignment. Any subsequent sale, transfer or assignment after an initial sale, transfer or assignment shall be made only in accordance with and subject to the terms and conditions of this Section.

2.4.4 Utilities. The Project shall be connected to all utilities necessary to provide adequate water, sewer, gas, electric, and other utility service to the Project, prior to the issuance of a certificate of occupancy for any portion of the Project.

2.4.5 Sale to Public and Completion of Construction. The provisions of Subsection 2.4.1 shall not apply to the sale or lease (for a period longer than one year) of any lot that has been finally subdivided and is individually (and not in "bulk") sold or leased to a member of the public or other ultimate user, and any member of the home buying public or other ultimate user purchasing a completed residence shall not have any liability or obligation under this Agreement. This Agreement shall terminate with respect to any lot and such lot shall be released and no longer be subject to this Agreement without the execution or recordation of any further document upon satisfaction of both of the following conditions:

(a) The lot has been finally subdivided and individually (and not in "bulk") sold or leased (for a period longer than one year) to a member of the public or other ultimate user; and

(b) A certificate of occupancy has been issued for a building on the

lot, and the fees for such lot set forth in this Agreement have been paid.

2.5 Amendment or Cancellation of Agreement; Operating Memoranda. This Agreement may be amended or canceled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of CITY or OWNER as provided by this Agreement. The provisions of this Agreement require a close degree of cooperation between the City and the Owner. Clarifications to this Agreement may be appropriate with respect to the details of performance of the City and the Owner. When and if the Owner finds it necessary or appropriate to make clarifications to matters, items or provisions set forth in this Agreement, the parties shall effectuate such changes, adjustments or clarifications through operating memoranda (the "Operating Memoranda") approved by the parties in writing which reference this Section. Operating Memoranda are not intended to constitute an amendment to this Agreement but ministerial clarifications; therefore public notices and hearings shall not be required. The City Manager, in consultation with the City Attorney, shall make the determination on behalf of City whether a requested clarification may be effectuated pursuant to this Section 2.5 or whether the requested clarification is of such a character to constitute an amendment hereof. The City Manager shall be authorized to execute any Operating Memoranda hereunder on behalf of City. Notwithstanding the foregoing, nothing contained in this paragraph shall prevent the City Manager from bringing an issue of clarification before the City Council for the City Council's determination..

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated Term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by CITY or applicable public agency of all required dedications.

Termination of this Agreement shall not constitute termination of any other land use entitlements approved for the Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement that has occurred prior to such termination or with respect to any obligations that are specifically set forth as surviving this Agreement. Upon such termination, any Development Impact Fees paid by OWNER to CITY for residential units on which construction has not yet begun shall be refunded to OWNER by CITY.

2.6.1 Automatic Termination as to Residential Lots/Notice of Termination as to Other Parcels. This Agreement shall automatically be terminated, without any further action by any party or need to record any additional document, with respect to any single family residential lot with a parcel designated by the Development Approvals for residential use, upon completion of construction and issuance by CITY of a final occupancy permit for a dwelling unit upon such single family residential lot and the conveyance of such improved residential lot and dwelling unit to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for the single family residential lot and dwelling unit, CITY shall confirm that all improvements that are required to serve the residential lot, as determined by CITY, have (1) been accepted by CITY, or (2) in CITY's discretion, adequate security for certain improvements has been provided, and that the dwelling is ready for occupancy by the homebuyer. Termination of this Agreement for any single family residential lot as provided for in this Section shall not in any way be construed to terminate or modify any assessment district, fee district, public financing district, special tax district, tax and / or any Mello Roos Community Facilities District lien affecting such lot at the time of termination. Termination of this Agreement as to an individual parcel or lot with a building constructed upon it shall not affect Owner's rights or obligations under any of the Development Approvals applicable to the remainder of the Project at the Property.

2.6.2 Notwithstanding any other provision set forth in this Agreement to the contrary, if Owner reasonably determines a referendum election or other action challenging the validity or legality of this Agreement, and/or any of the Development Approvals for the Project, could substantially impair Owner's rights or substantially increase its obligations or risks hereunder or thereunder, then Owner, in its sole and absolute discretion, shall have the right to terminate this Agreement upon delivery of a written notice of termination to City, in which event neither Party shall have any further rights or obligations hereunder, except that Owner's obligations under Section 8.2 of this Agreement for the period of time until Owner notifies City in writing that Owner has elected to exercise its right to terminate pursuant to this Section 2.6.2 shall survive any termination pursuant to this Section 2.6.2.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing: (i) delivered in person to the recipient named below; or (ii) sent by registered mail, postage and postal charges prepaid, and addressed to the recipient named below. Delivery shall be presumed delivered upon actual receipt by personal delivery, electronic delivery (e-mail), or within three (3) days following deposit thereof in United States Mail, provided that if notice is by e-mail, then a copy of the notice shall also be contemporaneously sent by regular mail, postage prepaid to the person and address provided below. All notices shall be addressed as follows:

If to CITY:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Manager
Telephone: (530) 661-5800
Facsimile: (530) 661-5848
Email: ken.hiatt@cityofwoodland.org

Copy to:

Best, Best & Krieger
500 Capitol Mall, Suite 1700
Sacramento, CA 95814
Attn: Woodland City Attorney
Telephone: (916) 325-4000
Facsimile: (916) 325-4010
Email: ethan.walsh@bbklaw.com

If to ENTRY DATE OWNER:

Ruby Realty Investors, LLC
1480 Moraga Road C103
Moraga, CA 94556
Attn: Glenn H. Matsuhara
Telephone: (510) 913-3873
Email: matsusf@aol.com; gmatshaura@gmail.com

If to OWNER:

The New Home Company Northern California LLC
1508 Eureka Road, Suite 290
Roseville, CA 95661
Attn: Justin Walters
Telephone: 916-757-1197
Email: jwalters@nwhm.com

Copy to: The New Home Company Southern California
15231 Laguna Canyon Rd, Suite 250
Irvine, CA 92618
Attn: Miek Harbur, SVP, General Counsel and Secretary
mharbur@nwhm.com

Copy to: Jackson Tidus

2030 Main Street, 12th Floor
Irvine, CA 92614
Attn: Sarah Kleinberg
skleinberg@jacksontidus.law

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

2.8 Termination of Previous Agreement. City represents and covenants that there is no other development agreement for the Property other than the Original Development Agreement, that the Original Development Agreement has not been amended or modified except as set forth in Recital A above, that there are no defaults under the Original Development Agreement nor are there any conditions or existences of any fact that, with the passage of time or giving of notice, or both, would result in a default under the Original Development Agreement and that the Original Development Agreement may be terminated as set forth further herein. By entering into this Agreement, the City, Owner and Entry Date Owner intend to replace and supersede the Original Development Agreement in its entirety as to the Property. As related to the Property only, this Agreement replaces and supersedes in its entirety the Original Development Agreement. As of the effective date of the ordinance adopting this Development Agreement, the Original Development Agreement shall terminate and shall have no further force or effect with respect to the Property. Following the Effective Date and recordation of this Agreement, the City and Entry Date Owner shall cause the recordation of the Termination of Original Development Agreement with the Yolo County Recorder.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop.

3.1.1 CITY and OWNER acknowledge that this Agreement has been prepared and executed in order to comply with the requirement in the Spring Lake Specific Plan that a development agreement be entered into in connection with any rezoning of land or tentative parcel map approval within the Specific Plan area. This Agreement is for Tentative Subdivision Map #5221, Planned Development Overlay, and Site Plan and Design Review associated with PLNG 22 -00032 which includes the 7.03 acre R-15 (R-15PD) project site (Property) resulting in 87 single family lots.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under State law or by the terms of this Agreement including the Reservation of Rights, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Land Use Regulations and Development Approvals whether in effect on

the Effective Date or subsequently adopted. In connection with any subsequently imposed Development Approvals and except as specifically provided otherwise herein, CITY may exercise its discretion in accordance with the Land Use Regulations then in effect, as provided by this Agreement, including, but not limited to, the Reservation of Rights. CITY shall accept for processing, review and action all applications for subsequent development approvals, and such applications shall be processed in the same manner and the CITY shall exercise its discretion, when required or authorized to do so, to the same extent it would otherwise be entitled in the absence of this Agreement.

3.2.1 Housing Accountability Act (SB 330). Notwithstanding the foregoing or Section 3.3, Article 4 or any other provision of this Agreement or exhibit hereto, the Project is a "housing development project," as defined in Government Code section 65589.5 and nothing in this Agreement is intended to limit or impair Owner's rights and benefits under the Housing Accountability Act codified at Government Code section 65589.5. Owner submitted an application including all of the information required by Government Code section 65941.1(a) on March 18, 2022.

3.3 Reservation of Rights.

3.3.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following regulations shall apply to the development of the Property:

(a) Processing fees and charges of every kind and nature imposed by CITY to cover the estimated actual costs to CITY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations, adopted policies and rules governing engineering and construction standards and specifications applicable to public and private improvements, including, without limitation, all uniform codes adopted by the CITY and any local amendments to those codes adopted by the CITY, including, without limitation, the CITY's Building Code, Plumbing Code, Mechanical Code, Electrical Code, and Grading Ordinance.

(d) Regulations imposing Development Exactions; provided, however, that no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the CITY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan. In the event any such subsequently adopted Development Exaction fulfills the same purposes, in whole or in part, as the fees set forth in

Section 4 of this Agreement, CITY shall allow a credit against such subsequently adopted Development Exaction for the fees paid under Section 4 of this Agreement to the extent such fees fulfill the same purposes.

(e) Regulations that may be in material conflict with this Agreement but that are reasonably necessary to protect the residents of the project or the immediate community from a condition perilous to their health or safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to materially conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations that are in material conflict with the Development Plan; provided OWNER has given written consent to the application of such regulations to development of that Property in which the OWNER has a legal or equitable interest.

(h) Regulations that impose, levy, alter or amend fees, charges, or Land Use Regulations relating to consumers or end users, including, without limitation, trash can placement, service charges and limitations on vehicle parking.

(i) Regulations of other public agencies, including Development Impact Fees adopted or imposed by such other public agencies, although collected by CITY.

3.3.2 Subsequent Development Approvals. This Agreement shall not prevent CITY, in acting on subsequent development approvals and to the same extent it would otherwise be authorized to do so absent this Agreement, from applying subsequently adopted or amended Land Use Regulations that do not materially conflict with this Agreement.

3.3.3 Modification or Suspension by State or Federal Law. In the event that State, County or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations; provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce. Notwithstanding the foregoing, if Owner's obligations or costs are materially increased, or if Owner's rights and benefits hereunder are materially adversely affected, Owner may terminate this Agreement in Owner's discretion and shall not have any liability for doing so or be considered in breach or default.

3.3.4 Intent. The parties acknowledge and agree that CITY is restricted in its authority to limit certain aspects of its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to CITY all of its police power that cannot be or are not expressly so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to CITY all such power and authority that cannot be or is not by this Agreement's express terms so restricted.

3.4 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of CITY may possess authority to regulate aspects of the development of the Property separately from or jointly with CITY and this Agreement does not limit the authority of such other public agencies.

3.5 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Ca1.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan.

3.6 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to CITY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to CITY or such other public agency should it have undertaken such construction.

3.7 Acquisition of Property for Construction of Improvements Off-Site. OWNER shall, in a timely manner as determined by CITY, in its reasonable discretion and consistent with the requirements of the Specific Plan and this Agreement, acquire property rights necessary to construct or otherwise provide the public improvements contemplated by the Specific Plan.

3.8 Acquisition of Real Property Interests. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense (but subject to fee credits and/or reimbursement against fees, including but not limited to the Spring Lake Infrastructure Fee) provide or cause to be provided, the real property interests necessary for the construction of such public improvements. If and to the extent this section 3.8 conflicts with Section 66462.5 of the Subdivision Map Act, this section will control.

3.9 Credits and/or Reimbursement for Dedication of Property or Construction of Infrastructure. To the extent OWNER dedicates land, funds or constructs public facilities that

exceed the size or capacity required to serve the Property for the benefit of other properties, or if such dedication or improvements benefit other properties regardless of its size or capacity, CITY shall enter into an agreement to reimburse OWNER to the extent of such benefit as determined by CITY. Such reimbursement may take the form of fee credits and/or benefit assessments, special taxes, or other fees or assessments collected from benefiting properties, as the CITY may determine . Notwithstanding the foregoing, the CITY shall not reimburse the OWNER for costs of interim temporary improvements, nor shall CITY require OWNER to pay for interim temporary improvements installed by others on OWNER's property. If OWNER's costs for the improvements exceeds the amount(s) shown in the Spring Lake Capital Improvement Program for such improvement(s), OWNER agrees that the CITY may defer a portion of OWNER's reimbursement for constructed improvements until the CITY completes a reconciliation update for the Spring Lake Infrastructure Fee ("SLIF").

3.10 Water Supply Planning. To the extent the Development Plan includes one or more tentative maps totaling more than 500 dwelling units, and to the extent the Project, or any part thereof, is not exempt under Government Code Section 66473.7(i), each such tentative map shall comply with the provisions of Government Code Section 66473.7.

3.11 City Plan Check & Inspection of Public & Private Civil Improvements. Owner shall, at its sole cost and expense pay all CITY fees, charges, and taxes arising out of Owner's construction of the public & private improvements for the Development Plan, including, but not limited to fees for the checking, filing, and processing of improvement plans and specifications and for inspecting the construction of the onsite & offsite civil improvements. These fees, must be paid in full prior to approval of the final map and improvement plans.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will result in public needs and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER that should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of the public needs resulting from the Project.

4.2 Development Impact Fees.

4.2.1 Amount of Fee. The Development Impact Fees and other fees set forth in Exhibit "F" shall be charged to the Project (subject to annual CCI).

4.2.2 Time of Payment. The fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of building permits for each residential unit. No fees shall be payable for building permits issued prior to the Effective Date of this Agreement, but the fees required pursuant to Subsection 4.2.1 shall be paid prior to the re-issuance or extension of any building permit for a residential unit for which such fees have not previously been paid.

4.2.3 Fee Credits and Reimbursements. OWNER shall be entitled to credit or reimbursement against the fees required pursuant to Subsection 4.2.1 for the dedication of land, the construction of improvements (including but not limited to construction of traffic signal improvements at the intersection of County Road 25A and State Route 113) or the payment of fees as specifically set forth in an agreement entered into between CITY and OWNER.

4.2.4 Future Development Impact Fees; Increases. The Parties hereby agree that, in addition to the Development Impact Fees included in Exhibit "F", the Project shall be subject to the imposition of any Development Impact Fee that becomes effective after the Effective Date, to the extent consistent with and subject to the provisions of Government Code section 65589.5. In addition, the Project shall be subject to any increase, decrease, amendment or alteration of any Development Impact Fee that becomes effective after the Effective Date, to the extent consistent with and subject to the provisions of Government Code section 65589.5.

4.2.5 Prepayment. In no event shall the prepayment of any Development Impact Fees required hereunder establish a vested right on the part of OWNER or any other owner of the Property or any person or entity with an interest therein to develop the Project or the Property following the expiration, cancellation or termination of the Term of this Agreement. Following the expiration, cancellation or termination of this Agreement, all Development Impact Fees then in effect shall be applicable to the Project and Property notwithstanding any provision of this Agreement and notwithstanding the prepayment of the Development Impact Fees set forth in Exhibit "F", any increase or amendment of any Development Impact Fee, or any combination thereof. Nothing contained in this Subsection 4.2.5 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees as set forth in Section 4.2.3 hereof.

4.3 Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in CITY's Agricultural Mitigation Program. With respect to the Property and Project, the City's agricultural conservation easement requirement or obligation has been satisfied.

4.4 Swainson's Hawk Mitigation. In addition to the requirements of Section 4.3 above, any requirement or obligation for Swainson's Hawk Mitigation has been satisfied.

4.5 Dedication of On-Site Easements and Rights of Way. OWNER shall dedicate to CITY all on-site rights of way and easements deemed necessary for public improvements, in CITY's sole discretion, and that are consistent with the Development Plan, within 15 days of receipt of written demand from CITY. As discussed further in Section 4.16 below, on site streets shall be privately owned.

4.6 Timing of Construction of Off-Site Infrastructure. Approval of any building permits on the Property shall be conditioned upon CITY's determination, in its reasonable discretion, that sufficient progress is being made on construction or design of off-site infrastructure required by Owner in accordance with this Agreement and that serve development of OWNER's Property.

4.7 Assigned Building Unit Allocations. OWNER agrees that CITY shall not approve any final subdivision map unless each lot to be subdivided thereby has a building unit allocation assigned to it pursuant to CITY's building unit allocation ordinance. The parties further agree that the Owner, Project and Property have a sufficient number of building unit allocations assigned to it pursuant to CITY's building unit allocation ordinance.

4.8 Affordable Housing In-Lieu Fee. CITY and OWNER agree that OWNER shall pay an affordable housing in-lieu fee, in lieu of constructing 9 low income units, to fully satisfy any affordable housing obligation or requirement. Any very low income unit obligation has been previously met. In lieu of constructing the affordable housing units, OWNER agrees to pay to CITY, or non-profit organization of CITY's choice, for the purpose of constructing housing in Woodland for low income households, a total of Three Thousand Nine Hundred Dollars and No Cents ($3,900) per unit for each of the 87 mapped units for a total of Three Hundred Thirty Nine Thousand Three Hundred Dollars and No Cents ($339,300). The affordable housing in lieu fee shall be paid at time of building permit. The affordable housing fee shall be subject to annual CCI increases.

4.9 General Purpose Fee. CITY and OWNER agree that owner shall pay to CITY a total of Five Thousand Dollars and No Cents ($5,000) per unit for each of the 87 mapped units for a total of Four Hundred Thirty Five Thousand Dollars and No Cents ($435,000) as a general purpose fee. City shall use this general purpose fee to improve bicycle and pedestrian connectivity, including but not limited to construction of the planned Highway 113 bike/pedestrian overcrossing, and complete other neighborhood enhancements within the Plan Area. The general purpose fee shall be paid in one lump sum amount upon final map (excluding model homes) for the Property. The general purpose fee shall be subject to annual CCI increases.

4.10 Financing Plan Cost Estimates. Notwithstanding any fee amounts listed in Exhibit "F," OWNER acknowledges and agrees that the cost estimates contained in the Spring Lake Specific Plan Financing Plan and Capital Improvement Plan (CIP) are estimates only, and that OWNER may be required to pay its fair share and proportionate amount of the costs of improvements and amenities identified in the Financing Plan in amounts to be determined by CITY in its reasonable discretion, which may be more or less than the estimates contained in the Financing Plan; provided, however, that notwithstanding the foregoing, City currently has no intention to update such estimates and/or costs, and prior to City seeking to update such estimates and/or costs, the parties shall meet and confer in good faith in a reasonable attempt to modify the estimate and/or cost to reflect OWNER's fair share and proportionate amount.

4.11 Infrastructure and Improvements. Prior to receiving a building permit for the Project (excluding model homes), OWNER shall either have: (i) applied for and received a subdivision map for the Property, or (ii) submitted plans for infrastructure and improvements necessary to serve the Project in accordance with CITY standards and received approval of such plans by the City Engineer.

4.12 Right of Way. OWNER shall obtain all necessary rights of way for public improvements prior to final map. Should OWNER be unable to acquire rights of way necessary

for public improvements with a good faith effort based on a MAI appraisal, OWNER may request CITY acquire the necessary offsite right of way, and if CITY requires such public improvements and agrees to seek to acquire the necessary offsite right of way, OWNER shall fund all CITY costs and shall deposit Two Hundred Thousand Dollars ($200,000.00) with the first final map that triggers right of way acquisition. Right of way acquisition costs for off-site SLIF covered improvements are eligible for SLIF reimbursement. Should Owner be unable to acquire rights of way necessary for public improvements as set forth in this Section, and CITY requires such public improvements and agrees to seek to acquire the necessary offsite right of way, CITY will allow a map to proceed with the $200,000 deposit. OWNER may deposit funds in Fifty Thousand Dollar ($50,000.00) increments for CITY acquisition; however, subject to the foregoing, a final map will not be approved with less than a $200,000 deposit.

4.13 [Reserved].

4.14 Meter Fees. Prior to any final map, OWNER shall pay AMR (Automated Meter Reading) fees for public meters in accordance with the current fee schedule. For reference, the 2021 AMR fee is $236 per meter.

4.15 SR113 and 25A Interchange. OWNER acknowledges that the interim upgrade of the State Route 113 ("SR 113") and County Road 25A interchange in accordance with the Spring Lake EIR is a Spring Lake responsibility. OWNER accepts and supports the use of Spring Lake Infrastructure Bond proceeds for the upgrade of the SR 113 and 25A interchange.

4.16 Homeowners Association. Prior to approval of the first final map, OWNER agrees to form a Home Owners Association (HOA). OWNER agrees that the HOA's governing documents shall include requirements addressing, among other things, ownership, operation, and maintenance of onsite streets, lighting, landscaping, and storm drain. On site streets shall be privately owned and maintained by the HOA.

4.17 Garage Parking Requirement. To the extent consistent with State law, the HOA's governing documents shall also include rules requiring garages to be free of clutter and accessible for the parking of two vehicles as well as the use and allocation of on-site outside parking spaces. To the extent consistent with State law, first and second vehicles of a household shall park in the household's garage, and outside onsite parking spaces shall not be used for regular parking of household vehicles except when two (2) household vehicles are already parked in a garage. Storage of RVs or boats shall be prohibited in outside onsite parking spaces. HOA rules shall require the Board to cooperate with the City in addressing any neighborhood complaints.

5. FINANCING OF PUBLIC IMPROVEMENTS. OWNER may propose, and if requested by CITY shall cooperate in, the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. To the extent any such district or other financing entity is formed and sells bonds in order to finance such reimbursements, OWNER may be reimbursed to the extent that OWNER spends funds or

dedicates land for the establishment of public facilities. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring CITY or the City Council to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Periodic Review. CITY shall review this Agreement annually, on or before the anniversary of the Effective Date, in order to ascertain the compliance by OWNER with the terms of this Agreement. OWNER shall submit an Annual Monitoring Report, in a form acceptable to the City Manager, within thirty (30) days after written notice from the City Manager. The Annual Monitoring Report shall be accompanied by an annual review and administration fee sufficient to defray the estimated costs of review and administration of the Agreement during the succeeding year. The amount of the annual review and administration fee shall be set annually by resolution of the City Council.

6.2 Special Review. The City Council may order a special review of compliance with this Agreement at any time. The Community Development Director, or his or her designee, shall conduct such special reviews.

6.3 Procedure.

(a) During either a periodic review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of a periodic review or a special review, the Community Development Director, or his or her designee, shall submit a report to the Planning Commission setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his or her recommended finding on that issue.

(c) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Commission may recommend to the City Council modification or termination of this Agreement. OWNER may appeal a Planning Commission determination pursuant to this Section 6.3(d) pursuant to CITY's rules for consideration of appeals in zoning matters then in effect. Notice of default as provided under Section 7.3 of this Agreement shall be given to OWNER prior to or concurrent with proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a finding under Section 6.3, CITY determines to proceed with modification or termination of this Agreement, CITY shall

give written notice to OWNER of its intention so to do. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not CITY proposes to terminate or to modify the Agreement; and,

(c) Such other information that the CITY considers necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the City Council finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the City Council may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the CITY. The decision of the City Council shall be final.

6.6 Certificate of Agreement Compliance. If, at the conclusion of a Periodic or Special Review, OWNER is found to be in compliance with this Agreement, CITY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent Periodic or Special Review and based upon the information known or made known to the Community Development Director and City Council that: (1) this Agreement remains in effect; and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after a Periodic or Special Review and shall state the anticipated date of commencement of the next Periodic Review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by assignees or other transferees or OWNER, CITY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the Community Development Director or City Council after the exercise of reasonable diligence.

7. DEFAULT AND REMEDIES.

7.1 Remedies in General. It is acknowledged by the parties that CITY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that CITY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue CITY for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action that arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

Notwithstanding anything to the contrary contained in this Agreement, in no event shall: (a) any partner, officer, director, member, manager, shareholder, employee, affiliate, representative or agent of Entry Date Owner or Owner or any general partner or member or manager of Entry Date Owner or Owner or any of their members, managers, officers, directors, shareholders or affiliates be personally liable for any breach of this Agreement or for any amount which may become due to City under the terms of this Agreement; or (b) any member, officer, agent, representative or employee of City be personally liable for any breach of this Agreement by City or for any amount which may become due Entry Date Owner or Owner under the terms of this Agreement.

7.2 Release. Except for non-monetary remedies, OWNER, for itself, its successors and assignees, hereby releases CITY, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth and Fourteenth Amendments to the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon CITY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

> A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

_____
Owner's Initials

7.3 Termination or Modification of Agreement for Default of OWNER. CITY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement(hereinafter referred to as "default"); provided, however, CITY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default. Notwithstanding anything set forth in this Agreement, in no event shall failure of New Home Company Northern California LLC to acquire the Property be considered a default.

8. LITIGATION.

8.1 General Plan Litigation. CITY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with CITY's determination. CITY shall have no liability in damages under this Agreement for any failure of CITY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, as it may be amended from time to time, is invalid or inadequate or not in compliance with law.

8.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless CITY, its agents, officers and employees from any claim, action or proceeding against CITY, its agents, officers, or employees to attack, set aside, void, or annul the approval of this Agreement, or the approval of any permit granted pursuant to this Agreement, except to the extent arising from the gross negligence or willful misconduct of the City or its agents, officers or employees. CITY shall promptly notify OWNER of any claim, action, proceeding or determination included within this Section 8.2, and CITY shall cooperate in the defense. CITY may in its discretion participate in the defense of any such claim, action, proceeding or determination, and Owner shall be responsible for City's reasonable attorneys' fees.

8.3 Environmental Assurances. OWNER shall indemnify and hold CITY, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, except to the extent arising from the gross negligence or willful misconduct of the City or its agents, officers or employees, and OWNER shall defend, at its expense, including attorneys' fees, CITY, its

officers, agents and employees in any action based or asserted upon any such alleged act or omission. CITY may in its discretion participate in the defense of any such action.

8.4 Indemnity. In addition to the provisions of sections 8.1, 8.2, and 8.3 above, OWNER shall indemnify and hold CITY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or willful misconduct of CITY. OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. CITY may in its discretion participate in the defense of any such legal action.

8.5 Reservation of Rights. With respect to Sections 8.1, 8.2, 8.3, and 8.4 herein, CITY reserves, the right to either (1) approve the attorney(s) that the indemnifying party selects, hires or otherwise engages to defend the indemnified party hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense; provided, however, that the indemnifying party shall reimburse the indemnified party forthwith for any and all reasonable expenses incurred for such defense, including reasonable attorneys' fees, upon billing and accounting therefor.

8.6 Challenge to Existing Land Use Approvals. By accepting the benefits of this Agreement, OWNER, on behalf of itself and its successors in interest, hereby expressly agrees and covenants not to sue or otherwise challenge any land use approval affecting the Property and in effect as of the Effective Date. Such agreement and covenant includes, without limitation, the covenant against any direct suit by OWNER or its successor in interest, or any participation, encouragement or involvement whatsoever that is adverse to CITY by OWNER or its successor in interest, other than as part of required response to lawful orders of a court or other body of competent jurisdiction. OWNER hereby expressly waives, on behalf of itself and its successors in interest, any claim or challenge to any land use approval affecting the Property and in effect as of the Effective Date. In the event of any breach of the covenant or waiver contained herein, CITY shall, in addition to any other remedies provided for at law or in equity, be entitled to:

(a) impose and recover (at any time, including after sale to a member of the public or other ultimate user) from the party breaching such covenant or waiver, the full amount of Development Impact Fees that the breaching party would have been required to pay in the absence of this Development Agreement; and

(b) impose any subsequently adopted land use regulation on those land use approvals for which the breaching party had not, as of the time of such breach, obtained a building permit.

OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

> A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

_____
Owner's Initials

8.7 Survival. The provisions of this Section 8 shall survive the termination of this Agreement.

9. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. CITY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. CITY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the CITY in the manner specified herein for giving notices, shall be entitled to receive written notification from CITY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If CITY timely receives a request from a mortgagee requesting a copy of

any notice of default given to OWNER under the terms of this Agreement, CITY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

10. MISCELLANEOUS PROVISIONS.

10.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the Yolo County Recorder by the Clerk of the City Council within ten (10) days after the CITY enters into the Agreement, in accordance with Section 65868.5 of the Government Code. If the parties to this Agreement or their successors in interest amend or cancel this Agreement, or if the CITY terminates or modifies this Agreement as provided herein for failure of the OWNER to comply in good faith with the terms and conditions of this Agreement, the City Clerk may have notice of such action recorded with the Yolo County Recorder.

10.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements that are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

10.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4 of this Agreement and Exhibit "F": to this Agreement, including the payment of the Development Impact Fees set forth therein, are essential elements of this Agreement and CITY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void

or unenforceable in their entirety, this entire Agreement shall be null and void and of no force and effect whatsoever.

10.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

10.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.6 Singular and Plural. As used herein, the singular of any word includes the plural.

10.7 Estoppel Certificate. Any party to this Agreement and any Lender may, at any time, and from time to time, deliver written notice to a party requesting such party to certify in writing that, to the knowledge of the certifying party, (i) the Agreement is in full force and effect and a binding obligation on the parties, (ii) the Agreement has not been amended or modified, either orally or in writing, and if so amended or modified, identifying the amendments or modifications, and (iii) as of the date of the estoppel certificate, the requesting party (or any party specified by a Lender) is not in breach in the performance of its obligations under the Agreement, or if in breach to describe therein the nature of any such breach and the steps or actions to be taken by the other party reasonably necessary to cure any such alleged breach. A party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within fifteen (15) days following the receipt of such request. Each party acknowledges that such an estoppel certificate may be relied upon by third parties acting in good faith. An estoppel certificate provided by City establishing the status of this Agreement shall be in recordable form and may be recorded at the expense of the recording party.

10.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

10.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the Term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the Term of this Agreement shall not be extended under any circumstances in accordance with this Section for more than five (5) years.

10.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

10.13 Successors in Interest. Except as set forth in this Agreement, the burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is binding upon each party and each successor in interest (including assignees) during ownership of the Property or any portion thereof.

10.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

10.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Yolo, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

10.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

10.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this

Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

10.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by CITY of its power of eminent domain.

10.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the Community Development Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto.

10.20 Authority to Execute. The person or persons executing this Agreement warrant and represent that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrant and represent that he or she/they has/have the authority to bind such party to the performance of its obligations hereunder.

10.21 Obligations Joint and Several. Except as provided for in Sections 2.4.1 and 2.4.2 hereof, the obligations of Owner under this Agreement shall be joint and several with respect to the entities which, collectively, comprise Owner. Further, upon acquisition of fee title interest and subject to the assignment provisions of this Agreement, the obligations of OWNER under this Agreement shall apply with respect to the entire Property, as it may be subdivided, sold, transferred, or otherwise conveyed, and run with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the last day and year set forth below.

ENTRY DATE OWNER
RUBY REALTY INVESTORS, LLC,
a California limited liability company
by: Matshuara Associates, LLC, manager

By: _____
Its: Glenn H. Matsuhara, manager
Dated: _____

OWNER
THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, a Delaware Limited Liability Company

By: _____

Its: _____

Dated: _____

CITY

CITY OF WOODLAND, a California municipal corporation

By:_____
Ken Hiatt
City Manager
Dated: _____

ATTEST:

By:_____
Ana Gonzalez
City Clerk

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP

_____

City Attorney

1565428.3
7/12/22

STATE OF CALIFORNIA)

) ss.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared _____
_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

_____

Notary Public

[SEAL]

STATE OF CALIFORNIA)

) ss.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared _____
_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

_____

Notary Public

[SEAL]

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

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

Parcel 4 as shown on the map entitled "Parcel Map No. 5046, Heritage Large Lot Parcel Map", filed August 18, 2014 in Book 2014 of Maps, at pages 48 through 51, Yolo County Records.

APN: 042-030-054-000

EXHIBIT "B"

Map of the Property

Ruby Estates 3: (APN:042-030-054)

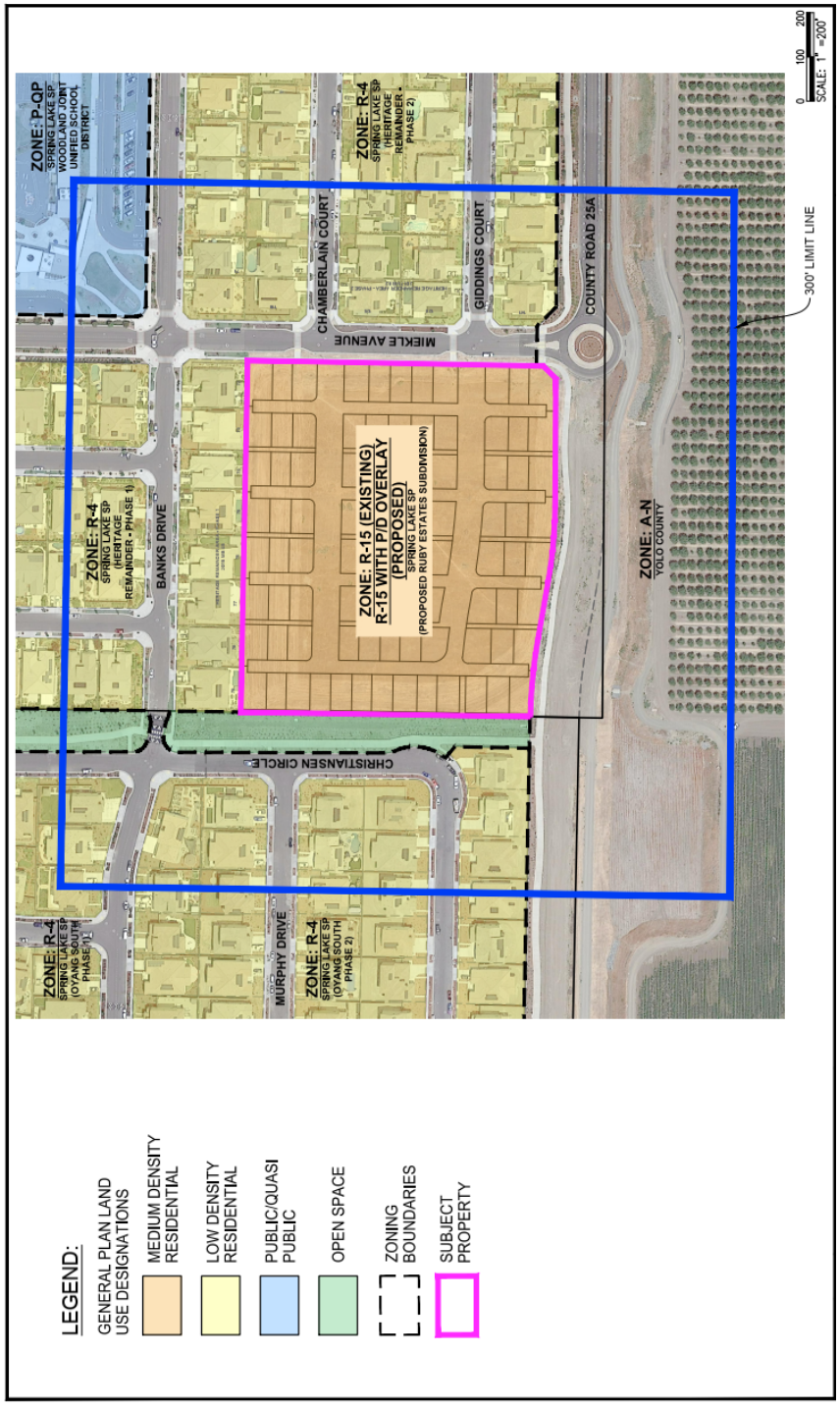
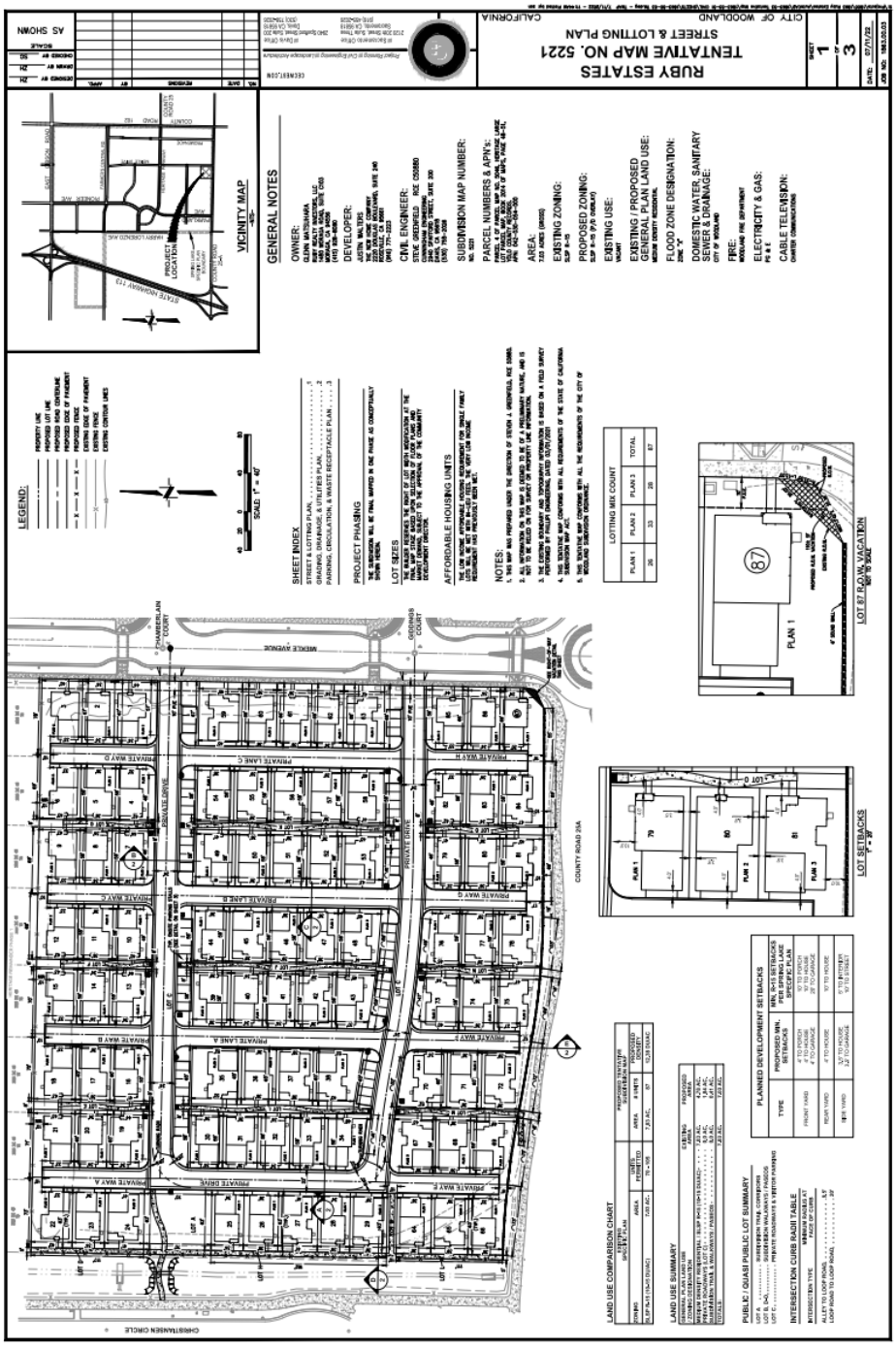


EXHIBIT "C"

Ruby Estates Development Plan –July 11, 2022

Tentative Subdivision Map #5221



Ruby Estates Preliminary Landscape Plan

82093.00038\40315650.1



82093.00038\40315650.1

EXHIBIT "D"

Ruby Estates PD Overlay Development Standards	
Lot Size	
Area	1,900 – 3,000 sq/ft (2,367sq/ft average)
Width	20-52 ft (37ft average)
Permitted Density	
Maximum Density per lot	1 dwelling
Setbacks	
Front (Paseo)	4ft
Front (Public Road)	10ft
Side	3.5ft
Rear	4ft from alley
Coverage	
Maximum Lot Coverage	67% (40-67%)
Height	
Maximum Height	30ft
Parking	
Minimum Parking	2 per dwelling
Supplemental Design Standards	
Front Yard Stagger	Non required
Mix of Two story units	No limit
Second Story Separation	A minimum of 7 feet shall be provided between second story elements of adjacent two-story dwellings
Architectural Design	Architectural treatment shall be applied to all elevations of buildings as identified in Design Review booklet.
Notes: (1) Steps may encroach into setback (2) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1.5ft into a required setback provided adequate access/emergency egress paths are maintained.	

EXHIBIT "E"

[INSERT: RUBY ESTATES PROJECT CONDITIONS OF APPROVAL]

EXHIBIT "F"

(Ruby Estates Project Fees)

CITY may in its sole discretion, collect any of the following fees either prior to the issuance of a building permit for the Project or concurrently with the approval of a final subdivision map for the Property. The fees set forth herein do not include fees imposed by other agencies, such as the County of Yolo or Woodland Joint Unified School District. This project is considered multi-family for purpose of calculating

Spring Lake fees and single family for the purpose of calculating citywide Development Impact Fees.

Development Impact Fees for the following categories and amounts are shown as of January 1, 2022 but actual fee amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER. **All fees are subject to annual CCI.**

Development Impact Fee	**SL SFD (Single Family Dwelling)**
General City	952
Fire	3,225
Library	595
Police	779
Wastewater	7,125
Water	5,727
Parks & Recreational Facilities	4,834
Roads	9,389
MPFP Admin Fee (.75%)	245
Storm Drainage Facilities	Included in SLIF
Subtotal	**32,871**

The other fees include all applicable fees identified in this Agreement or conditions of approval which are linked to final map approval or issuance of a building permit. These fees include, but are not limited to, the following (Fees are due at final map and subject to annual CCI):

- SLIF fees MF $35,641 for the fair share of backbone infrastructure to the Spring Lake Specific Plan area;
- Spring Lake Fire Department Operation and Maintenance Funding Fee of $771 SFU/$540 for MFU
- Public transit capital fee of $247 for the construction of transit capital improvements
- Public transit operations fee of $51 for MFU
- Fiscal Deficit mitigation fees of $1050 for MFU
- The Project's prorated share of the Habitat Monitoring and Farming Education Fees $63 SFU/$45 MFU
- Offsite Affordable fee – no charge as a MF project

General purpose fee (see Development Agreement Section 4.9) of $5,000 per building permit, for 87 units, for a total obligation of $435,000 payable in one lump sum amount that will be due and payable in one lump sum amount at final map.

Affordable housing in-lieu fee (see Development Agreement Section 4.8) of $3,900 per unit, for 87 units, for a total obligation of $339,300 at time of building permit.

At the time of this document approval (August 16th, 2022), the Property currently holds SLIF credit balance of 545,195 which runs with the Property and may be used to offset certain SLIF fees per the terms of the Spring Lake Financing Plan.

EXHIBIT "G"
RUBY ESTATES RELEASE AND TERMINATION OF PRIOR DA

Recorded at request of:
City Clerk
City of Woodland

When recorded return to:
City of Woodland
300 First Street
Woodland, CA 95695
Attention: City Clerk

Space above this Line for Recorder's Use
Exempt from filing fees pursuant to Government Code §6103 and §27383

PARTIAL RELEASE AND TERMINATION OF DEVELOPMENT AGREEMENT AS ASSIGNED TO AND ASSUMED BY TURN OF THE CENTURY LLC AND SUBSEQUENTLY AMENDED

THIS RELEASE AND TERMINATION OF DEVELOPMENT AGREEMENT AS ASSIGNED TO AND ASSUMED BY TURN OF THE CENTURY LLC AND SUBSEQUENTLY AMENDED ("Termination") is made as of _____, 2022, by the City of Woodland, a municipal corporation (the "City") and Turn of the Century LLC, a Delaware limited liability company ("Turn of the Century").

RECITALS

A. City and Russell Ranch Development previously entered into that certain development agreement on or around January 6, 2006 by Ordinance No. 1453, a memorandum of which was recorded in the Yolo County Recorder's Office official records ("Official Records") on April 25, 2006 as document number 2006-0016191, which was partially assigned and assumed by Turn of the Century as reflected in the partial assignment and assumption of development agreement entered into on or around August 21, 2014 and recorded in the Official Records on August 22, 2014 as document number 2014-0019054-00, further, Turn of the Century LLC, previously entered into or amended a development agreement, approved by the City Council of the City of Woodland by Ordinance No. 1563 adopted on or around June 17, 2014, a memorandum of which was recorded in the Official Records on August 22, 2014 as document number 2014-0019055-00, with subsequent second amendment to the development agreement on December 15, 2015 approved by the City Council of the City of Woodland by Ordinance No. 1595 on December 15, 2015, a memorandum of which was recorded in the Official Records on April 21, 2016 as document number 2016-0010196-00, regarding the Property (as defined below) as well as other properties within the city (the foregoing agreements and amendments as applied to the Property are collectively referred to herein as the "Original

Development Agreement"). Turn of the Century subsequently transferred its property interests, and associated agreements, to various developers.

B. The property generally located at the northwest corner of County Road 25A and Miekle Avenue with Yolo County Assessor's Parcel Number 042-030-054 (the "Property"), which is more fully described in Exhibit "A" to this Agreement, was previously owned by Turn of the Century and subject to the Original Development Agreement. The Property was subsequently transferred to the current owner, Ruby Realty Investors, LLC, a California limited liability company (the "Current Owner").

C. The City, the Current Owner and The New Home Company Northern California LLC have entered into a Development Agreement for the development of the Property (the "New Development Agreement"), and the Original Development Agreement is of no further force and effect, because it has been replaced and superseded by the New Development Agreement.

D. The City and Turn of the Century desire to enter into this Termination to confirm that the Original Development Agreement, as it pertains to the Property only, is of no further force and effect, and to remove the Original Development Agreement as an encumbrance on the Property, and the Current Owner consents to the recordation of such Termination.

NOW THEREFORE CITY AND TURN OF THE CENTURY AGREE AS FOLLOWS:

The Original Development Agreement and all agreements, obligations and covenants therein including all amendments thereto as described in Recital A above, as it pertains to the Property only, are hereby terminated and released from the Property and Turn of the Century and are of no further force or effect.

[signatures on following page]

SIGNATURE PAGE TO PARTIAL RELEASE AND TERMINATION OF DEVELOPMENT AGREEMENT AS ASSIGNED TO AND ASSUMED BY TURN OF THE CENTURY LLC AND SUBSEQUENTLY AMENDED

IN WITNESS WHEREOF, the City and Turn of the Century hereby executes this Termination as of the date set forth above.

CITY:

CITY OF WOODLAND, a California municipal corporation

By:_____
Ken Hiatt
City Manager
Dated: _____

ATTEST:

By:_____
Ana Gonzalez
City Clerk

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP

_____
City Attorney

[signatures continued on following page]

SIGNATURE PAGE TO PARTIAL RELEASE AND TERMINATION OF DEVELOPMENT AGREEMENT AS ASSIGNED TO AND ASSUMED BY TURN OF THE CENTURY LLC AND SUBSEQUENTLY AMENDED

TURN OF THE CENTURY
TURN OF THE CENTURY, LLC, a
Delaware limited liability company

By: _____

Its: _____

Ruby Realty Investors, LLC, a California limited liability company, being the owner of the Property described in Exhibit A to this Termination does hereby consent to and expressly authorizes the recordation of this Termination in the Official Records of the County of Yolo.

RUBY REALTY INVESTORS, LLC,
a California limited liability company
by: Matshuara Associates, LLC, manager

By: _____
Glenn H. Matsuhara, manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF YOLO)

On _____, 2022, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

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

Parcel 4 as shown on the map entitled "Parcel Map No. 5046, Heritage Large Lot Parcel Map", filed August 18, 2014 in Book 2014 of Maps, at pages 48 through 51, Yolo County Records.

APN: 042-030-054-000

EXHIBIT "E"

RUBY ESTATES DEVELOPMENT AGREEMENT
PROJECT CONDITIONS OF APPROVAL
JULY 19, 2022

GENERAL CONDITIONS

1. Project Approval. The project shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the July 19, 2022 City Council staff report, as approved by City Council, for the Ruby Estates project as proposed by the applicant New Home Company of Northern California LLC, except as modified by these conditions of approval. The Project approval includes Tentative Subdivision Maps (TSM #5221) a Zoning Amendment to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and a Development Agreement for a parcel of land located within the Spring Lake Specific Plan Area to allow development of 87 single-family lots and 233(174 garage 59guest) on-site parking spaces, consistent with the Medium Density General Plan land use designation and multi-family R-15 specific plan designation for the property. APN: 042-030-054

2. Development Agreement. The Development Agreement between the City of Woodland and New Home Company of Northern California LLC, a Delaware Limited Liability Company, as approved by City Council on August 16, 2022, are fully enforceable as set forth in the agreement.

3. Indemnification. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City of its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers in accordance with the Development Agreement. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated reasonable legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.

4. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots or in another recorded document as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.

5. School Disclosure. The applicant shall include a disclosure statement on deeds for final lots or in another recorded document the existence of the existing school facility located east of the project site and range of activities that occur at the facility.

6. Informing Agencies & Subcontractors. Secure approval and satisfy requirements of all agencies of jurisdiction. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

7. Construction Impact Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

8. Home Owners Association (HOA) Formation Documents and Conditions, Covenants and Restrictions (CC & Rs). Prior to approval of the first final map submit, three (3) copies of the Homeowners Association CC&Rs to the Community Development Department for review and approval prior to recordation of the CC&Rs, to include:

    a. Recreational vehicle parking is prohibited.

    b. To the extent consistent with State law, Garage conversion to residential use is prohibited except the temporary use as a model home sales office. When the sales office is vacated, it must be converted back to a garage.

    c. Garages shall not be converted for storage use only. Garages shall be kept clear for residential vehicle parking.

    d. The color of residential structures shall not be restricted. This provision shall be enforced through mechanisms established in the CC&Rs.

    e. Maintenance of privately owned streets, street lights, and storm drainage.

9. Landscape Maintenance Agreement. The applicant/HOA shall enter into a recorded landscape maintenance agreement with the City of Woodland. The landscape maintenance agreement shall run with the property. The landscape maintenance agreement shall provide for the continual maintenance of the property in a neat and tidy manner, landscape maintenance and replenishment of plants. A copy of the recorded landscape maintenance agreement shall be provided to the Planning Division to be kept on file prior to Certificate of Occupancy.

10. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

    The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

11. Affordable Housing. The project is responsible for providing 9 low-income units through payment of an in-lieu fee in accordance with the Development Agreement. The applicant will pay fees in lieu of constructing the on-site affordable housing consistent with Development Agreement Section 4.8.

12. Fair Share Cost. The applicant agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing) to the extent outlined in and consistent with the Development Agreement (including Exhibit F).

13. Backbone Infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to Development Regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), 6.24 and 6.25 (fire station).

14. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23 and 6.37.

15. Building Unit Allocations (BUA) s. With the exception of affordable housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by the City unless BUAs for that map are assigned with the final map. If BUA's are transferred from another site, or if BUAs are requested to be added, either transaction shall be recorded to the satisfaction of the Community Development Department and in compliance with the BUA Ordinance. The Owner, Project and Property have a sufficient number of building unit allocations assigned to it pursuant to CITY's building unit allocation ordinance as described in the Development Agreement.

FINANCE DEPARTMENT

16. SLIF Shortfall No shortfall fee will be required if at least 87 units are built.

17. SL Maintenance Facilities District. Prior to recordation of each final map, with respect to that map, OWNER shall petition the City to be annexed into the boundaries of the Spring Lake Maintenance Community Facilities District. The OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.

18. SL Community Facilities District 2004-1. OWNER shall petition the City to be annexed into the boundaries of the Spring Lake Community Facilities District 2004-1 prior to the approval of each map. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.

COMMUNITY DEVELOPMENT

19. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency throughout site plan, landscaping plans, and improvement plans, prior to submittal for review.

20. Design Review. The site shall be developed and maintained in accordance with the approved plans, which include architectural elevations, exterior materials and colors, conceptual landscape, site and floor plans. Should there be a change in the plans, the change shall be described and provided in writing to be evaluated by the Community

Development Director to determine general consistency with the Spring Lake Specific Plan Design Standards and Planned Development Standards. All exterior changes beyond those stated in the original approval will require staff level design review.

21. Requirements of all Agencies. The applicant shall secure approval and satisfy requirements of all agencies with jurisdiction prior to operating.

22. Final Plan Set. Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, grading, civil, mechanical, street improvement, landscaping, and architectural elevations shall be coordinated for consistency prior to issuance of permits.

23. Setbacks and Lot Standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 of the Spring Lake Specific Plan and the approved Planned Development Overlay standards as provided in the City Council Resolution approving the Tentative Subdivision Map, Conditional Use Permit and Planned Development.

24. Driveway Entrances. Textured, colored, stamped concrete design or a similar design shall be provided at the primary driveway entrances as generally depicted in the Design Review plans.

25. Energy Efficiency and Climate Action Plan. The land plan for the project has been designed to maximize energy efficiency to the extent possible. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements provided in the Spring Lake Specific Plan, including solar requirements. In addition, the project shall be designed to address strategies identified in the City of Woodland's Climate Action Plan (CAP). The project will meet all measures as outlined in the Climate Action Plan checklist. Verification will be required prior to issuance of building permits.

26. Photovoltaic Panels. At minimum, each home shall be photovoltaic ready and shall: 1) be pre-wired; 2) have adequate roof strength to support solar panels; 3) roofs to have minimal penetrations in order to accommodate solar panels; 4) a 200 amp main electrical panel; and 5) space provided adjacent to main panel for solar disconnect and associated equipment (inverter). If not provided as a standard feature, photovoltaic systems shall be offered by the builder as an upgrade offered at the time of initial purchase.

27. Electric Vehicle Charging Infrastructure. Each home shall have a dedicated 240-volt, 40-amp circuit for electric vehicle charging station in every garage or as required by the most current California Green Building Standards. Garages shall have adequate

ventilation as required for vehicle charging stations. Compliance with this condition shall be clearly indicated on the building permit plans for each single-family home.

28. Trash and Recycling Container Storage. Areas shall be provided for designated storage of trash and recycling containers in compliance with Spring Lake Design Standard 2.8. Such areas shall be located adjacent to the house and screened from view of the streets. Information shall be verified prior to issuance of building permits.

29. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans, shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with City and State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:

    a. Locations, size and quantity of all plant materials.

    b. A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.

    c. Location of all pavements, fencing, wheel stops or curbs, buildings, structures, light poles, property lines and other pertinent site plan features.

    d. Location of utilities in relation to on site planting and street trees.

    e. Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.

    f. Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, and the methodology to preserve existing adjacent trees during construction of new footings shall be provided on plans consistent with the Arborist report prepared by Sierra Nevada Arborists.

    g. Any trees for removal and identified as heritage, specimen, or landmark under City code shall be mitigated for per City requirement.

    h. Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.

    i. Shared open space, culvert overcrossing to include all associated amenities and lighting.

30. Compliance with City and State Water Conservation Ordinance. The project shall comply with City and State Water Conservation Ordinance, as well as water conserving requirements in the Spring Lake Specific Plan and Design Standards. This applies to

all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.

31. Shade Tree Planting. Shade trees shall be planted such that 50 percent of the uncovered stalls will be in shade at noon at landscape maturity. Planters containing trees shall not be less than four feet in width and shall be protected by wheel stops or curbs.

32. Tree Planting. All trees shall be planted and staked with Reddy stakes (or equivalent) in accordance with city standards.

33. Street Tree Master Plan. A Final Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the Spring Lake Approved Street Tree list and shall be reviewed and approved by the Community Development Department and the City's Community Services Department, Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection. Trees shall be a minimum of 15-gallons in size. A minimum of two alternate species shall be provided per street.

34. Tree and Utility Planting Plan. Due to the smaller lots, utilities shall be carefully located in order to ensure that each lot can maintain one street tree without conflict. Coordination in the placement of all utilities in relation to street trees shall be required. A Plan set illustrating tree and utility placement will be required prior to issuance of building permits and shall be coordinated with the Street Tree Master Plan

35. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought – tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping). Due to the unique nature of the housing product and site conditions, minor modification may be permitted subject to review and approval of the Community Development Department

36. Utility Design. The location of all utility structures shall be coordinated with and depicted on the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. The applicant shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities) and 6.17 through 6.19 (general utility requirements).

37. Street and Lot Lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2. The project shall install LED streetlights to meet City Standards in effect at the time improvement plans are completed.

38. Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a semi-transparent or opaque water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.

39. Fencing Plan. Prior to issuance of building permits submit a final fencing plan for review and approval which identifies the material, location and design of all fencing on the project, including perimeter, good neighbor, interconnecting walkways and paths and accent fencing.

40. North Property Wall. The existing fencing along the north boundary of the project shall be replaced with wood fence that will be a minimum of six-feet in height, on either side as measured from the finished pad elevation. The location and design of the fence shall be shown on the Improvement Plans for the project. The design shall be approved by the Community Development Department prior to approval of Improvement Plans. OWNER shall work with the adjacent property owners to obtain necessary permission to remove the existing fencing and install the new fencing.

41. Double Wall Treatment. Should OWNER be unable to obtain necessary rights of entry from property owners to remove the existing fencing and construct new fences in condition 40 above, OWNER shall propose new construction design for the City's approval that does not need adjacent property owners' approval and minimizes a nuisance or hazard double wall condition.

42. On-Site Parking. In no case shall the number parking spaces be reduced without prior approval of the Community Development Director.

43. A light sand finish stucco texture shall be utilized on all homes and window trim (as used in Oyang South development, located off of Christenson Circle south of the Ruby Estates site) (no lace texture).

MITIGATION MEASURES

44. SLSP Mitigation Requirements. The project applicant shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program including provided as Attachment A to the SLSP, as well as adherence to the Yolo HCP/NCCP, any further analysis provided through additional studies and evaluations required to

ensure compliance with mitigations. This includes a pre-construction and/or tree removal survey by a qualified biologist that will include a Raptor and a Ground Nesting Raptor Survey (4.5-3).

45. Ground Nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3(a), thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. norther harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then mitigation measures 4.5-3(b-d) of the Spring Lake Specific Plan Mitigation Monitoring Plan shall be followed. Survey results are valid only for the season when construction activity occurs.

46. Pre-Construction or Pre-tree Pruning or Removal. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1- September 15). The survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds-of-prey would be affected.

47. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan

48. Geotechnical. The design and construction of improvements shall be in accordance with recommendations contained in the Conclusions and Recommendations Section of the Preliminary Geotechnical Engineering Report.

49. Air Quality Directives. Owner shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emissions heavy-duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).

50. Mosquito Vector Control. Prior to each construction season, each landowner or applicant with a project under construction shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.

51. Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)

52. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)

53. Off-site Improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.

54. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1)

55. CEQA Filing Fees. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination recording fee **of $50** (or latest fee in effect at time of payment) for County Clerk processing, made payable to Yolo County Clerk and submitted to the Woodland Community Development Department, or the City may apply funds from applicant's deposit for the recording fee. To the extent applicable, if the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid(Section 711.4)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

DEVELOPMENT ENGINEERING

Roadways

56. The applicant shall replace all cracked and broken sidewalk along the project frontage.

57. The applicant shall replace all frontage that does not meet ADA standards with City-Standard ADA-compliant driveways, curb, gutter or sidewalk.

58. The applicant shall replace/install City-Standard ADA-compliant curb ramps.

59. Miekle Avenue is under moratorium for cuts into the new street (accepted on 5/4/2021; moratorium expires on 5/4/2028). City understands and acknowledges that Applicant will make certain cuts to make connections to various existing utilities in Miekle Avenue including sanitary sewer, storm drainage and water pipes. Applicant understands that all such repairs to Miekle Avenue shall include surface restoration consistent with City standards. Private Roadways/Alleys shall be constructed to City standard structural sections, with a minimum of 4" AC over 12" AB or as otherwise recommended by a certified soils report. Should there be a need for the City to maintain/repair public utilities requiring trenching through private alleys, such repair shall include surface restoration consistent with City standards.

60. This project shall complete the traffic signal improvements at the intersection of County Road 25A and County Road 102. This work is reimbursable through the SLIF program.

Easements and Right of Way

61. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.

62. A ten (10) foot public utility easement back of separated sidewalk, adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City.

63. Final map shall dedicate easements to allow connection of sewer, water, storm drain facilities across parcels and vehicular and pedestrian access, so that each parcel may attach to the public system. Easements may be dedicated through one of the following mechanisms:

    A. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;

    B. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or

    C. A statement on the map as follows "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels _____ and ___ these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

Landscaping

64. Public landscape strips (between back of curb and sidewalk) along the public streets (Miekle Avenue and County Road 25A) are considered a public improvement. Design and construction of public landscaping areas shall be included in plans and proceed concurrent with adjacent development.

    All public landscape areas shall connect to the City's water service, meter and irrigation system and shall be maintained by the City though a City Lighting and Landscape District. Applicant shall annex into the existing Spring Lake Landscape and Lighting District (which includes landscaping on CR-25A and Miekle)

65. Trees within the Public Landscape strip shall be irrigated per City of Woodland Standards via connection to onsite water service, meter and irrigation system. City will maintain trees within the public landscape area.

Wastewater and Sewer Collection System

66. Sewer mains, including sewer wyes, throughout the project shall be publicly owned and maintained. Sewer laterals, including cleanouts, up to the connection point at the

wye shall be privately owned and maintained. All publicly owned and maintained sewer facilities shall be within a public utility easement. Privately owned sewers shall be designed to City standards.

67. Sewer Mains shall not be less than 8" in diameter and shall be constructed to public/City standards.

68. The property shall be connected to the City of Woodland sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.

69. The Tentative Map Sewer Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

70. Top-of-line sewer mains shall terminate with a manhole (not a cleanout).

71. Abandon all unused stubs to the property per city standards.

Storm Water

72. Applicant shall design and construct drainage improvements consistent with the most recent version of the City's Storm Drainage Master Plan criteria and Standard Specifications and Details. If required, the pad heights may have to be raised from those shown on the preliminary grading plan of the tentative map.
73. Storm drain systems shall be private and the responsibility of the HOA. Private ownership and maintenance responsibilities shall terminate at the first connection point (manhole or inlet) to the City's system within a public street. Privately owned lines shall be constructed to City standards and shall not be less than 18" in diameter. (Note connection day lighting at the driveway is not permitted, connections will need to be at a manhole in the street.).

74. Abandon all unused stubs to the property per city standards.

Storm Water Quality Control

75. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.

    Prior to Building Permit Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual; to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards.

76. OWNER may reference the City's Post Construction Standards Manual on the web.

    http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp

Water Infrastructure

77. All materials and installation of the water system shall be at the developer's expense per City of Woodland Standard Specifications and Details.

78. Water meters shall be owned and maintained by the City. Water meters shall not be located in driveways; unless specifically and individually approved by the City Engineer.

79. Water mains, water laterals, and water meters throughout the project shall be publicly owned and maintained up to and including the meter. All publicly owned and maintained water facilities shall be within a public utility easement. Water laterals beyond the meter are considered private. Private water facilities shall be constructed in accordance with City Standards.

80. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.

81. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

82. Abandon all unused stubs to the property per city standards.

83. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.

84. The project shall have a separate metered water service that is solely for the landscape irrigation system.

85. Tees on water mains shall be equipped with two (2) valves; crosses shall be equipped with three (3) valves. Avoid locating valves on deep (>60") water line sections and inside concrete areas wherever possible to facilitate repairs.

86. 8" dead-end mains serving only 6 homes will result in stagnant water requiring frequent flushing. Reduce dead end main sizes to 6" (or 4" if sprinkler calcs allow) and place a blow off at the end of the line.

Grading

87. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.

88. The Tentative map Preliminary Grading plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

89. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

Fees

90. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.

91. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer. If contract inspection is necessary for the project Owner shall prefund a liability account and sign an advanced funding agreement.

92. Owner shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance

93. Owner agrees to pay to City a general purpose fee, a total of $5,000 per building permit, to be used for the City Southeast Area Aquatics Center Project. Payment shall be made at time of approval of final map. Final determination of cost shall be made at time of payment and shall be based on inflationary cost increases (Construction Cost Index (CCI)).

    At final Map Owner shall pay Transit Capital fee of $247 per lot for a total of 21,489 and a Transit Operating Fee of $51 per lot for a total of $4,437.

At final Map Owner shall pay a fee of $771 per lot for SL fire operations for a total of $67,077.

94. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

    The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

General Conditions

95. Other than on-site street width, all civil improvements for water, sewer, storm, electrical, roadway sections, markings, and appurtenances shall conform to City Standards.

96. Applicant shall install a 6’ tall masonry wall along the County Road 25A project frontage. The cost for this improvement is reimbursable through the SLIF program.

97. Minimum standards for onsite lighting shall require the project to meet City municipal code standards for lighting of parking areas. In addition to lighting in the shared open space and along the paseos and walking paths within the development.

98. Developer shall document and show evidence that all tentative map conditions are met or secured with submittal of final map.

99. Enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.

100. Prepare improvement plans for the project which shall include any work within the public right-of-way and public utility easements, as applicable, and submit them to the Public Works department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All

public improvements shall conform to the current City of Woodland Standard Specifications.

101. Submit proposed Street names to fire department for approval with a copy to Public Works prior to improvement plan or final map submittal.

102. Public improvements (within public right-of-way) in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights, and landscaping.

103. Submit an application for reapportionment of assessments with the parcel map or subdivision map.

104. If improvements are constructed and/or installed by a party or parties other than the Developer, which improvements benefit Developer's property, Developer shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Developer. [City confirmed this condition has been satisfied.]

105. If conditions for the project require Owner to construct improvements which benefit parties other than Owner, and are subject to reimbursement by others as determined by the City Engineer, Owner may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party (ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.

106. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance

107. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact the City's Environmental Resource Analyst, at 661-2063 for more information.

108. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.

109. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.

BUILDING

110. This project must meet all criteria and mandates for these City Adopted codes or the most current code:
   a. 2019 California Residential Code
   b. 2019 California Building Code

c. 2019 California Plumbing Code
d. 2019 California Mechanical Code
e. 2019 California Electrical Code
f. 2019 Building Energy Efficiency Standards
g. 2019 California Green Building Code
h. The Code of the City of Woodland (in accordance with the Agreement).

111. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
   a. Recycle plan is required at time of permit issuance along with a deposit.
   b. Prior to **any** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.

112. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.\

113. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.

114. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

115. A soils investigation report shall be provided as specified in section 1803.2 of the 2016 CBC.

116. Because this project is located in an area known to contain expansive soils and per Woodland General Plan Policy document, Part II, Policy 8.A.9, "**The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil."** And per CBC 1808.6, footings or foundations for buildings founded on expansive soils shall be designed in accordance with CBC 1808.6.1 **and for concrete slab-on ground foundations** the design shall be in accord with CBC 1808.6.2 and PTI Standard Requirement for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils or WR/CRSI Design of Slab-on-Ground Foundations and the specific recommendations as noted in the geotechnical engineering report. **Please submit plans and calculations stamped and signed by a California register Civil or Structural Engineer or Architect** showing compliance. Woodland General Plan Policy Document, Part II, Policy 8.A.9, CBC 1803.5.3 and CBC 1808.6.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: J.17
SUBJECT: PUBLIC HEARING - Weed Abatement Program Parcels not in Compliance

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, to hear and approve the list of parcels that were out of compliance for weed abatement requirements for the year 2021 and direct the Tax Collector of Yolo County to assess liens against real property to reimburse the City for the cost of removal of weeds, refuse, and dirt from the property.

Staff Contact:
Emily Walling, (530) 661-5855, emily.walling@cityofwoodland.org

Fiscal Impact:
A considerable amount of time was incurred by staff in processing these liens, including: correspondence with property owners, compliance surveys, correspondence with concerned community members, and property abatement. Time spent on weed abatement processing was recorded per staff member, calculated per the hourly rates per the approved fee schedule and divided between the parcels. Administrative fees resulted in a sum of $125.52 per parcel. The breakdown between the total abatement costs of $3,100 and administrative time costs incurred of $1,255.20 by property is included in the attached "Lien Explanation 2021 Woodland" information sheet. The administrative fees and fees for County recordings are attached to the total amount liened, so the property owner assumes that cost.

Background:
Per the Woodland City Code 9.44, the Fire Chief can declare that weeds constitute a public nuisance which must be abated by the removal of the weeds, refuse, and dirt on undeveloped parcels. If not abated by the compliance date, Code allows weeds to be abated by the city and the cost of removal assessed upon the land which will constitute a lien upon such land until paid. Last year, notice was given to all owners of undeveloped parcels in the City per the guidance set forth in the Code. Upon surpassing the compliance date indicated in the letter, sixteen (16) parcels remained out of compliance and the City contracted a company to abate these properties. Invoices were sent property owners, allowing owners the opportunity to reimburse the city, prior to being added to the tax roll. The amount assessed includes the invoiced amount per parcel plus hourly administrative fees per the approved fee schedule.

Discussion:
This action requests that the City Council adopt a Resolution to lien local properties of the cost of abating properties of undeveloped parcels for failure to come into compliance with the weed abatement requirements set forth by the Woodland City Code, Chapter 9.44. Staff recommends that the City Council conduct a Public Hearing to hear and approve the list of parcels that the City abated of weeds, rubbish, and dirt during 2021 and direct the Tax Collector of Yolo County to assess liens against real property to collect payments.

Conclusion:
Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, to hear and approve the list of parcels that were out of compliance for weed abatement requirements for the year 2020 and direct the Tax Collector of Yolo County to assess liens against real property to reimburse the City for the cost of removal of weeds, refuse, and dirt from the property.

Prepared by: Emily Walling, Fire Marshal

Reviewed by: Eric Zane, Fire Chief



Attachments:

1. Lien Explanation 2021 Woodland
2. Resolution Weed Abatement 2021 Weeds

City of Woodland
Weed Abatement Lien Information

Parcel	Address	Owner info	Landscape Company	Invoice #	Invoice Amount	CRR Time (Hourly Rate * Hours Spent)	Total	Total for Lien, per County Requirements
005-142-006	71 Locust St	SAHOTA DEVINDE SINGH & SUSVIR	Armstrong Mowing	7274	$210	$125.52	$335.52	**336**
005-142-007	337 Clover St	SAHOTA DEVINDE SINGH & SUSVIR	Armstrong Mowing	7274	$210	$125.52	$335.52	336
005-692-059	269 Palm Ave & 808 Kentucky Ave	SAHOTA DEVINDE SINGH & SUSVIR	Armstrong Mowing	7274	$210	$125.52	$335.52	336
005-692-061	267 Palm Ave	SAHOTA DEVINDE SINGH & SUSVIR	Armstrong Mowing	7274	$210	$125.52	$335.52	336
006-022-001	417 West Street	AGAVE BUILDERS LLC	Armstrong Mowing	7274	$210	$125.52	$335.52	336
042-351-004	2609 Celebration Way	SAHOTA DEVINDE SINGH & SUSVIR	Armstrong Mowing	7274	$210	$125.52	$335.52	336
042-351-007	2003 Celebration Way	SAHOTA DEVINDE SINGH & SUSVIR	Armstrong Mowing	7274	$210	$125.52	$335.52	336
042-372-005	2709 Liberty Drive	JAGPAL JASPREET	Armstrong Mowing	7274	$210	$125.52	$335.52	336
042-391-008	2219 Somerset Cir	UNNAVA HANUMANTHA RAO & VASUNDHARA	Armstrong Mowing	7274	$210	$125.52	$335.52	336
065-290-007	530 Community Lane	UNITED REI LLC	Armstrong Mowing	7274	$210	$125.52	$335.52	336
					$2,100	$1,255.20	$3,355.20	$ 3,360.00

Recording requested by
City of Woodland

And when recorded send to;
City Clerk
City of Woodland
300 First Street
Woodland, CA 95695

RESOLUTION NO. _____

A Resolution Requesting Collection of Charges on Tax Roll

Whereas, the City of Woodland (hereinafter City), requests the County of Yolo collect on the County tax rolls certain charges which have been imposed for a list of parcels within the City that were out of compliance for weed abatement requirements for the year 2021 ; and

Whereas, due to noncompliance, the City abated the parcels of weeds and is seeking reimbursement for the cost of abatement and administrative processing fees; and

Whereas, the County has required as a condition of the collection of said charges that the City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof;

Now, therefore be it hereby resolved by the City Council of the City of Woodland that:

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.

2. The City of Woodland warrants and represents that the taxes, assessments, fees and/or charges imposed by the City of Woodland and being requested to be collected by Yolo County comply with all requirements of the Woodland Municipal Code, and State law, including but not limited to Articles XIIIC and XIIID of the California Constitution (Proposition 218).

3. The City of Woodland releases and discharges the County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by the County of any taxes, assessments, fees and/or charges on behalf of the City.

4. The City agrees to and shall defend, indemnify and hold harmless the County, it's officers, agents and employees (the "Indemnified Parties") from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of the City's said taxes, assessments, fees, and/or charges requested to be collected by the County for the City, or in any manner arising out of the City's establishment and imposition of said taxes,

assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of the City's taxes, assessments, fees and/or charges, the County may offset the amount of the judgment from any monies collected by County on behalf of the City, including property taxes.

5. The City agrees that it's officers, agents and employees will cooperate with the County in answering questions referred to City by the County from any person concerning the City's taxes, assessments, fees and/or charges and that the City will not refer such persons to County officers and employees for response.

6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collecting taxes, assessments, fees and/or charges, as provided by Government Code Sections 29304 and 51800.

PASSED AND ADOPTED by the City Council this 19th day of July, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: J.18
SUBJECT: PUBLIC HEARING - Waste Management Liens

Recommendation for Action: Staff recommends that the City Council conduct a Public Hearing to receive input from property owners and adopt Resolution No. _____, "A Resolution Requesting Collection of Charges on Tax Roll".

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

Fiscal Impact
There is little to no fiscal impact to the City to maintain the current process, other than staff time for processing and releasing the liens. The fee of $59.00 for recording is attached to the total amount of the lien and the property owner assumes that cost.

Background
This annual Public Hearing allows property owners with delinquent Waste Management accounts for services received, including garbage, recycling and yard refuse pick-up and disposal, and for sweeping of the street, to address the Council prior to the attachment of a lien against their property. The Hearing is required prior to adoption of the Resolution to request the lien attachment. The list is available in the City Clerk's Office.

Before filing a lien with the County, a Public Hearing needs to be held to allow protests of the proposed liens.

The current City Municipal Code Section 13.08.130 provides the parameters for garbage and yard refuse disposal and services, while Section 13.36 discusses the recycling portion of the service as provided by the Waste Management Franchise Agreement.

Staff worked with Waste Management to determine the accuracy of the proposed lien list. Those inaccuracies will be corrected and/or removed from the list prior to attachment of the liens. The City should not be actively involved in discussions regarding the billing itself and refers those questions to the Waste Management staff for resolution. While it is not City responsibility to become involved in the dispute of the billing, staff does attempt to mediate by providing contact information at Waste Management for resolution attempts. The primary role of the City is to obtain approval to attach the lien and to release the lien once verification of payment has been received.

Discussion
The utilization of Waste Management for the issuance of service bills has saved the City a tremendous amount of time and funds to issue and collect such bills.

As this method of collecting past due accounts has saved the City time and money, staff believes that the process should continue. Should Council determine another course of action, the cost factor would need to be considered. It is anticipated that another full time staff member would be required to adequately handle the billing and collection of delinquent accounts. As well, the collection would be subject to the Small Claims Court process which would have further costs associated with that process.

Conclusion
Staff recommends that the City Council conduct the Public Hearing to receive input from property owners and adopt Resolution No. _____, "A Resolution Requesting Collection of Charges on Tax Roll".

Prepared by: Ana B. Gonzalez, City Clerk

Note: Waste Management Delinquency List available in the City Clerk's Office

Ken Hiatt
City Manager

Attachments:
1. Reso_Waste Management Liens

Recording requested by
City of Woodland

and when recorded send to:
City Clerk
City of Woodland
300 First Street
Woodland, CA 95695

RESOLUTION NO. _____

A Resolution Requesting Collection of Charges on Tax Roll

Whereas, the City of Woodland (hereinafter City), requests the County of Yolo collect on the County tax rolls certain charges which have been imposed pursuant to an Agreement with Waste Management; and

Whereas, the County has required as a condition of the collection of said charges that the City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof;

Now, therefore be it hereby resolved by the City Council of the City of Woodland that:

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.

2. The City of Woodland warrants and represents that the taxes, assessments, fees and/or charges imposed by the City of Woodland and being requested to be collected by Yolo County comply with all requirements of State law, including but not limited to Articles XIIIC and XIIID of the California Constitution (Proposition 218).

3. The City of Woodland releases and discharges the County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by the County of any taxes, assessments, fees and/or charges on behalf of the City.

4. The City agrees to and shall defend, indemnify and hold harmless the County, it's officers, agents and employees (the "Indemnified Parties") from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of the City's said taxes, assessments, fees, and/or charges requested to be collected by the County for the City, or in any manner arising out of the City's establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of the City's taxes,

assessments, fees and/or charges, the County may offset the amount of the judgment from any monies collected by County on behalf of the City, including property taxes.

5. The City agrees that it's officers, agents and employees will cooperate with the County in answering questions referred to City by the County from any person concerning the City's taxes, assessments, fees and/or charges and that the City will not refer such persons to County officers and employees for response.

6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collecting taxes, assessments, fees and/or charges, as provided by Government Code Sections 29304 and 51800.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 19th day of July, 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: July 19, 2022
ITEM #: J.19
SUBJECT: PUBLIC HEARING - Gateway Landscaping & Lighting District

Recommendation for Action: Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2022/2023 annual levy report and Resolution No. _____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

Staff Contact

Evis Morales, Finance Officer; (530) 661-5923, evis.morales@cityofwoodland.org

Fiscal Impact

The proposed assessment would generate $216,000 in revenue to offset the costs of District maintenance, which is 2% greater than the FY 2021/22 assessment. The proposed levy for FY2022/23 is at the maximum allowable assessment, and the increase from the previous year is primarily due to normal ongoing operations.

The following table shows a comparison of the maximum assessment, the FY 2021/2022 actual assessment and the proposed FY 2022/2023 assessment:

Zoning		FY2022/23 Maximum Levy	FY2022/23 Proposed Levy	FY2021/22 Levy	Difference		Total Assessment
Gateway							
	Commercial Per Acre	$ 4,190.93	$ 4,190.93	$ 4,101.67	$ 89.26		$ 216,000.35

Background

The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the Gateway Lighting and Landscaping (L&L) District.

The Gateway L&L is located in the easterly portion of the City, generally bounded to the north by Interstate 5, to the east by County Road 102, to the south by Bronze Star Drive and generally to the west by the City boundaries.

On June 7, 2022, Council approved resolutions to preliminarily approve the Engineer's Report and to initiate proceedings for the annual levy and on June 21, 2022, the City Council also approved a resolution setting the public hearing date for July 5, 2022. The Engineer's Report was attached to the June 7, 2021 staff report and is available on the City's website.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor on what to levy each parcel. The complete reports are available for review on the City's website.

State regulations require a two-part process to complete the annual levy. The first part of the process requires

Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the June 7, 2022 Council meeting. A public hearing is required to complete the levy process. The public hearing was scheduled for the July 5, 2022 Council meeting, but a property owner requested additional time to review the annual report, and the hearing was opened and continued to July 19, 2022.

Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Conclusion

Staff recommends that the City Council (1) conduct a public hearing and (2) adopt Resolution No. _____, approving the fiscal year 2022/2023 annual levy report and Resolution No. _____, ordering the levy and collection of the assessment within the Gateway Lighting and Landscaping District.

Prepared by: Evis Morales, Finance Officer

Reviewed by: Kim McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. FY2023-Resolution Approving ER for Gateway (Public Hearing) (1)
2. FY2023-Resolution Ordering the Levy Gateway (Public Hearing) (1)
3. Gateway L&L Map

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE FISCAL YEAR 2022/2023 ENGINEER'S REPORT REGARDING THE GATEWAY LANDSCAPING AND LIGHTING DISTRICT

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act"), did by previous Resolution order the Assessment Engineer, Koppel & Gruber Public Finance, to prepare and file the 2022/2023 Engineer's Report for the "**Gateway Landscaping and Lighting District**" (the "District"); and,

WHEREAS, the Assessment Engineer has prepared and filed with the City Clerk of the City of Woodland, California and the City Clerk has presented to the City Council such report entitled "**City of Woodland Gateway Landscaping and Lighting District Fiscal Year 2022/2023 Engineer's Report**" (the "Report") as required by the Act; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report, and is satisfied that the levy for each parcel has been calculated in accordance with the special benefits received from the operation, maintenance and services performed, as set forth in the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 The Report as presented or as modified, contains the following:

- **a.** A Description of Improvements.
- **b.** A Diagram of the District.
- **c.** The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- **d.** The 2022/2023 Assessment based upon Method of Apportionment as approved by the property owners pursuant to the provision of the California Constitution Article XIIID Section 4.
- **e.** An "Assessment Range Formula" for calculating annual inflationary adjustments to the initial "Maximum Assessment" (Adjusted Maximum Levy per benefit unit), also approved by the property owners.
- **f.** The 2022/2023 Annual Budget (Costs and Expenses) and the resulting 2022/2023 assessment (Levy per benefit unit) for Fiscal Year 2022/2023.

g. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District for Fiscal Year 2022/2023.

Section 3 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are to be incorporated into the Report.

Section 4 The City Council is satisfied with the Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the Fiscal Year 2022/2023 annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 5 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 6 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 19th day of July, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS REGARDING THE GATEWAY LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 2022/2023

WHEREAS, the City Council, has by previous Resolutions initiated proceedings to form, and declared its intention to levy and collect annual assessments against parcels of land within the "**Gateway Landscaping and Lighting District**" (the "District") for the fiscal year commencing July 1, 2022 and ending June, 30 2023 pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (the "Act") to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, Koppel & Gruber Public Finance, the Assessment Engineer selected by the City Council has prepared and filed with the City Clerk and the City Clerk has presented to the City Council the Engineer's Report entitled "**City of Woodland Gateway Landscaping and Lighting District Fiscal Year 2022/2023 Engineer's Report**" (the "Report"), in connection with the proposed levy and collection of special benefit assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2022 and ending June 30, 2023, to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on July 5, 2022, regarding the levy and collection of assessments as described in the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act and in accordance with the provisions of the California Constitution Article XIIID.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF WOODLAND, THE LEGISLATIVE BODY FOR SAID DISTRICT, AS FOLLOWS:

Section 1 The preceding recitals are true and correct.

Section 2 Following notice duly given, the City Council has held a full and fair public hearing regarding the levy and collection of the assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 3 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2022 and ending June 30, 2023, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting, storm drainage and appurtenant facilities located within public places in the District.

Section 4 The City Council has carefully reviewed and examined the Report in connection with the District, and the levy and collection of assessments. Based upon its review the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, hereby finds that the City Council determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting, drainage and appurtenant facilities and improvements related thereto.

b. The District includes all of the lands so benefited; and

c. The amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2022 and ending June 30, 2023 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits, to be received by each parcel from the improvements and services, and is satisfied that the assessments are levied, without regard to property valuation.

Section 5 The Report and Fiscal Year 2022/2023 assessments, as presented to the City Council and on file in the office of the City Clerk, are hereby confirmed as filed.

Section 6 The City Council hereby orders the proposed improvements to be made; the improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements, storm drainage and appurtenant facilities and expenses associated with the District, and that will be maintained by the City of Woodland or their designee and all such maintenance, operation and servicing of the landscaping and lighting, drainage and all appurtenant facilities shall be performed pursuant to the Act. A more complete description of the improvements is detailed in the Report and by reference this document is made part of this resolution.

Section 7 The Yolo County Auditor shall place on the County Tax Roll, opposite each parcel of land, the amount of levy so apportioned by the method of apportionment formula, outlined in the Engineer's Report, and such levies shall be collected at the same time and in the same manner as county taxes are collected pursuant to *Chapter 4, Article 2, Section 22646 of the Act.* After collection by the County, the net amount of the assessments, after deduction of any compensation due the county for collection, shall be paid to the City Treasurer.

Section 8 The Finance Officer, shall deposit all money from the assessments collected by the County for the District into a fund for the Gateway Landscaping and Lighting District, and such money shall be expended to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto described above.

Section 9 The adoption of this Resolution constitutes the Authorization of the District levy for the Fiscal Year commencing July 1, 2022 and ending June 30, 2023.

Section 10 The City Clerk's designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the Yolo County Auditor subsequent to the adoption of this Resolution.

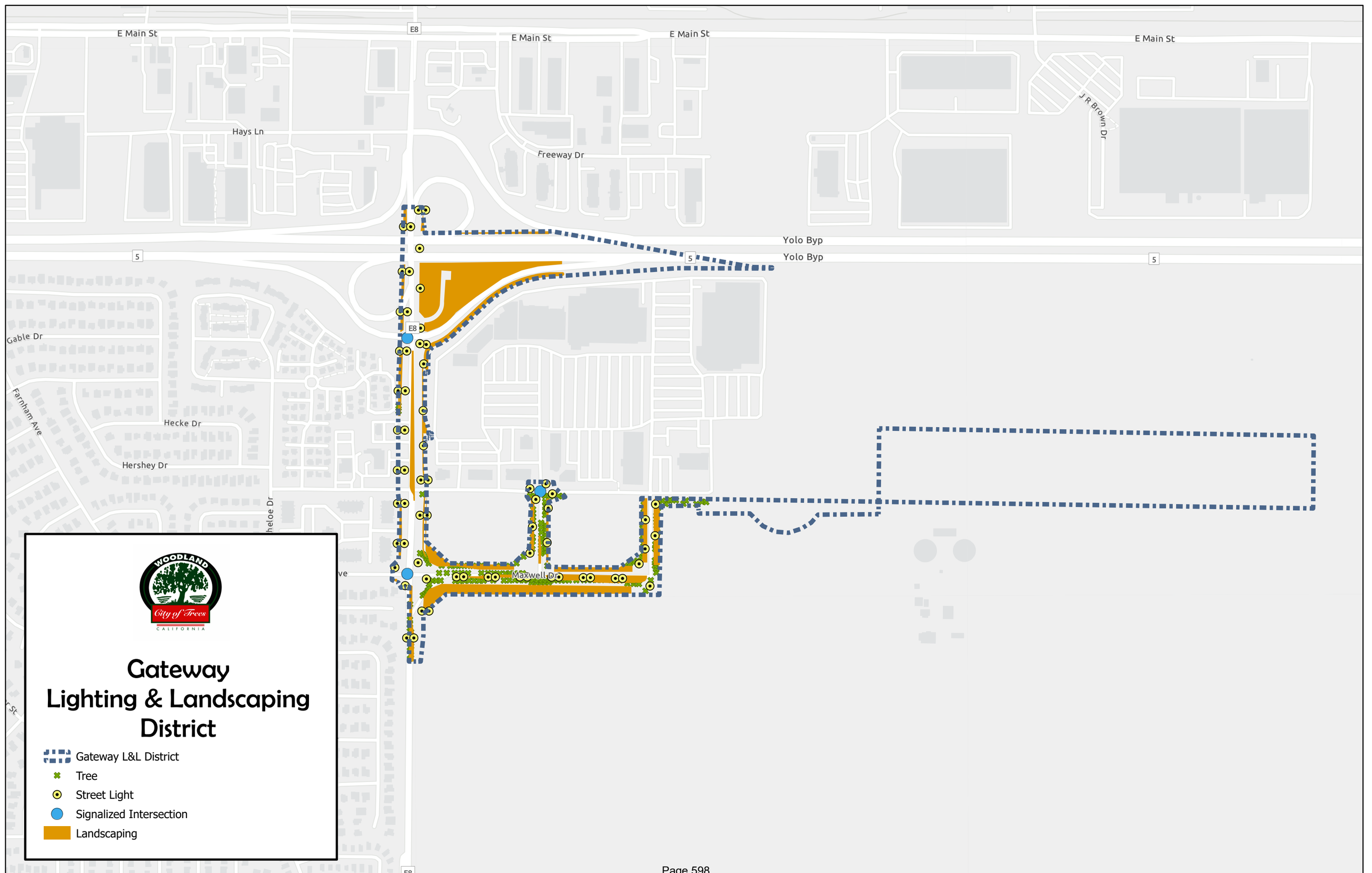
PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 19th day of July, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk


E Main St
E8
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Hays Ln
Freeway Dr
J R Brown Dr
5
Yolo Byp
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E8
Gable Dr
Farnham Ave
Hecke Dr
Hershey Dr
Maxwell Dr
E8
WOODLAND
City of Trees
CALIFORNIA
Gateway
Lighting & Landscaping
District
Gateway L&L District
Tree
Street Light
Signalized Intersection
Landscaping

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: J.20
SUBJECT: Public Hearing and Approval of Fiscal Year 2021/22 Community Development Block Grant Consolidated Annual Performance and Evaluation Report

Recommendation for Action: Staff recommends that the City Council take the following actions: 1) Hold a public hearing to receive community input on the Fiscal Year (FY) 2021/22 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER); and 2) Adopt Resolution No. _____, approving the FY 2021/22 CDBG CAPER in substantially the same form presented to Council and incorporating financial reports completed through the Federal Integrated and Disbursement System on the expenditure of CDBG funds during FY 2021/22 and public comments received at tonight's public hearing and direct staff to submit the CAPER to the U.S. Department of Housing and Urban Development.

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

Fiscal Impact:
There is no fiscal impact.

Report in Brief:
Each year the City's Community Development Block Grant Program (CDBG) is required to submit the Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD). The CAPER is a mandated report for all CDBG grantees and summarizes the City of Woodland's progress towards meeting its community development needs and objectives in one program year.

Background:
The City's community needs and objectives are outlined in its Consolidated Plan, also known as the Strategic Plan; the current five-year plan covers the period from July 1, 2020 – June 30, 2024. The Consolidated Plan is an additional document required by HUD, which coordinates all elements of community development, housing, neighborhood development, and economic development planning into a single plan and vision of activities and strategies to be undertaken during a three- to five-year time period. The programs and activities budgeted each year to meet these community development goals are outlined in the City's Annual Action Plan for the CDBG program, as approved by the City Council each spring. The CAPER is completed following each program year as a financial summary and a narrative of the accomplishments of the prior CDBG fiscal year's Annual Action Plan.

The contents of the CAPER are summarized below:

Summary of Resources:
The CAPER contains a summary of the financial resources that the City has at its disposal to address identified community needs and objectives. The CDBG, the Federal Continuum of Care Program, City General Fund, and other housing grant funds and programs are all among the sources utilized by the City to accomplish the stated goals of the Consolidated Plan.

Narrative Assessment of Strategic Plan Goals and Objectives:
An assessment of the City's effort to address its community development needs and objectives is provided in the CAPER, with particular focus given to the areas of affordable housing, fair housing, and homeless services. One purpose of the CAPER is to allow jurisdictions the opportunity to self-evaluate the effectiveness of policies, programs, and activities utilized to achieve Consolidated Plan goals.

Program Activity Financial Summary Reports:
HUD requires that certain program activity and financial summary reports be submitted with the CAPER. These reports outline the City's expenditures and accomplishments for individual projects and programs, allowing HUD to compile and maintain necessary data regarding its grant programs. The reports will be run and added to the CAPER prior to its submittal to HUD in order to reflect a CDBG draw down of funds that typically occurs just before submittal of the CAPER.

Discussion:
The following information provides an overview of CDBG-funded activities and related actions during FY 2021/22 and the status of prior year CDBG-funded activities.

Construction:

FY 2021/22 Allocations

- **City of Woodland** Library ADA Restrooms Upgrade – Construction of ADA improvements to the two public restrooms will be completed prior to the end of calendar year 2022. FY2021/22 funding was combined with FY 2019/20 funds and on June 5, 2022, the City Council approved a FY2021/22 Action Plan amendment to provide additional CDBG funds from program income (repaid CDBG loans) for the ADA Restrooms Upgrade.
- **City of Woodland** ADA Accessibility Project – Construction will start in summer 2022 and will be completed in October/November 2022. Up to twelve ADA-compliant curb ramps will be installed.
- **New Hope Community Development Corporation** Cottonwood Meadows Phase S-2 – New Hope will combine Phase S-2 with Phase S-1 (FY2020/21 funding allocation) and complete the construction by the first quarter of 2023.
- **CommuniCare Health Centers** Garden & Outdoor Classroom – CommuniCare installed a 600 square foot outdoor classroom in 2022 to host regular group education and therapy activities. CommuniCare used CDBG funds to purchase materials for the classroom, including benches and signage.
- **Friends of the Mission** Affordable Housing Security Gates – Friends of the Mission expects to complete the project, the installation of a security gate for a seven-unit apartment complex that provides affordable housing for formerly homeless families/individuals, by the first quarter of 2023.

FY 2020/21 Allocations

- **New Hope Community Development Corporation** Cottonwood Meadows Phase S-1 Rehabilitation – Please see the update for Phase S-2 (FY 2021/22 funding allocation).
- **City of Woodland** ADA Accessibility Project – The installation of 21 sidewalk ramps was completed in October 2021. FY2020/21 funding was combined with FY 2021/22 funds.
- **Friends of the Mission** 925 North Street Water Heater Efficiency – The seven-unit apartment complex provides affordable housing for formerly homeless families and individuals. Tankless water heaters will be installed by the end of calendar year 2022 to replace existing non-tankless units with the energy efficiency rating increasing from 59 to 97 percent.
- **Friends of the Mission** Walter's House Water Heater Efficiency –Walter's House is a 44-bed transitional housing/treatment program for single women and men. Tankless water heaters will be

installed by the end of calendar year 2022 to replace existing non-tankless units with the energy efficiency rating increasing from 59 to 97 percent.

FY 2019/20 Allocations

- **City of Woodland** Library ADA Restrooms Upgrades – Please see the update for FY 2021/22.
- **City of Woodland** ADA Accessibility Program – Please see the update for FY 2020/21.

FY 2018/19 Allocations

- **Yolo Community Care Continuum** Safe Harbor Rehabilitation – The rehabilitation work was completed in October 2021. This program prevents very low income individuals with a mental illness from becoming homeless and reduces the number of individuals requiring hospitalization.

Public Services
A total of 79% of the CDBG public service funds were used for food and shelter programs during FY 2021/22: Meals on Wheels (home delivered meals to senior citizens), Yolo Community Care Continuum (supportive housing for adults with mental illness), Yolo Wayfarer Center (emergency shelter), Empower Yolo (emergency shelter for victims of domestic violence), Yolo Food Bank (food), Short Term Emergency Aid Committee (eviction prevention), and Yolo County Children's Alliance (MediCal and CalFresh enrollment/retention). Other CDBG-funded public service subrecipients include Legal Services (fair housing services) and Northern California Children's Therapy Center (health care access for special needs children). Legal Services also holds an annual fair housing conference and the City co-sponsors the event, covers a portion of the refreshment costs when the conference is held in-person, and helps publicize the conference. The 2022 conference was held virtually because of the COVID-19 pandemic.

CDBG-CV3 (Federal CARES Act)
Woodland's CDBG-CV3 allocation of $422,821 was allocated for the following activities.

City of Woodland Utility Assistance Program
A total of 253 lower income households with 863 household members received up to six consecutive months of utility assistance with the total assistance not exceeding $480 per household. The City experienced an increase in the number of delinquent utility accounts and exhausted funding budgeted for an existing utility assistance program before the end of the summer of 2021. CDBG-CV3 funds allowed the City to extend the utility assistance program in order to help additional households impacted by the pandemic.

Yolo Community Care Continuum COVID-19 Compliance & Service Enhancements
CDBG-CV3 funds will be used to address licensing and California OSHA (Division of Occupational Safety and Health) regulations which have changed significantly since the pandemic and affected YCCC's programs (permanent supportive housing, transitional housing, and respite care for adults with mental illness), implement an electronic health care record system, and acquire safety materials and equipment in order to have the sanitizing and virus protection resources necessary when future health events occur. YCCC expects to complete the project during FY2022/23.

Empower Yolo Resource Center Services
EY used CV3 funds to assist 1,202 individuals with basic needs such as clothing, diapers, and personal hygiene items. CDBG-CV3 funds allowed Empower Yolo to continue to offer assistance to the most vulnerable in the community, especially the elderly, unemployed, and homeless, who have been impacted by the pandemic.

Yolo County Children's Alliance Woodland Covid 19 Resource Connection
YCCA used CY3 funds to assist Woodland residents impacted by the pandemic by connecting them to resources and information they need. This includes connecting newly eligible households to MediCal and CalFresh benefits, California's Covid19 Rent Relief Program, Emergency Broadband Benefit program, and other resources. YCCA works closely with Stanford Sierra's Community Based Mental Health Services in Woodland and receives referrals from Stanford Sierra, which has noted an increase in families needing to connect to additional family support services beyond mental health services. YCCA assisted these families by connecting them to health insurance, food, housing support, and other family-supporting services.

CommuniCare Health Centers Food is Medicine: Provide Food Access and Education in the Clinical Context
CommuniCare used CV3 funds to expand the Food Education Coordinator assigned to the CommuniCare Food Programs to a 0.8 full-time equivalent employment through and enabled the organization to engage more low- and very low-income patients in direct food education activities in Woodland. Participants are equipped to grow, prepare, and preserve fruits and vegetables, three skills that decrease household food insecurity and result in healthier diets. Food education was offered in a multi-class series that brings people together and reduces social isolation.

Yolo Wayfarer Center DBA Fourth and Hope Behavioral Health Program, Case Management
Fourth and Hope used CV3 funds to support a Behavioral Health Program Manager position to respond to the increased need for behavioral health services and support resulting from the pandemic. Fourth and Hope operates an emergency shelter, transitional housing, and permanent supportive housing and the participants in the programs have experienced added stress and mental health challenges, which has impacted their ability to transition into or maintain permanent housing. The clinician provided direct access to behavioral health supports that have been difficult to access during the pandemic.

Yolo Food Bank, Nurture Woodland An Equitable, Sustainable Local Food System for the Health and Wellness of All Woodland Residents
YFB used CV3 funds to help meet the pandemic-driven food security needs that have dramatically affected the amount of food required to be collected, stored, and distributed to food insecure members of the Woodland community.

USE OF NON-CDBG FUNDS
Not all of the efforts at addressing the City's community needs and objectives during FY 2021/22 were funded through the CDBG program. A summary of these efforts is provided below and has been included in the CAPER.

- **Use of City Hall Annex** – The City leased the annex to the Woodland Opera House at a cost of $1 for youth theatre/dance programs.
- **Youth Camperships for Summer Programs** – Camperships were available for income-qualified families of youth participants of Swim Lessons, Summertime Fun Club, Summer Teen Pack, and Lifeguard Training.
- **Homeless Coordinator** – The homeless engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever possible.
- **Countywide Homeless Coordination Project** – The City partnered with Yolo County/other cities to support the emergency shelter during the winter and Yolo County Homeless Coordinator position.
- **Woodland Promise Program** – The City entered into an agreement with Woodland Community College (WCC) in March 2021 to launch the Woodland Promise Program. The program provides financial resources to help Woodland students who might not otherwise be able to afford a college education. Of the students who applied for the first year of the program, 20 students were found eligible and all students enrolled at WCC.

- **After School Teen Pack Program** – Operated by the City, the program takes place at the Douglass and Lee Middle Schools during the school year, Monday-Thursday, immediately after school until 5 p.m. Designed for drop-in visits by students to participate any time after school, the program provides supervised activities.
- **East Beamer Way Permanent Supportive Housing Project** – The phase two infrastructure work for the PSH and treatment facility sites was completed in 2022 and the State awarded the City and co-applicant Friends of the Mission a $15,770,467 Homekey grant in March 2022 for the PSH project. Homekey funds will allow Friends of the Mission to complete the purchase/installation of the housing units; purchase/install a 2,500 square foot community center with offices, conference space, gathering area, and a medical examination room; and receive a three-year operating subsidy. Installation of the housing units started in June 2022 and all of the units are expected to be installed and largely occupied by November 2022. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a $12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility.

Timeliness Ratio, Submittal of CAPER

HUD each year reviews the timeliness ratio (expenditure of CDBG funds) for CDBG grantees. A grantee cannot have a balance (ratio) it its line of credit that exceeds 1.5 times its annual entitlement grant and available program income (repaid CDBG loans). The City's timeliness ratio was 1.47 when HUD reviewed it in May of this year.

Public Outreach/Citizen Participation

Public outreach/citizen participation efforts for the CAPER included (1) noticing tonight's public hearing and a 15-day public comment period for the CAPER in the June 24, 2022 edition of the Woodland Daily Democrat, (2) posting the CAPER on the City's website, and (3) holding tonight's public hearing. City staff will update the City Council at tonight's meeting on any public comments received.

Conclusion:

Staff recommends that the City Council take the following actions:

1. Hold a public hearing to receive public comment on the FY(FY) 2021/22 Community Development Block Grant Consolidated Annual Performance and Evaluation Report; and
2. Adopt Resolution No. _____, approving the FY 2021/22 CDBG CAPER in substantially the same form presented to Council and incorporating the financial reports completed through the Federal Integrated and Disbursement System on the expenditure of CDBG funds during FY 2021/22 and public comments received at tonight's public hearing and directs staff to submit the CAPER to U.S. Department of Housing and Urban Development.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, Community Services Director



Ken Hiatt
City Manager

Attachments:

1. CC Reso July 19, 2022
2. CAPER
3. IDIS Reports

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE FISCAL YEAR 2021/22 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

WHEREAS, the City is required to submit its CDBG CAPER to the U.S. Department of Housing and Urban Development (HUD) each year to summarize the City's progress towards meeting it community development needs and objectives in one program year.

NOW THEREFORE, BE IT RESOLVED, as follows:

The City Council does hereby approve the City's FY2021/22 CDBG CAPER in substantially the same form presented to Council and incorporating the financial reports completed through the Federal Integrated and Disbursement System on the expenditure of CDBG funds during FY 2021/22 and public comments received at tonight's public hearing and directs staff to submit the CAPER to HUD.

PASSED, APPROVED AND ADOPTED this 19th of July 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Community Development Block Grant Program Program Year 2021/22 Consolidated Annual Performance and Evaluation Report

EQUAL HOUSING OPPORTUNITY

Draft July 8, 2022

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

City of Woodland ADA Restrooms Upgrade – The women's and men's restrooms (two restrooms) used by library patrons were rehabilitated for ADA compliance by the end of calendar year 2022. In order to provide additional funds needed for the project, the City Council approved 2021/22 Action Plan amendment in June 2022 to add $51,000 in CDBG funds (CDBG Program Income) and the City will separately be providing $49,000 from the Measure J sales tax revenues.

City of Woodland ADA Accessibility Program – Construction will start in summer 2022 and will be completed in October/November 2022. Up to twelve ADA-compliant ramps will be installed.

New Hope Community Development Corporation Cottonwood Meadows Phase 2 – New Hope will combine Phase 2 with Phase S-1 (Program year 2020) and complete the construction by the first quarter of 2023.

CommuniCare Health Centers Garden & Outdoor Classroom – CommuniCare installed a 600 square foot outdoor classroom in 2022 to host regular group education and therapy activities. CommuniCare used CDBG funds to purchase materials for the classroom including benches and signage.

Friends of the Mission Affordable Housing Security Gates – Friends of the Mission expects to complete the project, the installation of a security gate for seven-unit apartment complex that provides affordable housing for formerly homeless families/individuals, by the first quarter of 2023.

Program Year 2020

City of Woodland ADA Accessibility Program – The installation of 21-ADA compliant sidewalk ramps was completed in November 2021 with CDBG funds from Program Years 2020 and 2019.

Cottonwood Meadows Stairwell/Siding Dry-rot Improvements Phase S-1 – Please see update provided for the Program Year 2021 activities.

Program Year 2019

City of Woodland Library ADA Restrooms Upgrades – Please see update provided for Program Year 2021 activities.

City of Woodland ADA Accessibility Program – Please see the update provided for Program Year 2020 activities.

PUBLIC SERVICES

79% of the CDBG public service funds were used for food and shelter programs: Meals on Wheels (home delivered meals to seniors), Yolo Community Care Continuum (supportive housing for adults with mental

illness), Yolo Wayfarer Center (emergency shelter), Empower Yolo (emergency shelter for domestic violence victims), Yolo Food Bank (food), Short Term Emergency Aid Committee (eviction prevention), and Yolo County Children's Alliance (MediCal & CalFresh enrollment/retention).

CDBG-CV (CARES Act)

Woodland's CDBG-CV3 allocation of $422,831 was used for the following public service activities:

City of Woodland, Utility Assistance Program
A total of 253 lower income households with 863 household members received up to six consecutive months of utility assistance with the total assistance not exceeding $480 per household. The City experienced an increase in the number of delinquent utility accounts and exhausted funding budgeted for an existing utility assistance program before the end of summer 2021. CDBG-CV3 funds allowed the City to extend the utility assistance program in order to help additional households impacted by the pandemic. Not all of the CV3 funds were expended during Program Year 2022 and the remaining funds will be used in Program Year 2023.

Yolo Community Care Continuum, COVID-19 Compliance & Service Enhancements
CDBG-CV3 funds will be used to address licensing and California OSHA (Division of Occupational Safety and Health) regulations which have changed significantly since the pandemic and affected YCCC's programs (permanent supportive housing, transitional housing, and respite care for adults with mental illness), implement an electronic health care record system, and acquire safety materials and equipment in order to have the sanitizing and virus protection resources necessary when future health events occur. YCCC expects to complete the project during Program Year 22.

Empower Yolo, Resource Center Services
EY used CV3 funds to assist 1,202 individuals with basic needs such as clothing, diapers, and personal hygiene items. CDBG-CV3 funds allowed Empower Yolo to continue to offer assistance to the most vulnerable in the community, especially the elderly, unemployed, and homeless, who have been impacted by the pandemic.

Yolo County Children's Alliance, Woodland Covid 19 Resource Connection
YCCA used CY3 funds to assist Woodland residents impacted by the pandemic by connecting them to resources and information they need. This includes connecting newly eligible households to MediCal and CalFresh benefits, California's Covid19 Rent Relief Program, Emergency Broadband Benefit program, and other resources. YCCA works closely with Stanford Sierra's Community Based Mental Health Services in Woodland and receives referrals from Stanford Sierra, which has noted an increase in families needing to connect to additional family support services beyond mental health services. YCCA assisted these families by connecting them to health insurance, food, housing supports, and other family supporting services.

CommuniCare Health Centers, Food is Medicine: Provide Food Access and Education in the Clinical Context
CommuniCare used CV3 funds to expand the Food Education Coordinator assigned to the CommuniCare Food Programs to a 0.8 full-time equivalent employment through and enabled the organization to engage more low- and very low-income patients in direct food education activities in Woodland. Participants are equipped to grow, prepare, and preserve fruits and vegetables, three skills that

decrease household food insecurity and result in healthier diets. Food education was offered in a multi-class series that brings people together and reduces social isolation.

Yolo Wayfarer Center DBA Fourth and Hope, Behavioral Health Program, Case Management
Fourth and Hope used CV3 funds to support a Behavioral Health Program Manager position to respond to the increased need for behavioral health services and support resulting from the pandemic. Fourth and Hope operates an emergency shelter, transitional housing, and permanent supportive housing and the participants in the programs have experienced added stress and mental health challenges, which has impacted their ability to transition into or maintain permanent housing. The clinician provided direct access to behavioral health supports that have been difficult to access during the pandemic.

Yolo Food Bank, Nurture Woodland, An Equitable, Sustainable Local Food System for the Health and Wellness of All Woodland Residents
YFB used CV3 funds to help meet the pandemic-driven food security needs that have dramatically affected the amount of food required to be collected, stored, and distributed to food insecure members of the Woodland community.

OTHER ACTIVITIES

Use of City Hall Annex – The City leased the annex to the Woodland Opera House at a cost of $1 for youth theatre/dance programs. Leasing the annex would have generated estimated revenue of $5,000 per month.

Youth Camperships for Summer Programs – Camperships were available for income-qualified families of youth participants of Swim Lessons, Summertime Fun Club, Summer Teen Pack, and Lifeguard Training. Camperships are scholarships resulting in a fee reduction for the program. The Woodland Kiwanis Club and the City partnered to fund Camperships for 74 youths participating in swim lessons. For the Summertime Fun Club and Teen Pack, 41 participants in the programs received Camperships.

Homeless Coordinator – In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness. The position is funded through the City's general fund and a grant received by the City. The homeless coordinator who is a licensed mental health professional with 20 years of experience working in the mental health field engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The individual in this position works with the staff of the Yolo Wayfarer Center's 100-bed homeless shelter with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive, longer-term housing environments. Other activities include assisting with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support. In February 2022, the homeless coordinator served as one of the two organizers for the point-in-time count of homeless individuals in Woodland.

Countywide Homeless Coordination Project – The City partnered with Yolo County/other cities to support the emergency shelter during winter and Yolo County Homeless Coordinator position.

Woodland Promise Program – The City entered into an agreement with Woodland Community College (WCC) in March 2021 to launch the Woodland Promise Program. The program provides financial resources to help Woodland students who might not otherwise be able to afford a college education. Of the students who applied for the first year of the program, 20 students were found eligible and all students enrolled at WCC. Woodland Promise has two components: a fee-waiver program called Woodland College Promise and a scholarship program called the Woodland Stars Scholarship. The City Council allocated $100,000 in Measure J funds for this pilot two-year program (July 1, 2021 through June 30, 2023).

After School Teen Pack Program – Operated by the City, the program takes place at the Douglass and Lee Middle Schools during the school year Monday-Thursday immediately after school until 5 p.m. Designed for drop-in visits by students to participate any time after school, the program provides supervised activities. During the 2021/22 school year, Douglass's Teen Pack received nearly 3,000 student visits and Lee's Teen Pack received nearly 2,000 student visits.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Affordable Housing Monitoring	Affordable Housing Monitoring	CDBG: $0 Other: $10,000	Other	Other	2500	1020	40.80%
Employment Training		CDBG: $0 Other: $20,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	20	20.00%
Fair Housing Services (Subject to PS Cap)	Fair Housing Services	CDBG: $10,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	211	75.20%
Health Services		CDBG: $6,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	351	140.40%

Multi/Single Family Affordable Units Construction	Affordable Housing	CDBG: $0	Rental units constructed	Household Housing Unit	136	0	0.00%
Parks, Recreational Facilities	Parks, Recreational Facilities	CDBG: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1600	0	0.00%
Public Facilities & Improvements (includes ADA)	Non-Housing Community Development	CDBG: $380,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	650	65.00%
Public Services (Other: Emergency Food & Shelter)	Homeless Individuals At-Risk	CDBG: $28,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	1070	42.80%
Public Services (Other: Emergency Food & Shelter)	Homeless Individuals At-Risk	CDBG: $7,335	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	51	N/A
Public Services (Other: Emergency Food & Shelter)	Homeless Individuals At-Risk	CDBG: $18,736 Other: $10,000	Homeless Person Overnight Shelter	Persons Assisted	0	401	N/A
Public Services (Other: Emergency Food & Shelter)	Homeless Individuals At-Risk	CDBG: $6,000	Homelessness Prevention	Persons Assisted	0	347	N/A
Rehabilitation Administration	Rehabilitation Administration	CDBG: $0	Other	Other	5	0	0.00%
Rehabilitation, Multi-Unit Residential	Affordable Housing Rehabilitation, Multi-Unit Residential	CDBG: $0	Rental units rehabilitated	Household Housing Unit	60	0	0.00%
Rehabilitation, Single Unit Residential		CDBG: $0	Homeowner Housing Rehabilitated	Household Housing Unit	5	0	0.00%

Youth Centers	Non-Homeless Special Needs	CDBG: $0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%
Youth Services	Youth Services	CDBG: $0 Other: $120,325	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	351	140.40%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The following CDBG public service activities addressed Consolidated Plan high priority area of emergency food and shelter for the homeless and at risk homeless: Meals on Wheels (senior citizen meals), Yolo Community Care Continuum (supportive housing for adults with mental illness), Yolo Wayfarer Center (emergency shelter), Empower Yolo (emergency shelter, victims of domestic violence), Yolo Food Bank (food), STEAC (eviction prevention), and YCCA (Medi-Cal and CalFresh enrollment/retention). Legal Services of Northern California (fair housing services) addressed the high priority area of fair housing counseling while Northern California Children's Therapy Center (health care services) addressed the high priority area of health services.

The following CDBG construction activities addressed the Consolidated Plan high priority area of public facilities and improvements (general, including accessibility for physically disabled – ADA): City of Woodland (Library ADA Restrooms Upgrade), City of Woodland (ADA Accessibility Program), New Hope Community Development Corporation (Cottonwood Meadows Phase S-2), CommuniCare Health Centers (Garden & Outdoor Classroom), and Friends of the Mission (Affordable Housing Security Gates). While CommuniCare's activity was completed during the program year, the remaining four activities will not be completed until Program Year 2022.

Other activities that addressed the Consolidated Plan high priority area of emergency food and shelter.

The City participated with Yolo County and other cities in the Countywide Homeless Coordination Project to provide funding assistance for a countywide homeless coordinator and operation of Woodland's emergency shelter (Yolo Wayfarer Center) during the winter.

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness. The position is funded through the City's general fund and a grant received by the City. The homeless coordinator who is a licensed mental health professional with 20 years of experience working in the mental health field engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The individual in this position

works with the staff of the Yolo Wayfarer Center's 100-bed homeless shelter with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive, longer-term housing environments. Other activities include assisting with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support. In January 2022, the homeless coordinator served as one of the two organizers for the point-in-time count of homeless individuals in Woodland.

The following City activities addressed the Consolidated Plan high priority area of youth services.

The City leased the annex to the Woodland Opera House at a cost of $1 for youth theatre/dance programs. Leasing the annex would have generated estimated revenue of $5,000 per month.

Camperships were available for income-qualified families of youth participants of Swim Lessons, Summertime Fun Club, Summer Teen Pack, and Lifeguard Training. Camperships are scholarships resulting in a fee reduction for the program. The Woodland Kiwanis Club and the City partnered to fund Camperships for 74 youths participating in swim lessons. For the Summertime Fun Club and Teen Pack, 41 participants in the programs received Camperships.

The City operated After School Teen Pack at the Douglass & Lee Middle Schools during the school year Monday-Thursday from immediately after school until 5:00 p.m. Designed for drop-in visits by students to participate any time after school, the program provides supervised activities.

In April 2022, the Woodland City Council approved funds of up to $700,000 from the City's general fund for the initial start-up and three years of operational expenses for the Woodland Branch of the Boys and Girls Club. The Boys and Girls Club focuses on reaching the most vulnerable neighborhoods to provide a safe place for youth to learn, grow and be hopeful about the future despite the adversity and challenges they are facing. A former health club in Woodland is being renovated for the Woodland Branch of the Boys and Girls Club and facility amenities will include two technology hubs, library, art room, café, dedicated teen space, two game rooms, two gymnasiums, squash court, racquetball court, and outdoor sports area.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	759
Black or African American	116
Asian	79
American Indian or American Native	62
Native Hawaiian or Other Pacific Islander	21
Total	**1037**
Hispanic	554
Not Hispanic	715

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The sum of the Hispanic and Not Hispanic data – 1,269 persons – exceeds the sum of the White, Black or African American, Asian, American Indian or American Native, and Native Hawaiian or Other Pacific Islander because the table does not include data for the American Indian and White, Asian and White, Black and White, American Indian and Black, and Balance/Other ethnic categories.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	822,158	530,067

Table 3 - Resources Made Available

Narrative

CDBG resources made available includes the Program Year 2021 entitlement amount of $507,144, program income of $93,286.72, and CDBG-CV3 (CARES Act) funds of $422,831. PY 2021 CDBG expenditures include expenditures for activities funded from prior program year entitlements. The "Other" includes Competitive McKinney-Vento Homeless Assistance Act ($291,231) and $2,242,325 in City resources (general fund, rental value of leasing City Hall Annex for $1/year, Measure J sales tax revenues, Spring Lake Off-Site Affordable Housing Fund, and affordable housing in-lieu fees revenues) for support of the homeless coordinator position, lease of the City Hall Annex to the Woodland Opera House for youth theatre/dance programs, recreation scholarships, Woodland Promise Program (assistance for students enrolled at Woodland Community College), After School Teen Pack Program, Countywide Homeless Coordination Project, Vista del Robles 72-unit affordable housing project, and the 61-unit permanent supportive housing project at the East Beamer Way development.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City did not designate target areas for Program Year 2021.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG funds were leveraged with $2,682,651 in private, state, and local funds.

1. Empower Yolo (Shelter Services) - $20,286 in California Office of Emergency Services grant, donations, and support from private foundations

2. Yolo Community Care Continuum (New Dimensions Supported Housing) - $19,677 from donations, support of local health care provider, and client rent

3. Short Term Emergency Aid Committee (Woodland Homeless Prevention Program) - $68,400 in private funds and individual contributions

4. Yolo County Children's Alliance (Medical & CalFresh Enrollment & Retention) - $12,000 from California Association of Food Banks and California Coverage & Health Initiatives

5. Yolo Food Bank (Nourish Woodland) - $137,963 from individual and corporate donations

6. City of Woodland - $2,242,325 (general fund, rental value for use of City Hall Annex, Measure J sales tax revenues, Spring Lake Off-Site Affordable Housing Fund, and affordable housing in-lieu fees funds) to support the following programs and projects.

a) Homeless Coordinator position
b) Lease of City Hall Annex at a cost of $1 to the Woodland Opera House for youth theatre/dance programs
c) Recreational scholarships for 115 youths from low income families to participate in swim lessons, Summer Time Fun Club, and Summer Teen Pack
d) Woodland Promise Program - Financial support to enable 20 high school graduates from Woodland attend Woodland Community College during the 2021/22 school year
e) After School Teen Pack Program – After school program for Douglass Middle School and Lee Middle Schools with 5,000 student visits during 2021/22 school year
f) Support for the Countywide Homeless Coordination Project - Operation of the cold weather shelter and funding for County Homeless Coordinator position
g) City loan for Vista del Robles 72-unit affordable housing project
h) City grant (funded through the Spring Lake Affordable Housing Off-Site and Affordable Housing In-Lieu Fees funds) for the Phase 2 infrastructure for the 61-unit permanent supportive housing and 60-bed Walter's House treatment facility at the East Beamer Way campus

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	39	0
Number of Special-Needs households to be provided affordable housing units	75	0
Total	**114**	**0**

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	65	179
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	49	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**114**	**179**

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

New Hope Community Development Corporation, the nonprofit development arm of the local housing authority (Yolo County Housing), used CDBG (allocations from PY 2021 and 2020) for rehabilitation of the Cottonwood Meadows senior citizen affordable housing complex.

Discuss how these outcomes will impact future annual action plans.

The need for affordable housing rehabilitation and in particular the construction of additional affordable housing units for the homeless and low-income households remains high. The City will continue to embrace opportunities to support affordable rehabilitation projects and the construction of new affordable housing units when possible.

Along these lines, the City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Way Campus on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and

operational in early January 2021), 61 units of permanent supportive housing, and a 60-bed treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. The East Beamer Way property is located directly north of the City limits within the City's General Plan area. The City deeded the shelter site to a local nonprofit, Friends of Mission, at no cost.

Phase two infrastructure work for the PSH and treatment facility sites was completed and the State awarded the City and co-applicant Friends of the Mission a $15,770,467 Homekey grant in March 2022 for the PSH project. Homekey funds will allow Friends of the Mission to complete the purchase/installation of the housing units; purchase/install a 2,500 square foot community center with offices, conference space, gathering area, and a medical examination room; and receive a three-year operating subsidy. The housing units are expected to be installed and largely occupied by November 2022. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a $12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	172	0
Low-income	33	0
Moderate-income	0	0
Total	**205**	**0**

Table 7 – Number of Households Served

Narrative Information

It should be noted that the East Beamer 61-unit Way Permanent Supportive Housing project will be completed in November 2022 and the Cottonwood Meadows Stairwell/Siding Dry-rot Improvements – Phase S-2 (rehabilitation of low income senior citizen apartment complex, 47 units) will be completed in calendar year 2022. The results of the two projects will be reported in the Program Year 2022 CAPER.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:
Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City provided funding assistance for two emergency shelters with CDBG and non-CDBG funds during the program year. (CDBG and Countywide Homeless Coordination Project funds were used for operation of the Yolo Wayfarer Center's emergency shelter.) The clients of the shelter operated by YWC and Empower Yolo (for victims of domestic violence) received case management and were connected with services and housing whenever possible.

HUD awarded the City two HUD Continuum of Care renewal grants (Consolidated and Reallocation projects) in 2021 in the aggregate amount of $291,231 for permanent supportive housing to assist homeless families and individuals. The funds will be used to provide permanent supportive housing for homeless individuals and families at facilities operated by local non-profit Fourth & Hope.
The City's Homeless Coordinator and Homeless Outreach Street Team worked with non-profit service providers and the Yolo County Health Human Services Agency to connect homeless families and individuals to services and shelter whenever possible.

Add section on Homeless Coordinator accomplishments.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City provided funding assistance for two emergency shelters with CDBG and non-CDBG funds during the program year. (CDBG and Countywide Homeless Coordination Project funds were used for the Yolo Wayfarer Center's emergency shelter.) The clients of the shelter operated by YWC and Empower Yolo (for victims of domestic violence) received case management and were connected with services whenever possible.

The City's Homeless Coordinator and Homeless Outreach Street Team worked with non-profit service providers and the Yolo County Health Human Services Agency to connect homeless families and individuals to services and shelter whenever possible.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City provided CDBG funding for the Yolo Community Care Continuum's New Dimensions Supportive Housing Program during the program year. The program provides housing and supportive services for adults with mental illnesses. A number of the clients have been homeless and/or at risk of homelessness. The City also funded the Short Term Emergency Aid Committee through the CDBG

program. STEAC provided emergency cash assistance for overdue rent in order to prevent evictions for low-income Woodland residents. STEAC assisted also assisted homeless individuals and families return to housing with first month's rental assistance.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City funded the Short Term Emergency Aid Committee through the CDBG program. Besides assisting low-income Woodland residents from being evicted, STEAC also provided funds to help homeless families and individuals move into permanent, long-term housing.

HUD awarded the City two HUD Continuum of Care renewal grants (Consolidated and Reallocation projects) in 2021 in the aggregate amount of $291,231 for permanent supportive housing to assist homeless families and individuals. The funds will be used to provide permanent supportive housing for homeless individuals and families at facilities operated by local non-profit Fourth & Hope.

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness. The position is funded through the City's general fund and a grant received by the City. The homeless coordinator who is a licensed mental health professional with 20 years of experience working in the mental health field engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The individual in this position works with the staff of the Yolo Wayfarer Center's 100-bed homeless shelter with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive, longer-term housing environments. Other activities include assisting with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support. In January 2022, the homeless coordinator served as one of the two organizers for the point-in-time count of homeless individuals in Woodland.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Yolo County Housing serves as the public housing authority for Yolo County and operates two public housing facilities in Woodland - Yolano Village (60 units) and Donnelly Circle (72 units). While the City's Program Year Action Plan did not include activities that directly address the needs of public housing, residents of Yolano and Donnelly may have benefitted from services provided through the following activities funded in the City's Action Plan: Short Term Emergency Aid Committee (rental assistance), and Northern California Children's Therapy Center (health care access for special needs children through early intervention).

City staff has conducted Measure J outreach with Yolo County Housing. Measure J is a sales tax measure approved by Woodland voters in 2014 and portion of the revenues generated by Measure J are used to provide partial scholarships for low income families to encourage their children's participation in summer recreation programs operated by the City. These programs include swim lessons, Summer Time Fun Club, and Summer Teen Pack. In addition, the City operates a *Recreation to Go* van and the van visited the park adjacent to public housing (Yolano Village and Donnelly Circle) during the program year to provide recreational activities for children. Public Housing residents are also eligible for the Woodland Promise Program which provides financial resources to help Woodland students who might not otherwise be able to afford a college education. Woodland Promise has two components: a fee-waiver program called Woodland College Promise and a scholarship program called the Woodland Stars Scholarship. Eligible students enroll at Woodland Community College.

While the public housing units in Woodland (Yolano Village and Donnelly Circle) are in good condition; funds will be needed to preserve and modernize them. Yolo County Housing is engaged in discussions with HUD on converting the public housing provided at Yolano Village (60 family units) and Donnelly Circle (72 family units) into a housing choice voucher supported program. Potentially, moving to a voucher supported program and exiting public housing could result in construction of new units for public housing residents. However, this is a long process predicated on HUD's approval of the conversation to a voucher supported program and the ability to finance new construction. If successful, YCH would construct approximately 400 rental units in a multi-story mixed income development to accommodate the existing 132 public housing units and other housing units for low to moderate income households. The development would also include first floor retail uses. To support YCH's efforts, the City in 2022 included $500,000 in its American Rescue Plan funding plan toward the project.

To address safety issues, the City held a Community Safety Conversation on March 30, 2022 for the Yolano and Donnelly residents at the Yolano Recreation Center. A City Council member, City Manager, Police Chief, and members from the Yolo Conflict Resolution Center and Brown Issues spoke with residents about community concerns, technology and equipment used by law enforcement, and services offered.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City of Woodland does not have oversight or governance jurisdiction over the local public housing authority (Yolo County Housing or YCH). However, YCH has taken a number of actions to facilitate

resident involvement. YCH is governed on a day-to-day basis by a seven-member housing commission, which includes two resident commissioners. In addition, YCH staff facilitates Yolo County Housing Quarterly Resident Meetings for the residents of the Yolano Village (60 units) and Donnelly Circle (72 units) which are public housing developments located in Woodland. YCH provides opportunities for public housing residents to apply their housing choice voucher assistance to a home mortgage (monthly mortgage payments). The City operates a first time homebuyer loan assistance program for low income households and maintains an interest list for the program. When loan funding is available, the City contacts families on the interest list and invites them to participate in the City's program. Public housing residents are welcome to participate in the City's homebuyer loan assistance program.

Actions taken to provide assistance to troubled PHAs

Not applicable, the local public housing authority (Yolo County Housing) is not designated as troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City permitted an 83-unit bonus density infill rental project on an infill, centrally located site that will include 9 units for low income households. Processing of the project application was completed at the staff level which saved the applicant time and reduced processing costs. The project will provide one- and two-bedroom rent units in a rental market with limited vacancies and will include both market rate units (74) and low income units (9). The City is awaiting the applicant's submittal of building plans.

The City is working on a comprehensive update to its Zoning Ordinance in order to bring it in alignment with the 2017 comprehensive update to the City's General Plan. City staff anticipates the update will be completed by the end of calendar year 2022. A number of the changes will be focused on easing development requirements for residential development. The City has already taken a number of steps encourage residential development including allowing staff level design and site plan review for multi-family rental projects that are consistent with development standards and significantly increasing residential development densities in older sections of the City to promote infill development.

The City Council on January 17, 2020 amended the Zoning Ordinance to facilitate the construction of junior accessory dwelling units and accessory dwelling units. The ordinance was amended in order to be compliance 2019 state law changes. Key provisions of the amendment include the following.
• Requires local agencies to approve or deny an ADU project within 60 days. • Prohibits imposing minimum lot sizes. • For all ADUs requires only a 4-foot setback from side and rear lot lines. • Eliminates the requirement for replacement parking when a garage, carport, or covered parking that is demolished or converted to construct an ADU. • Requires one parking space per ADU that requires an ADU permit. • Allows for both an ADU and JADU on a single-family lot where access, setbacks, and other criteria are met. • Allows ADUs in multi-family projects, including conversion of space such as storage rooms, as well as the construction of up to two detached ADUs on the property. • City may not impose impact fees on ADUs under 750 square feet. • Cannot condition approval of the ADU on the applicant being he "owner-applicant" of either the primary or the ADU. During the program year, the City permitted *update once number is available* ADUs.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Way Campus on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, and a 60-bed treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. The East Beamer Way property is located directly north of the City limits within the City's General Plan area. The City deeded the shelter site to a local nonprofit, Friends of Mission, at no cost. The phase two infrastructure work for the PSH and treatment facility sites was completed and the State awarded the City and co-applicant Friends of the Mission a $15,770,467 Homekey grant in March 2022 for the PSH project. Homekey funds will allow Friends of the Mission to complete the purchase/installation of the

housing units; purchase/install a 2,500 square foot community center with offices, conference space, gathering area, and a medical examination room; and receive a three-year operating subsidy. The housing units are expected to be installed and largely occupied by November 2022. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a $12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility.

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness. The position is funded through the City's general fund and a grant received by the City. The homeless coordinator who is a licensed mental health professional with 20 years of experience working in the mental health field engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The individual in this position works with the staff of the Yolo Wayfarer Center's 100-bed homeless shelter with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive, longer-term housing environments. Other activities include assisting with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support. In January 2022, the homeless coordinator served as one of the two organizers for the point-in-time count of homeless individuals in Woodland.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In order to reduce lead-based paint hazards, the City of Woodland provides information and technical assistance to individuals undertaking home improvement projects. CDBG-funded construction activities that occurred during the program year did not involve the abatement of lead-based paint.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City funded program activities that addressed poverty-level families during the program year. These activities include Yolo Wayfarer Center (emergency shelter services), Short Term Emergency Aid Committee (rental assistance to prevent evictions), and Empower Yolo (shelter services for victims of domestic violence, sexual assault, stalking and trafficking). The activities operated by the Yolo Wayfarer Center and Empower Yolo include case management services to help families stabilize and ideally transition to permanent housing.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City participated with Yolo County and the cities in the county on the Countywide Homeless Coordination Project during the program year. This program provides funding assistance for a countywide homeless coordinator and the operation of a cold weather shelter (Yolo Wayfarer Center) in Woodland during the winter months. In addition, a City staff member represents the City at meetings of the local continuum of care, Yolo County Homeless and Poverty Action Coalition (HPAC) and attended most of the board meetings and technical subcommittee meetings during the 2021 program year. HPAC transitioned to nonprofit organization in 2021

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Homeless and Poverty Action (HPAC) serves as the continuum of care for Yolo County and became a nonprofit in 2021. A City staff member represents the City on HPAC's board of directors. HPAC has a number of responsibilities including the coordination of services and housing resources for the homeless. City staff participated in at least 20 HPAC general, executive committee, technical subcommittee, and other meetings during the program year.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City is working on a comprehensive update to its Zoning Ordinance in order to bring it in alignment with the 2017 comprehensive update to the City's General Plan. City staff anticipates the update will be completed by the end of calendar year 2022. A number of the changes will be focused on easing development requirements for residential development. The City has already taken a number of steps encourage residential development including allowing staff level design and site plan review for multi-family rental projects that are consistent with development standards and significantly increasing residential development densities in older sections of the City to promote infill development.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Each year, the City requires subrecipients to submit quarterly and annual reports on the progress and results of their activities. Subrecipients reported data on the ethnicities and income levels of the beneficiaries of the CDBG-funded activities. All subrecipients were monitoring during the program year. City staff was responsible for monitoring construction activities during the program year for Davis-Bacon compliance. This included running debarment checks through the System for Award Management, conducting wage interviews in the field, and reviewing certified payrolls of construction projects subject to Davis-Bacon requirements to ensure compliance with Davis-Bacon wages and other labor-related provisions.

Citizen Participation Plan 91.105(d); 91.115(d)
Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City's CDBG Public Participation Plan requires that the CAPER be available for public comment for a minimum period of 15 days. The City published a notice (in English and Spanish) on June 24, 2022 in the local newspaper (Woodland Daily Democrat) on the availability of the CAPER and that public comments would be accepted through July 25, 2022. In addition, notification was provided that a public hearing would be held on July 19, 2022 before the Woodland City Council to receive public comments on the CAPER. The notice included the phone number and email for the City staff contact.

Copies of the CAPER were made available at the Woodland City Hall, Community Development public counter (300 First Street, Woodland, CA 95695) and through the City's website (Community Services Department, CDBG section) starting on July 5, 2022.

The agenda packet for the Month Day, 2022 City Council meeting was posted to the City's website starting on July 14, 2022 and the meeting agenda was posted to the City Hall outdoor display case on the same day. On July 19, 2022, the City Council approved the CAPER after holding a public hearing. *Update after July 19, 2022 public hearing and public comment period closes.*

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City has not changed its CDBG program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City has not changed its CDBG program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Attachment
IDIS Reports

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
List of Activities By Program Year And Project
WOODLAND,CA

REPORT FOR CPD PROGRAM: CDBG
PGM YR: 2021
Formula and Competitive Grants only

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Name	Activity Status	Program	Funded Amount	Draw Amount
2021	1	City of Woodland, Library ADA Restrooms Upgrade	515	City of Woodland, Library ADA Restrooms Upgrade	Canceled	CDBG	$0.00	$0.00
			516	City of Woodland, Library ADA Restrooms Upgrade	Open	CDBG	$133,286.72	$0.00
		Project Total					**$133,286.72**	**$0.00**
	2	City of Woodland, ADA Accessibility Project	517	City of Woodland, ADA Accessibility Project (2021)	Open	CDBG	$196,645.00	$0.00
		Project Total					**$196,645.00**	**$0.00**
	3	New Hope Community Development Corp, Cottonwood Meadows Siding & Structural Dry-rot Improvements	518	New Hope Community Dev Corp, Cottonwood Meadows Siding & Structural Dry-rot Improvements, Phase S-2	Open	CDBG	$50,000.00	$0.00
		Project Total					**$50,000.00**	**$0.00**
	4	CommuniCare Health Centers, Garden & Outdoor Classroom	519	CommuniCare Health Centers, Garden & Outdoor Classroom	Open	CDBG	$8,000.00	$0.00
		Project Total					**$8,000.00**	**$0.00**
	5	Friends of the Mission, Affordable Housing Security Gates	520	Friends of the Mission, Affordable Housing Security Gates	Open	CDBG	$0.00	$0.00
		Project Total					**$0.00**	**$0.00**
	6	Yolo Community Care Continuum, New Dimensions Supported Housing	521	Yolo Community Care Continuum, New Dimensions Supported Housing	Open	CDBG	$7,335.00	$5,501.25
		Project Total					**$7,335.00**	**$5,501.25**
	7	Short Term Emergency Aid Committee, Woodland Homeless Prevention Program	522	Short Term Emergency Aid Committee, Woodland Homeless Prevention Program	Completed	CDBG	$6,000.00	$6,000.00
		Project Total					**$6,000.00**	**$6,000.00**
	8	Meals on Wheels Yolo County, Home Delivered Meals Program	523	Meals on Wheels Yolo County, Home Delivered Meals Program	Open	CDBG	$11,000.00	$11,000.00
		Project Total					**$11,000.00**	**$11,000.00**
	9	Yolo Wayfarer Center, Emergency Shelter Services	524	Yolo Wayfarer Center, Emergency Shelter Services	Open	CDBG	$11,000.00	$7,943.10
		Project Total					**$11,000.00**	**$7,943.10**
	10	Northern California Children's Therapy Center, Project HOPE	525	Northern California Children's Therapy Center, Project HOPE	Completed	CDBG	$6,000.00	$6,000.00
		Project Total					**$6,000.00**	**$6,000.00**
	11	Legal Services of Northern California, Fair Housing Services	526	Legal Services of Northern California, Fair Housing Services	Open	CDBG	$10,000.00	$7,500.00
		Project Total					**$10,000.00**	**$7,500.00**
	12	Yolo County Children's Alliance, MediCal/CalFresh Enrollment/Retention	527	Yolo County Children's Alliance, MediCal/CalFresh Enrollment/Retention	Open	CDBG	$6,000.00	$6,000.00
		Project Total					**$6,000.00**	**$6,000.00**
	13	Empower Yolo, Shelter Services	528	Empower Yolo, Shelter Services	Open	CDBG	$7,736.00	$5,759.84

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
List of Activities By Program Year And Project
WOODLAND,CA

Plan Year	IDIS Project	Project	IDIS Activity ID	Activity Name	Activity Status	Program	Funded Amount	Draw Amount
2021	13	**Project Total**					**$7,736.00**	**$5,759.84**
	14	Yolo Food Bank, Nurture Woodland	529	Yolo Food Bank, Nurture Woodland	Completed	CDBG	$11,000.00	$11,000.00
		Project Total					**$11,000.00**	**$11,000.00**
	15	City of Woodland, CDBG Administration	530	City of Woodland, CDBG Administration	Open	CDBG	$101,428.00	$75,839.43
		Project Total					**$101,428.00**	**$75,839.43**
	Program Total					**CDBG**	**$565,430.72**	**$142,543.62**
	2021 Total						**$565,430.72**	**$142,543.62**
Program Grand Total						**CDBG**	**$565,430.72**	**$142,543.62**
Grand Total							**$565,430.72**	**$142,543.62**

PGM Year: 1994
Project: 0002 - CONVERTED CDBG ACTIVITIES
IDIS Activity: 2 - CDBG COMMITTED FUNDS ADJUSTMENT

Status: Open 10/15/1999 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 01/01/0001

Description:
ACTIVITY WAS FUNDED AND COMPLETED PRIOR TO GOING LIVE ON IDIS.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	Pre-2015		$3,241,108.28	$0.00	$0.00
		1989	B89MC060040		$0.00	$306,000.00
		1990	B90MC060040		$0.00	$298,000.00
		1991	B91MC060040		$0.00	$332,000.00
		1992	B92MC060040		$0.00	$356,000.00
		1993	B93MC060040		$0.00	$456,000.00
		1994	B94MC060040		$0.00	$494,281.57
		1995	B95MC060040		$0.00	$554,302.77
		1996	B96MC060040		$0.00	$444,523.94
		2004	B04MC060040		$0.00	$0.00
Total	**Total**			**$3,241,108.28**	**$0.00**	**$3,241,108.28**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		

Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:					0			

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2017
Project: 0001 - Yolo Wayfarer Center - Shelter Courtyard
IDIS Activity: 455 - Yolo Wayfarer Center - Shelter Courtyard

Status: Completed 1/31/2022 7:05:32 PM
Location: 207 4th St Woodland, CA 95695-3501

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Homeless Facilities (not operating costs) (03C)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 12/01/2017

Description:

This activity will result in the expansion of an existing shade structure at the emergency shelter operated by the Yolo Wayfarer Center.
The structure will provide protection from the elements.
In addition, CDBG funding will be used to renovate an exterior restroom adjacent to the shade structure and to rehabilitate the men's restroom located in the interior of the shelter.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2017	B17MC060040	$8,330.76	$0.00	$8,330.76
	PI			$33,669.24	$0.00	$33,669.24
Total	**Total**			**$42,000.00**	**$0.00**	**$42,000.00**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2018
Project: 0001 - Yolo Community Care Continuum, Safe Harbor
IDIS Activity: 470 - Yolo Community Care Continuum, Safe Harbor

Status: Completed 4/27/2022 12:00:00 AM
Location: 584 Kentucky Ave Woodland, CA 95695-2779

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Health Facilities (03P)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/01/2019

Description:

The Yolo Community Care Continuum intends to replace exterior building fixtures, improve internal spaces that do not meet licensing requirements, and install efficiency upgrades to reduce the operating costs for service delivery at its Safe Harbor facility that serves mentally ill persons in crisis.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC060040	$55,268.39	$4,831.00	$55,268.39
Total	**Total**			**$55,268.39**	**$4,831.00**	**$55,268.39**

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	86	24
Black/African American:	0	0	0	0	0	0	13	0
Asian:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**107**	**24**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	90
Low Mod	0	0	0	7
Moderate	0	0	0	0
Non Low Moderate	0	0	0	10
Total	0	0	0	107
Percent Low/Mod				90.7%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2018	The Yolo Community Care Continuum installed energy efficient sliding glass doors in its client lounge area, an energy efficient stove, ADA-compliant countertops in the kitchen, water efficient kitchen sink fixtures, water efficient toilets and shower heads, and upgraded water heaters to comply with State of California Community Care Licensing requirements for temperature standards at its Safe Harbor facility. The facility provides 24-7 crisis residential services to Woodland residents who are experiencing a mental health crisis.	

PGM Year: 2019
Project: 0001 - City of Woodland, Library ADA Restrooms Upgrade
IDIS Activity: 483 - City of Woodland, Library ADA Restrooms Upgrade

Status: Open
Location: 250 1st St Woodland, CA 95695-3411

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Other Public Improvements Not Listed in 03A-03S (03Z)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/27/2019

Description:

ADA improvements will be constructed for the restrooms at the City of Woodland's public library.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016	B16MC060040	$2,369.78	$0.00	$2,369.78
		2017	B17MC060040	$2,630.22	$0.00	$2,630.22
		2018	B18MC060040	$3,667.14	$0.00	$0.00
		2019	B19MC060040	$60,780.65	$0.00	$9,952.80
Total	**Total**			**$69,447.79**	**$0.00**	**$14,952.80**

Proposed Accomplishments

Public Facilities : 2

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	Project design and a construction cost estimate were completed. Because the cost estimated exceeds the remaining CDBG funds, construction is delayed until additional CDBG funds are available.	

PGM Year: 2019
Project: 0002 - Sacramento Valley Historical Railways, ADA Restroom Building
IDIS Activity: 484 - Sacramento Valley Historical Railways, ADA Restroom Building

Status: Canceled 8/30/2021 7:31:18 PM
Location: 1120 Lincoln Ave Woodland, CA 95695-4116

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Sidewalks (03L)

National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/27/2019

Description:

An ADA compliant walkway will be constructed to connect the Historic Woodland Train Depot building with the ADA restrooms building.

Financing

No data returned for this view. This might be because the applied filter excludes all data.

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2019
Project: 0003 - City of Woodland, ADA Accessibility Program
IDIS Activity: 485 - City of Woodland, ADA Accessibility Program

Status: Open
Location: 300 1st St Woodland, CA 95695-3413

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Sidewalks (03L)

National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/27/2019

Description:

ADA compliant curb ramps, sidewalks, and driveways will be constructed at approximately thirteen locations.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2017	B17MC060040	$7,000.00	$746.93	$7,000.00
		2019	B19MC060040	$198,000.00	$198,000.00	$198,000.00
Total	**Total**			**$205,000.00**	**$198,746.93**	**$205,000.00**

Proposed Accomplishments

Public Facilities : 13

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	Project was designed, bid out, and awarded during Program Year 2020. Construction was not started until July 2020. Because the ADA Accessibility Program construction projects includes sites near schools and/or involve streets that convey school traffic, construction is typically scheduled for the summmer in order to reduced conflicts with school traffic.	

PGM Year: 2019
Project: 0004 - New Hope Community Development Corporation, Cottonwood Meadows Phase 3
IDIS Activity: 486 - New Hope Community Development Corporation, Cottonwood Meadows Phase 3

Status: Completed 7/19/2021 7:14:00 PM
Location: 120 N Cottonwood St Woodland, CA 95695-6665

Objective: Create suitable living environments
Outcome: Affordability
Matrix Code: Rehab; Multi-Unit Residential (14B)
National Objective: LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/27/2019

Description:

CDBG funds will be used to continue with the removalreplacement of the dry-rotted framing, the last two remaining staircases, T-1-11 siding and wood trimming and the painting of the Cottonwood Meadows apartment complex.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC060040	$965.00	$0.00	$965.00
		2017	B17MC060040	$5,000.00	$0.00	$5,000.00
		2019	B19MC060040	$59,035.00	$0.00	$59,035.00
Total	**Total**			**$65,000.00**	**$0.00**	**$65,000.00**

Proposed Accomplishments

Housing Units : 47

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	43	12	0	0	43	12	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	1	0	0	0	1	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	1	0	0	0	1	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**46**	**12**	**0**	**0**	**46**	**12**	**0**	**0**
Female-headed Households:	25		0		25			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	21	0	21	0
Low Mod	24	0	24	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	46	0	46	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2019	Rehabilitation work for the affordable housing Cottonwood Meadows Phase 3 project was completed in October 2020. The completed work included replacement of the remaining two staircases, T-1-11 wood siding, and wood trim. Additional T-1-11 siding and wood trim will be need to be replaced in future construction phases.	

PGM Year: 2020
Project: 0002 - CommuniCare Health Centers Garden & Outdoor Class
IDIS Activity: 500 - CommuniCare Health Centers Garden & Outdoor Classroom

Status: Completed 6/30/2022 4:42:02 PM
Location: 215 W Beamer St Woodland, CA 95695-2510

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Health Facilities (03P)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

The activity will add a shade structureoutdoor classroom to host health education classes and group therapy for the Hansen Family Health Center Garden and Outdoor Classroom that was initially constructed in 2020 and yields approximately 1,500 pounds of produce for clients of CommuniCare's Hansen Family Health Center in Woodland.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$8,168.00	$8,168.00	$8,168.00
Total	**Total**			**$8,168.00**	**$8,168.00**	**$8,168.00**

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	768	522
Black/African American:	0	0	0	0	0	0	37	2
Asian:	0	0	0	0	0	0	56	0
American Indian/Alaskan Native:	0	0	0	0	0	0	17	8
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	9	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	17	6
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	10	0
Other multi-racial:	0	0	0	0	0	0	12	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**926**	**538**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	767
Low Mod	0	0	0	139
Moderate	0	0	0	20
Non Low Moderate	0	0	0	0
Total	0	0	0	926
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	Funds were used to purchase a 20 foot x 30 foot shade structure kit. This structure has been installed and covered with shade cloth, and is now serving as an outdoor classroom for hosting health education, staff and community events in the garden at Hansen Family Health Center.	

PGM Year: 2020
Project: 0003 - New Hope Community Development Corporation Cottonwood Meadows Phase S-1 Rehabilitation
IDIS Activity: 501 - New Hope Community Development Corporation Cottonwood Meadows Phase S-1 Rehabilitation

Status: Open
Location: 120 N Cottonwood St Woodland, CA 95695-6665

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Rehab; Multi-Unit Residential (14B)
National Objective: LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 06/14/2022

Description:

The activity will focus on the repair or replacement of all dry-rotted T-1-11 siding on the two building exteriors at the Cottonwood Meadows senior citizen affordable housing development.
The replacement siding and trim will be of a "cement-fiber" type and all new wood and trim will be painted.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$50,000.00	$0.00	$0.00
Total	**Total**			**$50,000.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Housing Units : 43

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2020
Project: 0004 - City of Woodland ADA Accessibility Program
IDIS Activity: 502 - City of Woodland ADA Accessibility Program

Status: Open
Location: 300 1st St Woodland, CA 95695-3413

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Sidewalks (03L)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

The City will construct ADA compliant ramps, sidewalks, and driveways at various locations that correspond to locations that have been specifically requested by the community members or are located on the City's ADA Priority Route.
It is estimated that 15 ADA improvements will be constructed.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$200,000.00	$199,235.88	$199,235.88
Total	**Total**			**$200,000.00**	**$199,235.88**	**$199,235.88**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households:	0	0	0

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2020
Project: 0005 - Friends of the Mission 925 North Street Water Heater Efficiency
IDIS Activity: 503 - Friends of the Mission 925 North Street Water Heater Efficiency

Status: Open
Location: 925 North St Woodland, CA 95695-3508

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Rehab; Multi-Unit Residential (14B)
National Objective: LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/04/2021

Description:

The proposed activity will result in the replacement of the water heaters for the seven-unit affordable housing complex.
The current water heaters have an energy efficiency rating of 59 percent while the new tankless water heaters will be installed at a 97 percent energy efficiency level.
This will result in a nearly 40 percent reduction in the annual water heating costs for the tenants.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$26,408.00	$0.00	$0.00
Total	**Total**			**$26,408.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Housing Units : 7

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2020
Project: 0006 - Friends of the Mission Walter's House Water Heater Efficiency
IDIS Activity: 504 - Friends of the Mission Walter's House Water Heater Efficiency

Status: Open
Location: 285 4th St Woodland, CA 95695-3501

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Health Facilities (03P)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

Walter's House is located in Woodland at 285 Fourth Street and operates a 44-bed transitional housing homeless shelter and treatment program serving very low-income homeless women and men.
The proposed activity will replace the existing water heaters at Walter's House which have a 59 percent efficiency rating.
New tankless water heaters will installed at the 97 percent energy efficiency level.
This will result in an almost 40 percent reduction in annual water heating costs.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$34,112.00	$0.00	$0.00
Total	**Total**			**$34,112.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2020
Project: 0016 - City of Woodland, CDBG Administration
IDIS Activity: 505 - City of Woodland, CDBG Administration

Status: Open
Location:

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

This activity will support administration of the City's CDBG program including costs for staff and public noticing.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$102,672.00	$0.00	$0.00
Total	**Total**			**$102,672.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:					0			

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2020
Project: 0007 - Meals on Wheels Yolo County Home Delivered Meals Program
IDIS Activity: 506 - Meals on Wheels Yolo County Home Delivered Meals Program

Status: Completed 4/29/2022 12:00:00 AM
Location: 40 N East St Ste C Woodland, CA 95776-5900

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Senior Services (05A)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

Meals on Wheels Yolo County through its Home Delivered Meals Program delivers hot lunchtime meals and provides weekly safety checks for approximately 125 homebound low income Woodland senior citizens.
The individuals served are elderly, frail, andor disabled seniors that cannot prepare hot meals on their own.
A growing number of seniors lack additional support - family or friends are often living further away or have passed away.
Homebound seniors may also miss meals because of an inability to shop and cook for themselves.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$11,000.00	$11,000.00	$11,000.00
Total	**Total**			**$11,000.00**	**$11,000.00**	**$11,000.00**

Proposed Accomplishments

People (General) : 125

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	138	54
Black/African American:	0	0	0	0	0	0	8	0
Asian:	0	0	0	0	0	0	7	0
American Indian/Alaskan Native:	0	0	0	0	0	0	5	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	11	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**170**	**54**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	69
Low Mod	0	0	0	44
Moderate	0	0	0	21
Non Low Moderate	0	0	0	36
Total	0	0	0	170
Percent Low/Mod				78.8%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	Meals on Wheels Yolo County delivered meals to 170 unduplicated Woodland residents during the program year. All recipients received an assessment of well-being and needs referral to additional services. The program provided a daily safety check to each of the weekday meal recipients. As a result of the COVID-19 pandemic, safety checks were only completed weekly over the phone. In order to minimize risk and exposure, delivery days changed from weekday deliveries to Mondays, Wednesdays, and Thursdays, even though all seniors continued to receive a combined five meals each week. Meals are a combination of hot ready-to-eat meals, refrigerated meals, and frozen meals.	

PGM Year: 2020
Project: 0008 - Yolo Community Care Continuum New Dimensions Supported Housing
IDIS Activity: 507 - Yolo Community Care Continuum New Dimensions Supported Housing

Status: Completed 4/29/2022 12:00:00 AM
Location: 582 Kentucky Ave Woodland, CA 95695-2304

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Mental Health Services (05O)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

This program provides individualized services to residents of the New Dimensions Supportive Housing Project via YCCCC, a 15-unit affordable project for adults at risk of mental illness. Services will be provided also to mentally ill adults residing at multiple residential properties owned or leased by YCCC.
Services include teaching independent living skills, clinical and medical support, teaching vocational skills, and ensuring safety for the residents.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$7,335.00	$7,335.00	$7,335.00
Total	**Total**			**$7,335.00**	**$7,335.00**	**$7,335.00**

Proposed Accomplishments

People (General) : 26

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	22	5
Black/African American:	0	0	0	0	0	0	3	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**26**	**5**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	26
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	26
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	The New Dimensions Supportive Housing Program assisted all of its Woodland residents maintain their housing in order to prevent homelessness. The program assisted all of its Woodland residents remain stable within the community and avoid hospitalizat6on or utilization of crisis services. During the year the program assisted all of its residents increase their independent living skills and coping skills to keep them housed in Yolo Community Care Continuum's housing. During the program year none of the Woodland residents were incarcerated, meeting the program's goal of 98% of its residents avoiding incarceration	

PGM Year: 2020
Project: 0009 - Yolo Wayfarer Center Emergency Shelter Services
IDIS Activity: 508 - Yolo Wayfarer Center Emergency Shelter Services

Status: Completed 4/29/2022 12:00:00 AM
Location: 1901 East Beamer Street Woodland, CA 95776

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Other Public Services Not Listed in 05A-05Y, 03T (05Z)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resourcereferral services - including assistance accessing mainstream benefits.
Shelter participants are required to make progress on their personal developmenthousing plan after ten days at the shelter.
This includes activities in the areas of physical and mental health, incomeemployment, and housing goals.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$11,000.00	$11,000.00	$11,000.00
Total	**Total**			**$11,000.00**	**$11,000.00**	**$11,000.00**

Proposed Accomplishments

People (General) : 250

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	142	52
Black/African American:	0	0	0	0	0	0	30	1
Asian:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native:	0	0	0	0	0	0	10	4
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	7	4
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	15	8
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**207**	**69**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	207
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	207
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	The Emergency Shelter Services program served 207 individuals, including 129 males and 75 females. A total of 22 individuals exited to permanent housing. All participants received three meals per day, resource/referral assistance, and weekly case management.	

PGM Year: 2020
Project: 0010 - Empower Yolo Shelter Services
IDIS Activity: 509 - Empower Yolo Shelter Services

Status: Completed 4/29/2022 12:00:00 AM
Location: 175 Walnut St Woodland, CA 95695-3154

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)

National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

Empower Yolo provides emergency food and shelter to victims of domestic violence, sexual assault, stalking, and human trafficking.
The shelter also offers a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives.
During the course of their stay, every adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care.
Services at the shelter include case management, safety planning, weekly goal-setting, economic empowerment, life skills development, and domestic violence education.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$7,335.00	$7,335.00	$7,335.00
Total	**Total**			**$7,335.00**	**$7,335.00**	**$7,335.00**

Proposed Accomplishments

People (General) : 38

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	22	18
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	2
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**24**	**20**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	24
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	24
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	COVID-19 pandemic restrictions meant that many of Empower Yolo's shelter residents had a longer length of stay than usual. Although the available housing inventory was already low before the pandemic, it was worse because of it. People were not moving, construction was temporarily halted or delayed while building materials were scarce, and some landlords were not accepting new applications. Although shelter advocates worked closely with multi-grant housing teams and were able to quickly connect eligible clients to housing advocacy and rent payment support, without vacant units there was nowhere to go. Jobs were also scarce. Many clients who had been working, were laid-off and shelter residents looking for work couldn't find it. Even additional financial supports offered by unemployment did not go as far, making it difficult to save for housing. While the demand for shelter beds grew, our ability to meet the demand decreased. Empower Yolo typically has single women share rooms in the shelter, but during the pandemic it was decided that no one would share a room with a non-relative or family member, decreasing the number of available beds. Unfortunately, reports of domestic violence increased during the pandemic and Empower Yolo's legal team worked with a record number of victims seeking restraining orders. Empower Yolo's legal advocates were able to meet clients in the shelter and court hearings were via Zoom.	

PGM Year: 2020
Project: 0011 - Yolo Food Bank Nourish Yolo Capacity Enhancement Project
IDIS Activity: 510 - Yolo Food Bank Nourish Yolo Capacity Enhancement Project

Status: Completed 4/29/2022 12:00:00 AM
Location: 233 Harter Ave Woodland, CA 95776-5917

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Food Banks (05W)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

Even prior to the COVID-19 crisis, more than 14,000 Woodland residents were served each year by the Yolo Food Bank, representing nearly 25 percent of all residents.
With the weakening economy, and the addition of 1,500 Woodlanders receiving emergency food home deliveries due to COVID-19 shelter-in-place orders and 80+ homeless sheltered in Woodland motel rooms during the peak of the pandemic also receiving daily meal deliveries, that figure has grown is expected to further expand.
As a result, the Nourish Yolo Capacity Enhancement Program will provide food to these individualsThe pandemic and its impacts have only intensified the ongoing issues Woodland faces as part of a USDA-defined "food desert," where access to fresh foods, especially produce, is limited by the absence of affordable, full-fledged grocery retail options in some neighborhoods, and transportation issues related to reaching such a grocer.
Working families and their children, senior citizens, homeless, veterans, disabled residents, and migrants are disproportionally affected.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$11,000.00	$11,000.00	$11,000.00
Total	**Total**			**$11,000.00**	**$11,000.00**	**$11,000.00**

Proposed Accomplishments

People (General) : 250

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	400	208
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0

Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**400**	**208**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	300
Low Mod	0	0	0	100
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	400
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	The Yolo Food Bank (YFB) distributed 4.3 million pounds of healthy fresh and shelf-stable food to 20,000+ Woodland residents experiencing food insecurity during the program year. This figure represents more than 40% of all food distributed by the YFB countywide during the year, surpassing the service the year prior in Woodland per se by more than one million pounds. The COVID-19 pandemic conditions in Woodland created new needs, and exacerbated pre-existing and underlying conditions of food insecurity. YFB's service escalated quickly to nourish the community, and this increased response continued unabated throughout the funding period - and beyond. As a result, all goals detailed in the program year application were met and surpassed.	

PGM Year: 2020
Project: 0012 - Short Term Emergency Aid Committee Woodland Homeless Prevention Program
IDIS Activity: 511 - Short Term Emergency Aid Committee Woodland Homeless Prevention Program

Status: Completed 4/29/2022 12:00:00 AM
Location: 1712 Picasso Ave Ste D Davis, CA 95618-0546

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Subsistence Payment (05Q)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

The Woodland Homelessness Prevention Program provides emergency cash assistance for the following:(1) Overdue rent up to $700 to prevent evictions for low-income Woodland residents.
The goal is to assist low-income individuals and families facing a short-term emergency in order to prevent homelessness.(2) First month's rent up to $700 to help low-income Woodland individuals and families move from homelessness into permanent housing.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$6,000.00	$6,000.00	$6,000.00
Total	**Total**			**$6,000.00**	**$6,000.00**	**$6,000.00**

Proposed Accomplishments

People (General) : 149

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	28	2
Black/African American:	0	0	0	0	0	0	17	0
Asian:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	131	41
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**179**	**43**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	146
Low Mod	0	0	0	33
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	179
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	The Short Term Emergency Aid Committee (STEAC) provided rental assistance to 77 Woodland families including 179 people (unduplicated) during the program year. The program year required a great deal of flexibility in order to meet the needs of low-income individuals during the COVID-19 pandemic and determine how best this program can support individuals as needs grew and other funds became available for rental support. The need for rental support in the community went from very low to extremely high depending on the availability of government supports. In the end, STEAC gave out more rental assistance than ever before to meet the ongoing needs for a pandemic that is still ongoing.	

PGM Year: 2020
Project: 0013 - Yolo County Children's Alliance MediCal & CalFresh Enrollment/Retention
IDIS Activity: 512 - Yolo County Children's Alliance MediCal & CalFresh Enrollment/Retention

Status: Completed 4/27/2022 12:00:00 AM
Location: 25 N Cottonwood St Woodland, CA 95695-6609

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Other Public Services Not Listed in 05A-05Y, 03T (05Z)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

The Yolo County Children's Alliance will assist families and individuals who face barriers and challenges that prevent them from accessing MediCal and CalFresh services on their own.
YCCA provides bi-lingual, bi-cultural, friendly, patient, and in-person service so that YCCA's staff can walk people through the process for MediCal and CalFresh enrollment.
YCCA will troubleshoot issues that arise and confirm that all necessary paperwork is complete and reviewed by the Yolo County Health and Human Services Agency, that administrative agency that processes MediCal and CalFresh applications.
Once clients are enrolled, YCCA will follow up with clients to make sure they understand their benefits and how to use them, including helping clients to connect to the actual health and food services in their community.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$7,334.00	$7,334.00	$7,334.00
Total	**Total**			**$7,334.00**	**$7,334.00**	**$7,334.00**

Proposed Accomplishments

People (General) : 200

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	187	168
Black/African American:	0	0	0	0	0	0	2	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**189**	**168**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	189
Non Low Moderate	0	0	0	0
Total	0	0	0	189
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	The Yolo County Children's Alliance assisted a total of 189 Woodland households to either enroll in, maintain coverage with, access services of receive support navigating use of benefits with MediCal and Covered California health insurance and CalFresh nutrition assistance. This includes assisting seniors to become aware of their potential eligibility for Medi-Medi coverage and if interested, helping them to pursue this option.	

PGM Year: 2020
Project: 0014 - Northern California Children's Therapy Center Project HOPE
IDIS Activity: 513 - Northern California Children's Therapy Center Project HOPE

Status: Completed 4/29/2022 12:00:00 AM
Location: 1321 College St Woodland, CA 95695-4706

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Health Services (05M)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

The Northern California Children's Therapy Center (CTC) Project Hope is a unique and specially developed program to provide health care access for special needs children through early intervention, socialization, and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.
Services program under the program are directed toward children who are uninsured or underinsured and otherwise lack access to health care.
It is estimated that CDBG funds will serve approximately 100 at-risk, low-income children in Woodland who will have access to all CTC programs.
Services available through Project Hope include the following: speech therapy, occupational therapy, physical therapy, socialization training, child development services, infant development program, therasuit, music therapy groups, and weekly family support play groups.
CTC also provides free formal developmental screening to any child through its Help Me Grow Yolo Program.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$6,000.00	$6,000.00	$6,000.00
Total	**Total**			**$6,000.00**	**$6,000.00**	**$6,000.00**

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	243	165
Black/African American:	0	0	0	0	0	0	13	3
Asian:	0	0	0	0	0	0	40	7
American Indian/Alaskan Native:	0	0	0	0	0	0	3	2
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	3	3
Asian White:	0	0	0	0	0	0	16	0
Black/African American & White:	0	0	0	0	0	0	9	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0

Other multi-racial:	0	0	0	0	0	0	19	14
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**349**	**194**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	216
Low Mod	0	0	0	90
Moderate	0	0	0	31
Non Low Moderate	0	0	0	12
Total	0	0	0	349
Percent Low/Mod				96.6%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	As a result of the COVID-19 pandemic, the issues of access to healthcare, education, child safety, and caregiver mental health are at the forefront of Northern California Children's Center (NCCTC). Overnight, NCCTC's parents have become their child's primary caregiver, teacher, therapist, nurse, and advocate. The needs of the families NCCTC serve are significant. Many have lost their income because they must stay home to protect their child from increased COVID-19 vulnerability. They have also become solely responsible for the management of their child's complex medical, educational, and behavioral needs. This is a task that even the most qualified and educated person would have trouble performing in short order. NCCTC's parents have become the front-line workers for their own family. The stress of these circumstances is having secondary impacts on the parent's well-being. These impacts are seen by direct cries for help from NCCTC's parents and, sadly, an increase of child welfare reporting. NCCTC has deep concerns for the children they serve, and for the mental health of their parents. Creating innovate ways to meet the needs of access to healthcare and education, promoting child safety, and mental wellness of the families has become NCCTC's primary goal over the past year. NCCTC swiftly and seamlessly transitioned to a 1:1 tele-health model of therapy and education on March 17, 2020. Not one day intervention was lost. This required a needs assessment of each family, and assistance in accessing the required technology to participate. Services via a tele-health model consist of therapists meeting 1:1 with families multiple times per week to address the child and family's needs. Activities including assessing the changing needs, helping their child to participate in activities of daily living, access early childhood educational activities, and providing the structure and modifications to daily routines. Therapists also provide critical emotional support to the families and caregivers. NCCTC was able to provide access to intervention for 97% of the families who expressed interest. In total, 90% of the children served by NCCTC prior to the pandemic have continued intervention. NCCTC saw an 147% increase in new referrals as many healthcare and education providers have stopped service because of the pandemic.	

PGM Year: 2020
Project: 0015 - Legal Services of Northern California Fair Housing Services
IDIS Activity: 514 - Legal Services of Northern California Fair Housing Services

Status: Completed 4/29/2022 12:00:00 AM
Location: 619 North St Woodland, CA 95695-3237

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

Legal Services of Northern California's (LSNC) fair housing services include phone and in-person consultations with City of Woodland residents who contact LSNC with housing complaints.
LSNC attorneys advise City residents with fair housing issues of their rights under fair housing laws.
LSNC attorneys also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the Department of Housing and Urban Development (HUD) and the Department of Fair Employment and Housing (DFEH) when the issue cannot be resolved informally.
In addition, LSNC provides an annual fair housing workshop in collaboration with the City and Yolo County Housing, with speakers from HUD andor the DFEH.
The services are primarily used by people who are members of protected classes and vulnerable populations, including homeless individuals applying for housing, older adults, survivors of domestics violence, adults with a disability, LGBT individuals and families, and people experiencing discrimination based on race or ethnic background.
The services primarily benefit low and very low income persons.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MC060040	$10,000.00	$10,000.00	$10,000.00
Total	**Total**			**$10,000.00**	**$10,000.00**	**$10,000.00**

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	84	3
Black/African American:	0	0	0	0	0	0	13	0
Asian:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native:	0	0	0	0	0	0	6	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	3	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	7	0

American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	95	37
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**211**	**40**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	202
Low Mod	0	0	0	8
Moderate	0	0	0	1
Non Low Moderate	0	0	0	0
Total	0	0	0	211
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2020	The Fair Housing Project assists Woodland residents with housing-related problems by telephone and through in-person appointments. Consumers may also email or write to request LSNC's (Legal Services of Northern California) free legal services. During the COVID-19 pandemic, LSNC is offering services by phone, email, letter, video chat, and in person outside its main office two mornings a week. LSNC enters information for every person assisted by the Project into its secure case management database and reporting program. During fiscal year 2020/21, the Fair Housing Project staff assisted 211 Woodland residents with housing issues, including claims of housing discrimination. LSNC's staff determined that clients described legitimate discrimination problems in 17 cases: disability (11), race (1), gender (2), source of income (2), familial status (1), and sexual orientation (2). (The total exceeds the number of cases because a couple of cases involved more than one category of discrimination.) The level service provide in the cases is as follows: counsel and advice (8), limited action (3), and negotiated settlement/representation (6). LSNC presented the Yolo County annual fair housing conference in April over three sessions via Zoom. The first session was held on April and provided an overview of fair housing laws and COVID-19 related guidance. The main speaker was Branden Butler, Assistant Deputy Director of Education and Outreach with the California Department of Fair Employment and Housing and 59 people attended. The second session was held on April 16 and covered VAWA (Violence Against Women Act) and California protections for survivors of domestic violence. The main speaker was Renee Williams, senior staff attorney with the National Housing Law Project and 47 people attended. The third session covered new guidance on disability discrimination and source of income discrimination presented by Branden Butler from DFEH and 64 people attended.	

PGM Year: 2021
Project: 0001 - City of Woodland, Library ADA Restrooms Upgrade
IDIS Activity: 516 - City of Woodland, Library ADA Restrooms Upgrade

Status: Open
Location: 250 1st St Woodland, CA 95695-3411

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Other Public Improvements Not Listed in 03A-03S (03Z)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/28/2021

Description:

The Woodland Public Library will upgrade existing restrooms for ADA compliance.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$40,000.00	$0.00	$0.00
	PI			$93,286.72	$0.00	$0.00
Total	**Total**			**$133,286.72**	**$0.00**	**$0.00**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2021
Project: 0002 - City of Woodland, ADA Accessibility Project
IDIS Activity: 517 - City of Woodland, ADA Accessibility Project (2021)

Status: Open
Location: 300 1st St Woodland, CA 95695-3413

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Sidewalks (03L)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 11/03/2021

Description:

The City will design and construct improvements at up to 12 locations including ADA compliant curb ramps, sidewalks, and driveways.
The locations are on the City's ADA Priority Route which was identified in conjunction with the City's ad hoc committee of community members with disabilities and is coordinated with Yolobus routes throughout the City.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$196,645.00	$0.00	$0.00
Total	**Total**			**$196,645.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Public Facilities : 12

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2021
Project: 0003 - New Hope Community Development Corp, Cottonwood Meadows Siding & Structural Dry-rot Improvements
IDIS Activity: 518 - New Hope Community Dev Corp, Cottonwood Meadows Siding & Structural Dry-rot Improvements, Phase S-2

Status: Open
Location: 120 N Cottonwood St Woodland, CA 95695-6665

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Rehab; Multi-Unit Residential (14B)
National Objective: LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/12/2022

Description:

The project will complete additional dry-rot repairs to the T-1-11 siding and areas of damage to any structural framing, which will include repairing or replacing portions of the second floor resident decks on the east side of the buildings.
Similar to the other portions of this multi-phased project, the actual extent of the dry-rot damage will be determined as sections of the siding are removed and a scope of work for that section is developed.
The replacement siding will be of "cement-fiber" type with new wood trim, which will be painted.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$50,000.00	$0.00	$0.00
Total	**Total**			**$50,000.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Housing Units : 47

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2021
Project: 0004 - CommuniCare Health Centers, Garden & Outdoor Classroom
IDIS Activity: 519 - CommuniCare Health Centers, Garden & Outdoor Classroom

Status: Open
Location: 215 W Beamer St Woodland, CA 95695-2510

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Health Facilities (03P)

National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/12/2022

Description:

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

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$8,000.00	$0.00	$0.00
Total	**Total**			**$8,000.00**	**$0.00**	**$0.00**

Proposed Accomplishments

Public Facilities : 300

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2021
Project: 0006 - Yolo Community Care Continuum, New Dimensions Supported Housing
IDIS Activity: 521 - Yolo Community Care Continuum, New Dimensions Supported Housing

Status: Open
Location: 582 Kentucky Ave Woodland, CA 95695-2304

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Mental Health Services (05O)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/12/2022

Description:

This program provides individualized services to residents of the New Dimensions Supportive Housing Project via the Yolo Community Care Continuum for adults at risk of mental illness.
Services will be provided to mentally ill adults residing at multiple residentials properties operated by YCCC in Woodland.
Services include teaching independent living skills, clinical and medical support, teaching vocational skills, and ensuring safety for the residents.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$7,335.00	$5,501.25	$5,501.25
Total	**Total**			**$7,335.00**	**$5,501.25**	**$5,501.25**

Proposed Accomplishments

People (General) : 30

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	21	4
Black/African American:	0	0	0	0	0	0	3	0
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**25**	**4**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	25
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	25
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	The Yolo Community Care Continuum provided supportive services for 25 mentally ill adults housed in YCCC's New Dimensions Supported Housing Program.	

PGM Year: 2021
Project: 0007 - Short Term Emergency Aid Committee, Woodland Homeless Prevention Program
IDIS Activity: 522 - Short Term Emergency Aid Committee, Woodland Homeless Prevention Program

Status: Completed 6/30/2022 2:38:39 PM
Location: 1712 Picasso Ave Ste D Davis, CA 95618-0546

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Subsistence Payment (05Q)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/12/2022

Description:

Cash assistance will be provided to landlords to prevent low income households from being evicted from their rental housing and assist low income households move from homelessness into permanent housing with first month's rent assistance.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$6,000.00	$6,000.00	$6,000.00
Total	**Total**			**$6,000.00**	**$6,000.00**	**$6,000.00**

Proposed Accomplishments

People (General) : 242

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	33	4
Black/African American:	0	0	0	0	0	0	15	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	2	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	7	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	111	96
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**168**	**100**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	103
Low Mod	0	0	0	65
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	168
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	The Short Term Emergency Aid Committee provided rental assistance to 68 families including 168 people. For the program year, STEAC found that the need for Eviction Prevention support remains at elevated levels over pre-pandemic years. STEAC has seen a large decrease in families who have found new housing and are in need of First Month's Rent support and this may a result of limited affordable housing resources in Yolo County. STEAC has made the First Month's Rent program funds more accessible with the funds now available for use as deposits.	

PGM Year: 2021
Project: 0008 - Meals on Wheels Yolo County, Home Delivered Meals Program
IDIS Activity: 523 - Meals on Wheels Yolo County, Home Delivered Meals Program

Status: Open
Location: 40 N East St Ste C Woodland, CA 95776-5900

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Senior Services (05A)

National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/12/2022

Description:

Meals on Wheels will provide hot, noontime meals and weekday safety checks for homebound, low-income senior citizens.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$11,000.00	$11,000.00	$11,000.00
Total	**Total**			**$11,000.00**	**$11,000.00**	**$11,000.00**

Proposed Accomplishments

People (General) : 110

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	120	42
Black/African American:	0	0	0	0	0	0	5	0
Asian:	0	0	0	0	0	0	7	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	7	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**140**	**42**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	57
Low Mod	0	0	0	36
Moderate	0	0	0	17
Non Low Moderate	0	0	0	30
Total	0	0	0	140
Percent Low/Mod				78.6%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	Meals on Wheels delivered meals to 140 unduplicated senior citizens. The volunteers delivering the meals also conducted a wellness check of clients which were followed up with referrals from the Home Delivered Coordinator team as needed.	

PGM Year: 2021
Project: 0009 - Yolo Wayfarer Center, Emergency Shelter Services
IDIS Activity: 524 - Yolo Wayfarer Center, Emergency Shelter Services

Status: Open
Location: 207 4th St Woodland, CA 95695-3501

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Other Public Services Not Listed in 05A-05Y, 03T (05Z)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/12/2022

Description:

The Yolo Wayfarer Center will offer dormitory-style shelter for up to 100 homeless individuals daily at its emergency shelter.
The shelter program provides three nutritious meals a day, case management, mailbox services, showers, laundry facilities, and access to substance use treatment upon referral and availability.
Assistance accessing mainstream benefit programs as well as job and housing search assistance are provided.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$11,000.00	$7,943.10	$7,943.10
Total	**Total**			**$11,000.00**	**$7,943.10**	**$7,943.10**

Proposed Accomplishments

People (General) : 300

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	104	46
Black/African American:	0	0	0	0	0	0	40	0
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	6	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	5	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**162**	**46**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	162
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	162
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	The Yolo Wayfarer Center purchased food and provided staffing for the emergency shelter services program.	

PGM Year: 2021
Project: 0010 - Northern California Children's Therapy Center, Project HOPE
IDIS Activity: 525 - Northern California Children's Therapy Center, Project HOPE

Status: Completed 6/30/2022 2:37:16 PM
Location: 1321 College St Woodland, CA 95695-4706

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Health Services (05M)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/12/2022

Description:

Project HOPE will provide health care access for special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$6,000.00	$6,000.00	$6,000.00
Total	**Total**			**$6,000.00**	**$6,000.00**	**$6,000.00**

Proposed Accomplishments

People (General) : 150

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	81	69
Black/African American:	0	0	0	0	0	0	6	2
Asian:	0	0	0	0	0	0	27	5
American Indian/Alaskan Native:	0	0	0	0	0	0	2	1
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	1	1
Asian White:	0	0	0	0	0	0	10	0
Black/African American & White:	0	0	0	0	0	0	5	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	7	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**141**	**78**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	89
Low Mod	0	0	0	27
Moderate	0	0	0	19
Non Low Moderate	0	0	0	6
Total	0	0	0	141
Percent Low/Mod				95.7%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	The Northern California Children's Therapy Center served 139 children from Woodland via Project Hope. 99 of the children served are newly enrolled and all children waiting for services as the beginning of the program year have been served. 184 children also accessed NCCTC's free developmental and social programs. 100% of the children enrolled in therapy programs have shown improved health and development, as documented by individual treatment notes and progress reporting.	

PGM Year: 2021

Project: 0011 - Legal Services of Northern California, Fair Housing Services

IDIS Activity: 526 - Legal Services of Northern California, Fair Housing Services

Status: Open
Location: 619 North St Woodland, CA 95695-3237

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)

National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/12/2022

Description:

Legal Services of Northern California (Woodland office) will provide fair housing services through phone and in-person consultations with Woodland residents who contact Legal Services with housing complaints.
Attorneys from Legal Services will advise clients with fair housing issues of their right under fair housing laws.
Attorneys will also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally.
Legal Services also holds an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$10,000.00	$7,500.00	$7,500.00
Total	**Total**			**$10,000.00**	**$7,500.00**	**$7,500.00**

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	26	2
Black/African American:	0	0	0	0	0	0	7	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	2	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	19	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**55**	**2**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	4
Low Mod	0	0	0	15
Moderate	0	0	0	36
Non Low Moderate	0	0	0	0
Total	0	0	0	55
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	The staff of the Fair Housing Project assisted 55 individuals with housing issues, including claims of discrimination.	

PGM Year: 2021
Project: 0012 - Yolo County Children's Alliance, MediCal/CalFresh Enrollment/Retention
IDIS Activity: 527 - Yolo County Children's Alliance, MediCal/CalFresh Enrollment/Retention

Status: Open
Location: 25 N Cottonwood St Woodland, CA 95695-6609

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Health Services (05M)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/14/2022

Description:

The Yolo County ChildrenÃ¿Â¿Ã¿Â¿Ã¿Â¿Ã

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**53**	**24**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	53
Non Low Moderate	0	0	0	0
Total	0	0	0	53
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	The Yolo County Children's Alliance assisted 53 households with MediCal/CalFresh enrollment or retention of their MediCal/CalFresh enrollment.	

PGM Year: 2021
Project: 0013 - Empower Yolo, Shelter Services
IDIS Activity: 528 - Empower Yolo, Shelter Services

Status: Open
Location: 175 Walnut St Woodland, CA 95695-3154

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)

National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/14/2022

Description:

Empower Yolo provides emergency food and shelter to victims of domestic violence, sexual assault, stalking, and human trafficking.
The shelter also offers a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives.
During the course of their stay, every adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care.
Services at the shelter include case management, safety planning, weekly goal-setting, economic empowerment, life skills development, and domestic violence education.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$7,736.00	$5,759.84	$5,759.84
Total	**Total**			**$7,736.00**	**$5,759.84**	**$5,759.84**

Proposed Accomplishments

People (General) : 25

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	11	8
Black/African American:	0	0	0	0	0	0	2	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	4	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**17**	**8**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	17
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	17
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	Empower Yolo provided shelter services to victims of domestic violence, stalking, and human trafficking.	

PGM Year: 2021
Project: 0014 - Yolo Food Bank, Nurture Woodland
IDIS Activity: 529 - Yolo Food Bank, Nurture Woodland

Status: Completed 6/30/2022 2:34:20 PM
Location: 233 Harter Ave Woodland, CA 95776-5917

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Food Banks (05W)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/14/2022

Description:

The Yolo Food Bank will collect, sort, store, and distribute food to food insecure individuals.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$11,000.00	$11,000.00	$11,000.00
Total	**Total**			**$11,000.00**	**$11,000.00**	**$11,000.00**

Proposed Accomplishments

People (General) : 400

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	300	144
Black/African American:	0	0	0	0	0	0	20	10
Asian:	0	0	0	0	0	0	40	19
American Indian/Alaskan Native:	0	0	0	0	0	0	24	12
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	16	8
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**400**	**193**

Female-headed Households:	0	0	0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	300
Low Mod	0	0	0	100
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	400
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	The Yolo Food Bank distributed nearly 2 million pounds of healthy fresh and shelf-stable food to Woodland's 7,260 residents experiencing food insecurity (based on Valley Vision's 12.1% food insecurity rate for Yolo County) during the first half of the program year. This figure represents more than 32% of the food distributed by YFB countywide during this time period.	

PGM Year: 2021
Project: 0015 - City of Woodland, CDBG Administration
IDIS Activity: 530 - City of Woodland, CDBG Administration

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A)
National Objective:

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 04/14/2022

Description:

CDBG funds will be used for the administration of the City of Woodland's CDBG program.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC060040	$101,428.00	$75,839.43	$75,839.43
Total	**Total**			**$101,428.00**	**$75,839.43**	**$75,839.43**

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:					0			

Income Category:	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2019
Project: 0020 - CV3-City of Woodland Utility Assistance Program
IDIS Activity: 531 - CV3-City of Woodland Utility Assistance Program

Status: Open
Location: 300 1st St Woodland, CA 95695-3413

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Subsistence Payment (05Q)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 04/16/2022

Description:

The City has experienced an increase in the number of delinquent utility accounts and expects to exhaust funding budgeted for an existing utility assistance program before the end of the summer.
CDBG-CV3 funds would allow the City to extend the utility assistance program in order to help additional low income households impacted by the pandemic.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060040	$172,917.00	$110,520.00	$110,520.00
Total	**Total**			**$172,917.00**	**$110,520.00**	**$110,520.00**

Proposed Accomplishments

People (General) : 200

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	178	84
Black/African American:	0	0	0	0	0	0	13	0
Asian:	0	0	0	0	0	0	59	0
American Indian/Alaskan Native:	0	0	0	0	0	0	15	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	28	0
Asian White:	0	0	0	0	0	0	8	0
Black/African American & White:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	5	0
Other multi-racial:	0	0	0	0	0	0	551	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	**0**	**0**	**0**	**0**	**0**	**0**	**863**	**84**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	863
Non Low Moderate	0	0	0	0
Total	0	0	0	863
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	The City of Woodland assisted 253 low income households, a total of 863 individuals, with utility assistance.	

PGM Year: 2019
Project: 0021 - CV3-Yolo Community Care Continuum COVID-19 Compliance & Service Enhancements
IDIS Activity: 532 - CV3-Yolo Community Care Continuum COVID-19 Compliance & Service Enhancements

Status: Open
Location: 584 Kentucky Ave Woodland, CA 95695-2779

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Mental Health Services (05O)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 04/16/2022

Description:

CDBG-CV3 funds would be used to address licensing and California OSHA (Division of Occupational Safety and Health) regulations which have changed significantly since the pandemic and affected YCCCÃ¿Â¿Ã¿Â¢Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿s programs (permanent supportive housing, transitional housing, and respite care for adults with mental illness), implement an electronic health care record system, and acquire safety materials and equipment in order to have the sanitizing and virus protection resources necessary when future health events occur.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060040	$76,457.00	$0.00	$0.00
Total	**Total**			**$76,457.00**	**$0.00**	**$0.00**

Proposed Accomplishments

People (General) : 400

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2019
Project: 0022 - CV3-Empower Yolo Resource Center Services
IDIS Activity: 533 - CV3-Empower Yolo Resource Center Services

Status: Open
Location: 175 Walnut St Woodland, CA 95695-3154

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Other Public Services Not Listed in 05A-05Y, 03T (05Z)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 04/16/2022

Description:

While Empower Yolo continues to provide its long-term services to victims of domestic violence, sexual assault, and human trafficking during the pandemic, the organization has experienced a surge of clients who had never sought their services before.
Since the start of the pandemic, these clients who were affected financially by the pandemic sought assistance with basics such as food, diapers, baby wipes, clothing, and help filling prescriptions.
CDBG-CV3 funds would allow Empower Yolo to continue to offer assistance to the most vulnerable in the community, especially the elderly, unemployed, and homeless, who have been impacted by the pandemic.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060040	$20,000.00	$17,288.57	$17,288.57
Total	**Total**			**$20,000.00**	**$17,288.57**	**$17,288.57**

Proposed Accomplishments

People (General) : 1,000

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	137	79
Black/African American:	0	0	0	0	0	0	17	0
Asian:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native:	0	0	0	0	0	0	3	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	12	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**172**	**79**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	172
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	172
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2021	Empower Yolo has assisted elderly, unemployed, and homeless who have been affected financially by the pandemic with such basics such as food, diapers, baby wipes, clothing, and help filling prescriptions.	

PGM Year: 2019
Project: 0023 - CV3-Yolo County Children's Alliance Woodland COVID-19 Resource Connection
IDIS Activity: 534 - CV3-Yolo County Children's Alliance Woodland COVID-19 Resource Connection

Status: Open
Location: 25 N Cottonwood St Woodland, CA 95695-6609

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Other Public Services Not Listed in 05A-05Y, 03T (05Z)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 04/16/2022

Description:

CDBG-CV3 funds would be used to assist Woodland residents impacted by the pandemic by connecting them to resources and information they need.
This would include connecting newly eligible households to MediCal and CalFresh benefits, CaliforniaÃ¿Â¢Ã¿Â¿Ã¿Â¿s Covid19 Rent Relief Program, Emergency Broadband Benefit program, and other resources.
YCCA works closely with Stanford SierraÃ¿Â¢Ã¿Â¿Ã¿Â¿s Community Based Mental Health Services in Woodland and receives referrals from Stanford Sierra, which has noted an increase in families needing to connect to additional family support services beyond mental health services.
YCCA expects to work with these families by connecting them to health insurance, food, housing supports, and other family supporting services.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060040	$25,000.00	$6,050.51	$6,050.51
Total	**Total**			**$25,000.00**	**$6,050.51**	**$6,050.51**

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2019
Project: 0024 - CV3-CommuniCare Health Centers Food is Medicine
IDIS Activity: 535 - CV3-CommuniCare Health Centers Food is Medicine

Status: Open
Location: 215 W Beamer St Woodland, CA 95695-2510

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Health Services (05M)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 04/16/2022

Description:

CommuniCare Food Programs connect patients to healthy food and each other in order to prevent and manage chronic disease as well as to address social isolation.
The pandemic exacerbated food insecurity and social isolation, making CommuniCare Food Programs even more important for their low-income patients.
CDBG CV3 funds would be used to expand the Food Education Coordinator assigned to the CommuniCare Food Programs to a 0.8 full-time equivalent employment through June 2022 and enable CommuniCare to engage more low- and very low-income patients in direct food education activities in Woodland.
Participants will be equipped to grow, prepare, and preserve fruits and vegetables, three skills that decrease household food insecurity and result in healthier diets.
Food education will be offered in a multi-class series that brings people together and reduces social isolation.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060040	$27,000.00	$0.00	$0.00
Total	**Total**			**$27,000.00**	**$0.00**	**$0.00**

Proposed Accomplishments

People (General) : 200

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2019
Project: 0025 - CV3-Yolo Wayfarer Center Behavioral Health Program
IDIS Activity: 536 - CV3-Yolo Wayfarer Center Behavioral Health Program

Status: Open
Location: 285 4th St Woodland, CA 95695-3501

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Mental Health Services (05O)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 04/16/2022

Description:

Fourth and Hope will use CDBG-CV3 funds to support a Behavioral Health Program Manager position to respond to the increased need for behavioral health services and support resulting from the pandemic.
Fourth and Hope operates an emergency shelter, transitional housing, and permanent supportive housing and the Participants in Fourth and HopeÃ¿Â¿Ã¿Â¢Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿Ã¿Â¿s programs have been experiencing added stress and mental health challenges, which impacts their ability to transition into or maintain permanent housing.
The clinician hired will provide direct access to behavioral health supports that have been difficult to access during the pandemic.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060040	$71,457.00	$44,830.59	$44,830.59
Total	**Total**			**$71,457.00**	**$44,830.59**	**$44,830.59**

Proposed Accomplishments

People (General) : 300

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:-	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2019
Project: 0026 - CV3-Yolo Food Bank Nurture Woodland
IDIS Activity: 537 - CV3-Yolo Food Bank Nurture Woodland

Status: Open
Location: 233 Harter Ave Woodland, CA 95776-5917

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Food Banks (05W)

National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: Yes

Initial Funding Date: 04/16/2022

Description:

Meeting pandemic-drive food security needs has dramatically affected the amount of food required to be collected, stored, and distributed to the Woodland community.
During pandemic year 2020, Yolo Food Bank supplied and distributed more than 3.2 million pounds of food in Woodland, nearly one-third of the 10 million pounds of food recovered, collected, and distributed by Yolo Food Bank.
Because the socioeconomic impacts of the pandemic are predicted to linger and the pandemic has exacerbated pre-existing food security challenges and inequities in the local food system, the significant level of food access service provided by Yolo Food Bank over the past 16 months will need to be maintained for the foreseeable future.
CDBG-CV3 funds will be used to support continuing these efforts.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2020	B20MW060040	$30,000.00	$13,216.87	$13,216.87
Total	**Total**			**$30,000.00**	**$13,216.87**	**$13,216.87**

Proposed Accomplishments

People (General) : 300

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0

Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Female-headed Households:	0		0		0			

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

Total Funded Amount:	**$5,164,450.18**
Total Drawn Thru Program Year:	**$4,242,187.09**
Total Drawn In Program Year:	**$822,389.39**

PR06 - Summary of CDBG Consolidated Plan Projects for Report Year Grantee: WOODLAND							
Plan Year	IDIS Project	Project Title and Description	Project Estimate	Committed Amount	Amount Drawn	Amount Remaining to Draw	Amount Drawn in Rpt Year
2021	1	**City of Woodland, Library ADA Restrooms Upgrade** ADA improvements will be constructed for the restrooms at City's public library.	$93,286.72	$133,286.72	$0.00	$133,286.72	$0.00
2021	2	**City of Woodland, ADA Accessibility Project** ADA compliant curb ramps will be constructed at up to 12 locations.	$0.00	$196,645.00	$0.00	$196,645.00	$0.00
2021	3	**NHCDC, Cottonwood Meadows Siding & Structural Dry-rot Improvements** The project will complete additional dry-rot repairs to the T-1-11 siding.	$0.00	$50,000.00	$0.00	$50,000.00	$0.00
2021	4	**CommuniCare Health Centers, Garden & Outdoor Classroom** Features will be added to the Garden & Outdoor Classroom at the Hansen Family Health Center.	$8,000.00	$8,000.00	$0.00	$8,000.00	$0.00
2021	5	**Friends of the Mission, Affordable Housing Security Gates** Security gates and fencing will be installed at 925 North Street, a 7-unit affordable housing complex.	$35,000.00	$0.00	$0.00	$0.00	$0.00
2021	6	**Yolo Community Care Continuum, New Dimensions Supported Housing** Supportive services will be provided to mentally ill adults in supportive housing units.	$7,335.00	$7,335.00	$5,501.25	$1,833.75	$5,501.25
2021	7	**STEAC, Woodland Homeless Prevention Program** Cash assistance will be provided to prevent low income households from being evicted from rental housing.	$6,000.00	$6,000.00	$6,000.00	$0.00	$6,000.00
2021	8	**Meals on Wheels Yolo County, Home Delivered Meals Program** Hot, noontime meals and weekday safety checks will be provided for homebound, low-income seniors.	$11,000.00	$11,000.00	$11,000.00	$0.00	$11,000.00
2021	9	**Yolo Wayfarer Center, Emergency Shelter Services** The Yolo Wayfarer Center will offer shelter for up to 100 homeless individuals at its emergency shelter.	$11,000.00	$11,000.00	$7,943.10	$3,056.90	$7,943.10
2021	10	**Northern California Children's Therapy Center, Project HOPE** Project HOPE will provide health care access for special needs children.	$6,000.00	$6,000.00	$6,000.00	$0.00	$6,000.00
2021	11	**Legal Services of Northern California, Fair Housing Services** Legal Services of Northern California (Woodland office) will provide fair housing services.	$10,000.00	$10,000.00	$7,500.00	$2,500.00	$7,500.00
2021	12	**Yolo County Children's Alliance, MediCal/CalFresh Enrollment/Retention** YCCA will assist clients enroll in MediCal and CalFresh programs.	$6,000.00	$6,000.00	$6,000.00	$0.00	$6,000.00
2021	13	**Empower Yolo, Shelter Services** Food and shelter will be provided to domestic violence, sexual assault, stalking and human trafficking victims.	$7,336.00	$7,736.00	$5,759.84	$1,976.16	$5,759.84
2021	14	**Yolo Food Bank, Nurture Woodland** The Yolo Food Bank will collect, sort, store, and distribute food to food insecure individuals.	$11,000.00	$11,000.00	$11,000.00	$0.00	$11,000.00
2021	15	**City of Woodland, CDBG Administration** Funding will be used for the administration of the City's CDBG program.	$101,428.00	$101,428.00	$75,839.43	$25,588.57	$75,839.43

PR26 - Activity Summary by Selected Grant
Date Generated: 07/08/2022
Grantee: WOODLAND
Grant Year: 2021
Formula and Competitive Grants only

Total Grant Amount for CDBG 2021 Grant year = $507,144.00

State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity to prevent, prepare for, and respond to Coronavirus	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)
CA	WOODLAND	2021	B21MC060040	Administrative And Planning	21A		530	No	Open	$101,428.00	$75,839.43		$101,428.00	$75,839.43
				Total Administrative And Planning						**$101,428.00**	**$75,839.43**	**14.95%**	**$101,428.00**	**$75,839.43**
CA	WOODLAND	2021	B21MC060040	Housing	14B	LMH	518	No	Open	$50,000.00	$0.00		$50,000.00	
				Total Housing						**$50,000.00**	**$0.00**	**0.00%**	**$50,000.00**	**$0.00**
CA	WOODLAND	2021	B21MC060040	Public Improvements	03L	LMC	517	No	Open	$196,645.00	$0.00		$196,645.00	
CA	WOODLAND	2021	B21MC060040	Public Improvements	03P	LMC	519	No	Open	$8,000.00	$0.00		$8,000.00	
CA	WOODLAND	2021	B21MC060040	Public Improvements	03Z	LMC	516	No	Open	$40,000.00	$0.00		$133,286.72	
				Total Public Improvements						**$244,645.00**	**$0.00**	**0.00%**	**$337,931.72**	**$0.00**
CA	WOODLAND	2021	B21MC060040	Public Services	05A	LMC	523	No	Open	$11,000.00	$11,000.00		$11,000.00	$11,000.00
CA	WOODLAND	2021	B21MC060040	Public Services	05G	LMC	528	No	Open	$7,736.00	$5,759.84		$7,736.00	$5,759.84
CA	WOODLAND	2021	B21MC060040	Public Services	05J	LMC	526	No	Open	$10,000.00	$7,500.00		$10,000.00	$7,500.00
CA	WOODLAND	2021	B21MC060040	Public Services	05M	LMC	525	No	Completed	$6,000.00	$6,000.00		$6,000.00	$6,000.00
CA	WOODLAND	2021	B21MC060040	Public Services	05M	LMC	527	No	Open	$6,000.00	$6,000.00		$6,000.00	$6,000.00
CA	WOODLAND	2021	B21MC060040	Public Services	05O	LMC	521	No	Open	$7,335.00	$5,501.25		$7,335.00	$5,501.25
CA	WOODLAND	2021	B21MC060040	Public Services	05Q	LMC	522	No	Completed	$6,000.00	$6,000.00		$6,000.00	$6,000.00
CA	WOODLAND	2021	B21MC060040	Public Services	05W	LMC	529	No	Completed	$11,000.00	$11,000.00		$11,000.00	$11,000.00
CA	WOODLAND	2021	B21MC060040	Public Services	05Z	LMC	524	No	Open	$11,000.00	$7,943.10		$11,000.00	$7,943.10
				Non CARES Related Public Services						**$76,071.00**	**$66,704.19**	**13.15%**	**$76,071.00**	**$66,704.19**
				Total 2021 - CDBG						**$472,144.00**	**$142,543.62**	**28.11%**	**$565,430.72**	**$142,543.62**
				Total 2021						**$472,144.00**	**$142,543.62**	**28.11%**	**$565,430.72**	**$142,543.62**
				Grand Total						**$472,144.00**	**$142,543.62**	**28.11%**	**$565,430.72**	**$142,543.62**

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: J.21
SUBJECT: Public Hearing on the Fiscal Year 2022/23 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan

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

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2022/23 Community Development Block Grant (CDBG) Action Plan (Attachment A);
2. Adopt Resolution No. _____, to approve the Fiscal Year FY 2022/23 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel and City staff (Attachment B);
3. Direct staff to complete the FY 2022/23 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2022/23 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Finance Officer to make the budget allocations as specified.

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

Fiscal Impact:
The FY 2022/23 allocation for Administration is $88,828 and helps offset the General Fund expenditure for the administration of the CDBG program. In addition, the CDBG allocation recommended for the Engineering Division's ADA Accessibility Project (ADA compliant curb ramps, sidewalks, and driveways) relieves the General Fund of an expense of $200,000.

Background:
As a CDBG entitlement recipient, the City receives an annual CDBG funding allocation from the U.S. Department of Housing and Urban Development (HUD) and the funding must be used for activities that assist lower-income persons, eliminate conditions of slums and blight from the community, or meet an urgent need. For FY 2022/23, the City's allocation is $444,144, a $63,000 decrease (or 12.42 percent) from the FY 2021/22 allocation of $507,144. Program Income funds of $88.94 (repayment of CDBG loans in FY 2021/22) and $7,778.19 in funds from prior years (funds remaining from completed construction activities) are available also for FY 2022/23. The total amount of CDBG resources available for FY 2022/23 is $452,011.13 (444,144 + 88.94 + 7,778.19 = 452,011.13). Attachment C details staff's recommended FY 2022/23 funding allocations and the CDBG Review Panel's recommendations. The Review Panel used a City staff estimate of $500,000 in CDBG funds available for FY 2022/23. Subsequent to the Review Panel's convening, HUD released CDBG entitlement allocations and the City's amount came in at $444,144. As a result, staff provided recommendations based on the lower funding amount while trying to stay as close as possible to the Review Panel's recommended funding levels.

Discussion:
Under CDBG regulations, no more than 15 percent (or $66,621) of the City's allocation and available program income (repaid CDBG loans) can be used for public services and no more than 20 percent (or $88,828) can be

used for administration. For infrastructure activities, $88.94 in program income (repaid CDBG loans), $7,778.19 in funds remaining from completed CDBG construction activities, and $288,695 in funds from the FY 2022/23 CDBG allocation are available. This provides for a total of $296,562.13 for FY 2022/23 infrastructure activities.

To assist the City with the review of CDBG applications and the preparation of funding recommendations, a three-person CDBG Review Panel is used. The Review Panel met on May 4, 2022 to recommend applications to fund and specific funding allocations. The panel was composed of three members: Rashid Ali (Parks and Recreation Commission), Marco Lizarraga (Planning Commission), and Carol Miller (Senior Programs volunteer). The City received five applications for infrastructure activities with a cumulative funding request of $456,738 and nine applications for public service activities with a cumulative funding request of $116,000.

The Review Panel evaluates the CDBG applications based on a rating and ranking system, which was last revised in 2015. The rating and ranking system is an objective system that scores the applications based on the following criteria: benefit to low and very low income persons; activity need and justification; reasonableness of cost estimates; activity management and timeliness; experience, past performance, and organizational capability; and project budget – evidence of sufficient funding.

Infrastructure Activities (Available CDBG Funds $296,562.13) – City staff/Review Panel recommended the following funding levels for the five applications submitted.

Applications Recommended and Funding Amounts:

- City of Woodland, ADA Accessibility Project – Staff $200,000/Review Panel $220,990
- New Hope Community Development Corporation, Cottonwood Meadows Phase S-3 – Staff $47,552.13/Review Panel $55,0000
- Yolo Community Care Continuum, Haven House Interim Care Program – Staff $20,000/Review Panel $20,000
- CommuniCare Health Centers, Outdoor Classroom – Staff $9,850/Review Panel $9,850
- Empower Yolo, Safe Space Project – Staff $19,160/Review Panel $19,160

Public Services (Available CDBG Funds $66,621) – City staff/Review Panel recommended the following funding levels for the nine applications submitted.

Applications Recommended and Funding Amounts:

- Northern California Children's Therapy Center, Project Hope for Children – Staff $6,000/Review Panel $6,0000
- Legal Services of Northern California, Fair Housing Services – Staff $10,000/Review Panel $10,000
- Short Term Emergency Aid Committee, Woodland Homeless Prevention Program – Staff $6,224/Review Panel $7,000
- Empower Yolo, Shelter Services – Staff $6,225/Review Panel $7,000
- Yolo County Children's Alliance, MediCal & CalFresh Enrollment & Retention – Staff $6,224/Review Panel $7,000
- Meals on Wheels Yolo County, Operation Accelerate – Staff $8,500/Review Panel $10,000
- Yolo Community Care Continuum, New Dimensions Supported Housing – Staff $6,224/Review Panel $7,000
- Yolo Wayfarer Center DBA Fourth and Hope, Emergency Shelter Services – Staff $8,500/Review Panel $10,000

- Yolo Food Bank, Nurture Woodland – Staff $8,500/Review Panel $10,000

It should be noted that the City pursuant to a 2005 Voluntary Compliance Agreement and Conciliation Agreement is required to provide Legal Services with annual funding of at least $10,000 for fair housing services as long as the City receives CDBG funding.

Of the $66,621 allocated for public service programs, 75.6 percent has been recommended for food and shelter programs operated by the following subrecipients: Short Term Emergency Aid Committee, Empower Yolo, Yolo County Children's Alliance, Meals on Wheels Yolo County, Yolo Community Care Continuum, Yolo Wayfarer Center, and Yolo Food Bank.

Public Outreach/Citizen Participation
Public Outreach/Citizen Participation efforts for the Action Plan included the following:

- Emailing a notice of funding availability (NOFA)/notice of public meeting-applicant workshop), applications for public service and construction activities, Woodland's rating and ranking system for CDBG applications, Community Development Needs Table for Woodland's 2020 - 2024 Consolidated Plan, and a copy of the CDBG funded activities for FY 2021/22 to current and previous CDBG subrecipients and other interested parties (approximately 20 nonprofits and public agencies that provide programs in Woodland and/or Yolo County);
- Emailing the information contained in #1 to the local continuum of care, nonprofit Yolo County Homeless and Poverty Action Coalition (more than 100 individuals from nonprofit service providers, government agencies, housing developers, and other organizations);
- Publishing the notice of funding availability in the April 6, 2022 edition of the Daily Democrat;
- Posting the NOFA and other attachments from the NOFA email on the City's website (https://www.cityofwoodland.org/597/Community-Development-Block-Grant);
- Providing copies of the NOFA and application materials at City Hall (300 First Street - Community Development Department counter) and the Woodland Community and Senior Center (2001 East Street – Community Services Department counter);
- Holding a public meeting-applicant workshop on April 18, 2022 at the Woodland Community and Senior Center;
- Noticing the availability of the draft FY 2022/23 Action Plan and the City Council's June 21, 2022 public hearing on the Action Plan in the June 23, 2022 edition of the Daily Democrat in Spanish and English;
- Posting the draft FY 2022/23 Action Plan to the City's website (https://www.cityofwoodland.org/597/Community-Development-Block-Grant);
- Emailing members of the local continuum of care, nonprofit Yolo County Homeless and Poverty Action Coalition (more than 100 individuals from nonprofit service providers, government agencies, housing developers, and other organizations) on the availability of the draft FY 2022/23 Action Plan and the City Council's July 19, 2022 public hearing on the Action Plan; and
- Holding a public hearing at the July 19, 2022 City Council meeting to receive public comments and take final action on the Action Plan.

Public comments have not been submitted for the City's CDBG program and the draft 2022/23 CDBG Action Plan as of July 12, 2022.

Conclusion:
Staff recommends that the City Council take the following actions.

1. Hold a public hearing to receive community input on the Fiscal Year (FY) 2022/23 Community Development Block Grant (CDBG) Action Plan (Attachment B);
2. Adopt Resolution No. _____, to approve the Fiscal Year FY 2022/23 CDBG Action Plan with the funding allocations as recommended by the CDBG Review Panel and City staff (Attachment A);
3. Direct staff to complete the FY 2022/23 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
4. Direct staff to forward the completed FY 2022/23 Action Plan once completed;
5. Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
6. Authorize the Finance Officer to make the budget allocations as specified.

These actions are consistent with the 2020-2024 CDBG Consolidated Plan goals to assist low and moderate income persons.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, Community Services Director



Ken Hiatt
City Manager

Attachments:

1. Attachment A - City Council Resolution
2. Attachment B - Draft 22-23 AP
3. Attachment C - FY 22-23 AP Funding Recs

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO HOLD A PUBLIC HEARING TO RECEIVE COMMUNITY INPUT ON THE FISCAL YEAR 2022/23 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND APPROVE THE ACTION PLAN

WHEREAS, the City of Woodland ("City") annually receives an allocation of Community Development Block Grant (CDBG) Funds from the Department of Housing and Urban Development (HUD);

WHEREAS, as part of the program requirements, the City must submit the Annual Action Plan that describes how the funding will be spent for the following program year; and

WHEREAS, the Annual Action Plan is required to be approved after receiving public input.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1: This City Council hereby finds and determines that the foregoing recitals are true and correct;

Section 2: This City Council hereby approves the FY 2022/23 CDBG Annual Action Plan with the following funding allocations as recommended by the CDBG Review Panel and City staff;

Applicant	Project Title	Funding
Public Infrastructure Activities		
City of Woodland	ADA Accessibility Project	$200,000
New Hope Community Development Corporation	Cottonwood Meadows Phase S-3	$47,552.13
Yolo Community Care Continuum	Haven House Interim Care Program	$20,000
CommuniCare Health Centers	Outdoor Classroom	$9,850
Empower Yolo	Safe Space Project	$19,160
Public Service Activities		
Northern California Children's Therapy Center	Project HOPE	$6,000
Legal Services of Northern California	Fair Housing Services	$10,000
Short Term Emergency Aid Committee	Woodland Homeless Prevention Program	$6,000
Empower Yolo	Shelter Services	$6,185
Yolo County Children's Alliance	MediCal & CalFresh Enrollment/Retention	$6,000
Meals on Wheels Yolo County	Operation Accelerate	$8,750
Yolo Community Care Continuum	New Dimensions Supported Housing	$6,186
Yolo Wayfarer Center	Emergency Shelter Services	$8,750
Yolo Food Bank	Nurture Woodland	$8,750

Note: Funding for Public Infrastructure Activities includes $7,778.19 in CDBG funds remaining from completed infrastructure activities and $88.94 in CDBG Program Income (repaid CDBG loans).

Section 3: This City Council hereby directs staff:

(a) To complete the FY 2022/23 Action Plan, as well as any other items required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period and incorporating changes to past projects as proposed by staff;

(b) To forward the completed FY 2022/23 Action Plan to HUD once completed;

Section 4: This City Council hereby authorizes the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG Funded activities and authorizes the Finance Officer to make the budget allocations as specified; and

Section 5: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this 19th day of July, 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Fiscal Year 2022/23 Annual Action Plan is a one-year plan to address the community development and low and moderate income housing needs in the City of Woodland. It is a portion of the implementation of the five-year Consolidated Plan and provides a detailed summary of how the City's annual Community Development Block Grant (CDBG) entitlement and other funds will be spent in the third year of the City's 2020-2024 Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by staff from the Community Services Department. The City will receive $444,144 during the program year and this will be combined with $88.94 in program income funds (repaid CDBG loans).

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following information details the proposed activities for the 2022/23 Action Plan and their consistency with the high priority needs from the City's Consolidated Plan.

Proposed 2022/23 Action Plan Activities

Construction: ADA Accessibility Project (curb ramps), Cottonwood Meadows Siding Structural Dry-rot Improvements, Phase S-3 (housing rehabilitation), Haven House Interim Care Program, Outdoor Classroom (counseling services program), Safe Space Project (public facility improvements) address the high priority need of Public Facilities and Improvements (General, including Accessibility).

Public Services: New Dimensions Supported Housing, Woodland Homeless Prevention Program (rental assistance for low-income individuals and families at-risk of eviction), Home Delivered Meals Program (meals for low-income senior citizens and wellness checks), Emergency Shelter Services (100-bed shelter for homeless women and men), MediCal/CalFresh Enrollment/Retention, Shelter Services (shelter for victims of domestic violence, sexual assault, stalking, and human trafficking), and Nurture Woodland (food for food-insecure individuals and families) address the high priority need of Public Services (Other: Emergency Food & Shelter). Project HOPE (health care access for special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs) and Fair Housing Services address the high priority needs of Health Services and Fair Housing Activities, respectively.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the prior program year, the City's CDBG program supported the following activities.

Construction:

- City of Woodland, Library ADA Restrooms Upgrade - $40,000
- City of Woodland, ADA Accessibility Project - $196,645
- New Hope Community Development Corporation, Cottonwood Meadows Phase S-2 - $50,000
- CommuniCare Health Centers, Garden & Outdoor Classroom - $8,000
- Friends of the Mission, Affordable Housing Security Gates - $35,000

Public Services:

- Yolo Community Care Continuum, New Dimensions Supported Housing - $7,335
- Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - $6,000
- Meals on Wheels Yolo County, Home Delivered Meals Program - $11,000
- Yolo Wayfarer Center, Emergency Shelter Services - $11,000
- Northern California Children's Therapy Center, Project Hope for Children - $6,000
- Legal Services of Northern California, Fair Housing Services - $10,000
- Yolo County Children's Alliance, MediCal & CalFresh Enrollment & Retention - $6,000
- Empower Yolo, Shelter Services - $7,336
- Yolo Food Bank, Nurture Woodland - $11,000

Status of Construction Activities:

- Library ADA Restrooms Upgrade – Additional funds will be provided through a FY 2021/22 Action Plan Amendment and construction will start later this year.
- ADA Accessibility Project – The project has been designed and construction will occur this summer.
- Cottonwood Meadows Phase S-2 – New Hope Community Development Corporation is in the process of hiring an architect to design the improvements and construction will occur this year.
- Garden & Outdoor Classroom – CommuniCare installed a shade structure for garden & outdoor classroom located at its Hansen Family Health Center.
- Affordable Housing Security Gates – The installation will be completed during calendar year 2022.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

Outreach efforts for the Action Plan included (1) emailing a notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public service and construction activities, Woodland's rating and ranking system for CDBG applications, Community Development Needs Table for Woodland's 2020 - 2024 Consolidated Plan, and a copy of the CDBG funded activities for FY 2021/22 to current and previous CDBG subrecipients and other interested parties (approximately 20 nonprofits and public agencies that provide programs in Woodland and/or Yolo County); (2) emailing the information contained in #1 to the local continuum of care, nonprofit Homeless and Poverty Action Coalition; (3) publishing the notice of funding availability in the April 6, 2022 edition of the Daily Democrat; (4) posting the NOFA and other attachments from the NOFA email on the City's website (https://www.cityofwoodland.org/597/Community-Development-Block-Grant); (5) providing copies of the NOFA and application materials at City Hall (300 First Street - Community Development Department counter) and Woodland Community and Senior Center (2001 East Street – Community Services

Department counter); (6) holding a public meeting-applicant workshop on April 18, 2022 at the Woodland Community and Senior Center; (7) noticing the availability of the draft FY 2022/23 Action Plan and the City Council's June 21, 2022 public hearing on the Action Plan through a display ad in the June 23, 2022 edition of the Daily Democrat in Spanish and English; (8) posting the draft FY 2022/23 Action Plan to the City's website (https://www.cityofwoodland.org/597/Community-Development-Block-Grant); (9) emailing members of the local continuum of care (HPAC) on the availability of the draft FY 2022/23 Action Plan and the City Council's July 19, 2022 public hearing on the Action Plan; and (10) holding a public hearing at the July 19, 2022 City Council meeting to receive public comments and take final action on the Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Update after the July 19, 2022 City Council public hearing and the comment period closes for the Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

Update after the July 19, 2022 City Council public hearing and the comment period closes for the Action Plan.

7. Summary

The City provided multiple opportunities for the community to provide public comments on the 2022/23 Action Plan and the CDBG program in general. *Update after the July 19, 2022 City Council public hearing and the comment period closes for the Action Plan.*

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Community Services Department

Table 1 – Responsible Agencies

Narrative (optional)
The lead agency that prepared the 2022/23 Action Plan was the City of Woodland's Community Services Department.

Consolidated Plan Public Contact Information
Dan Sokolow, Senior Planner
Community Services Department
City of Woodland
2001 East Street
Woodland, CA 95776
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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Woodland consults and partners with a number of nonprofit services providers, private sector entities, and government agencies on programs/projects that address the needs of low and moderate income individuals and families.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC is a nonprofit organization and serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last couple of years, HPAC has increasingly become involved in affordable housing issues as it has been responsible for allocating a number of federal and state grant funds in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and the same individual administers the City's CDBG and affordable housing program and works on homeless-related issues. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities to improve the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. Current members of HPAC include an individual with homeless lived experience, Yolo County Children's Alliance, Davis Opportunity Village, CommuniCare (nonprofit federally qualified health center), Legal Services of Northern California, Empower Yolo (shelter program for victims of domestic violence, sexual assault, stalking, and trafficking), Yolo Community Care Continuum (permanent support housing for mentally ill adults and respite program for homeless), Davis Community Meals and Housing, Yolo Wayfarer Center (shelter, permanent supportive housing, and treatment programs), Grace in Action (services for homeless and low income individuals), City of Davis, City of Woodland, City of West Sacramento, Yolo County, and Yolo County Housing (PHA for Yolo County).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC transitioned is a nonprofit organization serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last couple of years, HPAC has increasingly become involved in affordable housing issues as it has been responsible for allocating a number of federal and state grant funds in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and the same individual administers the City's CDBG and affordable housing programs and works on homeless-related issues. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities

to improve the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. Current members of HPAC include an individual with homeless lived experience, Yolo County Children's Alliance, Davis Opportunity Village, CommuniCare (nonprofit federally qualified health center), Legal Services of Northern California, Empower Yolo (shelter program for victims of domestic violence, sexual assault, stalking, and trafficking), Yolo Community Care Continuum (permanent support housing for mentally ill adults and respite program for homeless), Davis Community Meals and Housing, Yolo Wayfarer Center (shelter, permanent supportive housing, and treatment programs), Grace in Action (services for homeless and low income individuals), City of Davis, City of Woodland, City of West Sacramento, Yolo County, and Yolo County Housing (PHA for Yolo County).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City is a board member of the local continuum of care, the nonprofit Homeless and Poverty Action Coalition (HPAC). HPAC serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. HPAC is responsible for holding a local competition for the allocation of ESG funds. For performance standards, they are driven by the type of project undertaken by an ESG applicant. For a shelter project, for example, the grantee will be asked to report on the number of bed nights provided. Other reporting standards may include the number of individuals exited to permanent housing and whether individuals were provided with case management services and the results (obtain ID, increased income, etc.). Results based accountability will typically be used to assess outcomes: 1) how much did we do, 2) how well did we do it, and 3) is anyone better off.
For HMIS, HPAC has established a Data Subcommittee that oversees the development and implementation of data collection in the Homeless Management Information System in compliance with the most current HMIS data standards published by HUD. Tasks assigned to the Data Subcommittee include, but are not limited to the following.

- Designate a single HMIS for Yolo County and designate an HMIS lead agency.
- Review the HPAC HMIS Policies and Procedures and HMIS Training Handbook document at least once annually and revise, if appropriate. As needed throughout the year, the subcommittee will draft new policies and/or revisions to address policy and training needs encountered outside the annual review process.
- Develop, implement, and monitor compliance with HPAC's Data Security and Data Quality plans to ensure compliance with HUD requirements.
- Develop procedures and data collection and quality review plans related to the annual Housing Inventory Count (HIC) and Point-in-Time (PIT) count of sheltered individuals, the biannual Point-in-Time (PIT) count of unsheltered individuals.
- Review and approve submission of HUD mandated data reports, such as: 1) Point-in-Time, 2) Housing Inventory Count, 3) System Performance Measures (SPM), and 4) Longitudinal Systems Analysis (LSA).
- Monitor training needs of HMIS end-users in Yolo County and work with HMIS lead and HMIS Administrators to meet those needs.

- The HMIS Lead and HMIS Administrator may present HMIS updates that affect system utilization by end-users at Data Subcommittee meetings.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Update after the July 19, 2022 City Council public hearing and the comment period closes for the Action Plan.

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Yolo Wayfarer Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works extensively with the Yolo Wayfarer Center on the operation of their shelter, through the Federal Continuum of Care Program, and on other initiatives to improve the outcomes for vulnerable members of the community. For the program year, the City will be supporting operation of YWC's 100-bed shelter for women and men. The City homeless coordinator who is licensed mental health professional with 20 years of experience working in the mental health field has worked with the shelter's staff with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive environments. The homeless coordinator assists with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support.

2	**Agency/Group/Organization**	Yolo County Health and Human Services Agency
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Yolo County has been one of the key partners for development of the East Beamer Way Campus on City-owned land. Yolo County provided financial support for the construction of the 100-bed homeless shelter that was completed in December 2020 and opened in early January 2021 and has committed funds for 61-unit permanent supportive housing project that will be constructed directly north of the shelter. Yolo County has assigned a case manager to work at the shelter for approximately 3.5 days each week with clients who have medical and mental health issues.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless and Poverty Action Coalition (HPAC)	The City is a member of the local continuum of care, Homeless and Poverty Action Coalition (HPAC). HPAC transitioned to a nonprofit organization in early 2021 and serves as a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Yolo County. In the last couple of years, HPAC has increasingly become involved in affordable housing issues as it has been responsible for allocating a number of federal and state grant funds separate in addition to Federal CoC Program funds. A City representative serves on HPAC's 15-member board of directors and this individual also administers the City's CDBG program and works on affordable housing issues, programs, and projects. HPAC's board of directors includes representatives from service provider entities and government agencies. The City representative attends monthly meeting of HPAC's Governance Committee and Technical Subcommittee. Participation in HPAC provides ongoing opportunities to improve the coordination between public and assisted housing providers and private and governmental health, mental health and service agencies. While not funded with CDBG funds, the 61-unit permanent supportive housing project being developed by staff by the non-profit Friends of the Mission with assistance from the City and constructed on City-owned land with grant assistance from the City is consistent with HPAC goals that include providing the homeless with permanent housing and the services to support them in housing. The PSH project is expected to be completed and occupied in November 2022.
City of Woodland Housing Element for 2021-2029	City of Woodland	The following Strategic Plan goals overlap with goals of the City's Housing Element: Fair Housing Services - The City will fund the Fair Housing Hotline Project operated by Legal Services of Northern California (LSNC). The project provides free information and advice on fair housing issues, case intake and compliant processing, and investigation of alleged fair housing violations. The project also includes an annual fair housing conference in April that is open to landlords and tenants. Affordable Housing Monitoring - City staff will conduct annual affordable housing monitoring for affordable rental units and owner-occupied affordable units. At least 500 housing units will be monitored each year. Rehabilitation, Multi-Unit Residential - The City shall support the rehabilitation of at least 60 residential units during the Consolidated Plan period. Multi/Single Family Affordable Units Construction - The City will provide funding to support the construction of 136 affordable rental units during the period of the Consolidated Plan including units for special needs populations.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City provided multiple opportunities for nonprofit service providers, the private sector, and government agencies to provide input on the City's 2022/23 Action Plan and the CDBG program in general. These efforts included the City's monthly participation as a board member of the local continuum of care (Homeless and Poverty Action Coalition or HPAC) and participate in monthly meetings of HPAC's Technical Subcommittee.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The citizen participation process/efforts included the following: (1) emailing a notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public service and construction activities, Woodland's rating and ranking system for CDBG applications, Community Development Needs Table for Woodland's 2020 - 2024 Consolidated Plan, and a copy of the CDBG funded activities for FY 2021/22 to current and previous CDBG subrecipients and other interested parties (approximately 20 nonprofits and public agencies that provide programs in Woodland and/or Yolo County); (2) emailing the information contained in #1 to the local continuum of care, nonprofit Homeless and Poverty Action Coalition; (3) publishing the notice of funding availability in the April 6, 2022 edition of the Daily Democrat; (4) posting the NOFA and other attachments from the NOFA email on the City's website (https://www.cityofwoodland.org/597/Community-Development-Block-Grant); (5) providing copies of the NOFA and application materials at City Hall (300 First Street - Community Development Department counter) and Woodland Community and Senior Center (2001 East Street – Community Services Department counter); (6) holding a public meeting-applicant workshop on April 18, 2022 at the Woodland Community and Senior Center; (7) noticing the availability of the draft FY 2022/23 Action Plan and the City Council's June 21, 2022 public hearing on the Action Plan through a display ad in the June 23, 2022 edition of the Daily Democrat in Spanish and English; (8) posting the draft FY 2022/23 Action Plan to the City's website (https://www.cityofwoodland.org/597/Community-Development-Block-Grant); (9) emailing members of the local continuum of care (HPAC) on the availability of the draft FY 2022/23 Action Plan and the City Council's July 19, 2022 public hearing on the Action Plan; and (10) holding a public hearing at the July 19, 2022 City Council meeting to receive public comments and take final action on the Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	A notice of funding availability (NOFA)/notice of public meeting-applicant workshop was emailed to current CDBG subrecipients and other interested parties. The same information was also emailed to the local continuum of care's email list.	Prospective applicants asked questions about the funding available, but did not provide comments on the City's CDBG program.	The City did not decline comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	The notice of funding availability (NOFA)/notice public meeting-applicant workshop was published in the MONTH DAY, 2022 edition of the Woodland Daily Democrat.	Comments were not submitted in response to the newspaper advertisement.	The City did not decline comments.	

3	Posting on City's website	Non-targeted/broad community	The notice of funding availability (NOFA)/notice of public meeting-applicant workshop, applications for public service and construction activities, Woodland's rating and ranking system for CDBG applications, the Community Development Needs Table for Woodland's 2020-2024 Consolidated Plan, and a copy of a table with the CBDG-funded activities for 2021/22 were posted to the City's website.	Comments were not submitted in response to the website posting.	The City did not decline comments.	https://www.cityofwoodland.org/597/Community-Development-Block-Grant

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	NOFA & application materials available at City Hall	Non-targeted/broad community	Copies of the notice of funding availability (NOFA)/notice of public meeting-applicant workshop and application materials were made available at the Woodland City Hall (300 First Street - Community Development Department public counter).	Comments were not submitted in response to the availability of the NOFA and application materials.	The City did not decline comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	City staff convened a meeting at the Woodland Community and Senior Center on April 18, 2022 to brief CDBG applicants on the application process and receive community input on the City's CDBG program. Representatives from five nonprofit service providers participated in the meeting.	While the meeting attendee asked a number of questions about the eligibility of her nonprofit's eligibility, comments were not provide on the overall CDBG program.	The City did not decline comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A notice of availability of the draft 2022/23 Action Plan/notice of July 19, 2022 City Council public hearing for the Action was published in the June 23, 2022 edition of the Woodland Daily Democrat. The notice was published in English and Spanish.	*Update after City Council public hearing and public comment period closes for Action Plan.*	*Update after City Council public hearing and public comment period closes for Action Plan.*	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Notice of draft Action Plan and City Council public hearing posted to City website	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A notice of availability of the draft 2022/23 Action Plan/notice of July 19, 2022 City Council public hearing for the Action was posted to the City's website in English and Spanish. In addition, a copy of the draft Action Plan was posted to the website as well.	*Update after City Council public hearing and public comment period closes for Action Plan.*	*Update after City Council public hearing and public comment period closes for Action Plan.*	https://www.cityofwoodland.org/597/Community-Development-Block-Grant

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Internet Outreach	Local Continuum of Care (Homeless and Poverty Action Coalition)	A notice of availability of the draft 2022/23 Action Plan/notice of July 19, 2022 City Council public hearing for the Action Plan was emailed to the local of continuum of care's email list.	*Update after City Council public hearing and public comment period closes for Action Plan.*	*Update after City Council public hearing and public comment period closes for Action Plan.*	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Meeting	Non-targeted/broad community	The Woodland City Council held a public hearing at its July 19, 2022 meeting to receive public comments on the proposed 2022/23 CDBG Action Plan. The public was provided with opportunities to comment on the Action Plan before the meeting and during the meeting.	*Update after City Council public hearing and public comment period closes for Action Plan.*	*Update after City Council public hearing and public comment period closes for Action Plan.*	

Table 4 – Citizen Participation Outreach

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

For the third year of the City's Consolidated Plan, a total of $444,232.94 in CDBG funds ($444,144 annual allocation and $88.94 program income) will be available for infrastructure and public service activities. These funds will leveraged with $129,177 in non-federal and non-state resources from subrecipients that includes in-kind contributions, subrecipient funds, fundraising, client portion of rents, donations, support from foundations, and corporate support. The discussion at the end of this section highlights non-CDBG funds that be available during the Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	444,144	88.94	7,778.19	452,011.13	900,000	Prior year funds are based on funds remaining from completed infrastructure activities. These funds will be re-programmed for FY 2022/23 infrastructure activities.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

For Program Year 2022, federal funds will be leveraged with $129,177 in non-federal and non-state funds for the following CDBG-funded

infrastructure and public service activities. In addition, this list includes non-CDBG funded activities that align and support the goals of the City's CDBG Consolidated Plan and are funded through the City at an estimated amount of $280,000.

CommuniCare Health Centers, Safe Space Project
Northern California Children's Therapy Center, Project HOPE
Short Term Emergency Aid Committee, Woodland Homeless Prevention Program
Empower Yolo, Shelter Services
Yolo County Children's Therapy Center, MediCal/CalFresh Enrollment/Retention
Meals on Wheels Yolo County, Operation Accelerate
Yolo Community Care Continuum, New Dimensions Supported Housing
Yolo Wayfarer Center, Emergency Shelter Services
Yolo Food Bank, Nurture Woodland
City of Woodland, Homeless Coordinator
City of Woodland, Campership Program (Summer Recreation Scholarships)
City of Woodland, Lease of City Hall Annex for Youth Theatre/Dance Programs
City of Woodland, After School Teen Pack
City of Woodland, Woodland Promise Program

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Way Campus on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, and a 60-bed treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. The East Beamer Way property is located directly north of the City limits within the City's General Plan area. The City deeded the shelter site to a local nonprofit, Friends of Mission, at no cost. The phase two infrastructure work for the PSH and treatment facility sites was completed and the State awarded the City and co-applicant Friends of the Mission a $15,770,467 Homekey grant in March 2022 for the PSH project. Homekey funds will allow Friends of the Mission to complete the purchase/installation of the housing units; purchase/install a 2,500 square foot community center with offices, conference space, gather area, and a medical examination room; and receive a three-year operating subsidy. The housing units are expected to be installed and largely occupied by November 2022. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a $12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility.

Discussion

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness. The position is funded through the City's general fund and a grant received by the City. The homeless coordinator who is a licensed mental health professional with 20 years of experience working in the mental health field engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever possible. The individual in this position works with the staff of the Yolo Wayfarer Center’s 100-bed homeless shelter with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive, longer-term housing environments. Other activities include assisting with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support. In February 2022, the homeless coordinator served as one of the two organizers for the point-in-time count of homeless individuals in Woodland.

As noted in the above section, the East Beamer Way Campus will include 61 units of permanent supportive housing. A number of the units will be filled through the countywide coordinated entry system and the overall project will provide a key resource to address the long-term housing and service needs of homeless individuals. The housing units are expected to be installed and largely occupied by November 2022.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities & Improvements (includes ADA)	2020	2024	Non-Housing Community Development		Public Facilities & Improvements (includes ADA)	CDBG: $249,010	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 960 Persons Assisted
4	Public Services (Other: Emergency Food & Shelter)	2020	2024	Homeless Individuals At-Risk		Public Services (Other: Emergency Food & Shelter)	CDBG: $50,397 City General Fund: $100,000 (estimate)	Public service activities other than Low/Moderate Income Housing Benefit: 869 Persons Assisted Homeless Person Overnight Shelter: 325 Persons Assisted Homelessness Prevention: 189 Persons Assisted
5	Youth Services	2020	2024	Youth Services		Youth Services	CDBG: $0 City Measure J: $60,000 (estimate) City Other: $60,000 (estimate)	Public service activities other than Low/Moderate Income Housing Benefit: 450 Persons Assisted
6	Employment Training	2020	2024			Employment Training	CDBG: $0 City Measure J: $50,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
7	Fair Housing Services (Subject to PS Cap)	2020	2024	Fair Housing Services		Fair Housing Activities (Subject to PS Cap)	CDBG: $10,000	Public service activities other than Low/Moderate Income Housing Benefit: 102 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Health Services	2020	2024			Health Services	CDBG: $6,224	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
10	Rehabilitation, Multi-Unit Residential	2020	2024	Affordable Housing Rehabilitation, Multi-Unit Residential		Rehabilitation, Multi-Unit Residential	CDBG: $39,773.94	Rental units rehabilitated: 47 Household Housing Unit (Funding includes $88.94 in CDBG Program Income. Not included in the total funds is $7,778.19 in prior year CDBG funds available for re-programming.)
12	Affordable Housing Monitoring	2020	2024	Affordable Housing Monitoring			CDBG: $0 City General Fund: $10,000 (estimate)	Other: 500 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Facilities & Improvements (includes ADA)
	Goal Description	**City of Woodland, ADA Accessibility Project** – The City will design and construct curb ramp improvements at up to 11 locations. The locations are on the City's ADA Priority Route which was identified in conjunction with the City's ad hoc committee of community members with disabilities and is coordinated with Yolobus routes throughout the City. **Yolo Community Care Continuum, Haven House Interim Care Program** – The Interim Care Program is a short-term care program for homeless individuals who have substance use addictions and have been discharged from hospital settings. The Yolo Community Care Continuum will rehabilitate the deck and wheelchair ramp used at the Haven House facility. **CommuniCare Health Centers, Outdoor Classroom** – CommuniCare will install an outdoor classroom at its Family Wellness Center that will support engagement with Woodland's low-income community and make it easy to for staff to conduct pro-social and clinical activities in the outdoor space. **Empower Yolo, Safe Space Project** – Empower Yolo will remove three large pine trees that are at-risk of all on the nonprofit's facility in Woodland, on an adjacent home, or cars parked on the street next to the facility. In addition, exterior lighting will be added or replaced for the facility as the building has been vandalized on multiple occasions and adjacent homeowners raised concerns that the building is not adequately lit at night.

4	**Goal Name**	Public Services (Other: Emergency Food & Shelter)
	Goal Description	**Short Term Emergency Aid Committee, Woodland Homeless Prevention Program** - STEAC will provide cash assistance to landlords to prevent low income households from being evicted from their rental housing and assist low income households move from homelessness into permanent housing with first month's rent assistance. **Empower Yolo, Shelter Services** - Empower Yolo provides emergency food and shelter to victims of domestic violence, sexual assault, stalking, and human trafficking. The shelter also offers a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. During the course of their stay, every adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care. Services at the shelter include case management, safety planning, weekly goal-setting, economic empowerment, life skills development, and domestic violence education. **Yolo County Children's Alliance, Medical/CalFresh Enrollment/Retention** – YCCL will provide bi-lingual, bi-cultural, friendly, patient, and in-person service so that YCCL can walk people through the process of enrolling in MediCal and CalFresh. YCCL will help troubleshoot issues that arise and confirm that all necessary paperwork is complete for review by the Yolo County Health and Human Services Agency, the administrative agency. Once clients are enrolled, YCCL will follow up to make sure clients understand their benefits and how to use them, including helping them to connect to the actual health and food services in their community. **Meals on Wheels Yolo County, Operation Accelerate** - Meals on Wheels will provide hot, noontime meals and weekday safety checks for homebound, low income senior citizens. **Yolo Community Care Continuum, New Dimensions Supported Housing** -YCCC will provide housing and supportive services for adults who are at risk of homelessness and have a mental illness. **Yolo Wayfarer Center, Emergency Shelter Services** - YWC offers dormitory-style shelter for up to 100 homeless individuals and a day services program on a daily basis. The shelter program provides three nutritious meals a day, case management, mailbox services, showers, laundry facilities, and access to substance use treatment upon referral and availability. Assistance accessing mainstream benefit programs as well as job and housing search assistance are provided. Participants in the day services program which is staged in large courtyard adjacent to the shelter do not need to reside at the shelter and services include meals, resource/referral information, showers/restrooms, and laundry. **Yolo Food Bank, Nurture Woodland** – YFB will collect, sort, store, and distribute food to food insecure individuals. **City of Woodland, Homeless Coordinator** - The Homeless Coordinator addresses citywide needs for individuals and families that are homeless or at-risk of homelessness. This position consults, refers cases, and works actively with government agencies and private partners/community groups.

5	**Goal Name**	Youth Services
	Goal Description	The City will provide reduced enrollment fees through its Campership program for income-qualified families of youth participating in Swim Lessons, Summertime Fun Club (day camp), Summer Teen Pack, and Lifeguard Training. Other youth programs offered by the City will include leasing the City Hall annex building to the Woodland Opera House at a cost of $1 for youth theatre/dance programs and the After School Teen Pack. The City operates After School Teen Pack at the Douglass & Lee Middle Schools during the school year Monday-Thursday from immediately after school until 5:00 p.m. Designed for drop-in visits by students to participate any time after school, the program provides supervised activities.
6	**Goal Name**	Employment Training
	Goal Description	The City partnered with the local community college, Woodland Community College, for the Woodland Promise Program to support local higher education access and equity. This initiative started in Fall 2021 with 20 students participating in the program and provides financial resources to help Woodland students who might not otherwise be able to afford a college education and supports the Consolidated Plan high priority need of employment training. Woodland Promise has two components: a fee-waiver called Woodland College Promise and a scholarship program call the Woodland Stars Scholarship. Woodland College Promise will cover up to two years of community fees for eligible students who live in Woodland and have graduated from a local high school. Eligible students must be full-time WCC students with a completed Student Educational Plan. The points-based Woodland Stars Scholarship will award up to an additional $1,000 a year to students benefiting from the Woodland College Promise program. Woodland Stars applicants will be assigned points based on their demonstrated civic engagement or volunteerism, their academic performance, their Student Educational Plan, and their time spent with applied internships associated with their studies. Scholarships can be used toward supplemental materials such as textbooks and represent an additional tool to foster educational access at WCC regardless of a student's financial means. The City is using Measure J sales tax revenues to support the two-year Woodland Promise Program initiative.
7	**Goal Name**	Fair Housing Services (Subject to PS Cap)
	Goal Description	Legal Services of Northern California, Fair Housing Services - Legal Services will provide fair housing services through phone and in-person consultations with Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services will advise clients with fair housing issues of their right under fair housing laws. Attorneys will also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally. Legal Services also holds an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing.

8	**Goal Name**	Health Services
	Goal Description	Northern California Children's Therapy Center, Project Hope - NCCTC will provide health care access for special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.
10	**Goal Name**	Rehabilitation, Multi-Unit Residential
	Goal Description	New Hope Community Development Corporation, Cottonwood Meadows Siding & Structural Dry-rot Improvements, Phase S-3 - The project will allow for additional dry-rot repairs to the T-1-11 siding and areas of damage to any structural framing, which include repairing or replacing portions of the second floor resident decks on the east side of the buildings for the 47-unit apartment complex that provides affordable housing for low income senior citizen households. Similar to the other portions of this multi-phased project, the actual extent of the dry-rot damage will be determined as sections of the siding are removed and a scope of work for that section is developed. The replacement siding will be of "cement-fiber" type with new wood trim, which will be painted.
12	**Goal Name**	Affordable Housing Monitoring
	Goal Description	The City will monitor more than 500 affordable housing units during the program year.

Projects

AP-35 Projects – 91.220(d)

Introduction

Construction activities include ADA Accessibility Program (City of Woodland), Cottonwood Meadows Siding & Structural Dry-rot Improvements-Phase S-3 (New Hope Community Development Corporation), Haven House Interim Care Program (Yolo Community Care Continuum), Outdoor Classroom (CommuniCare Health Centers), and Safe Space Project (Empower Yolo). installation/occupancy of 61 permanent supportive housing units for homeless individuals (City of Woodland and nonprofit Friends of the Mission). Public service activities include the New Dimensions Supported Housing (Yolo Community Care Continuum's housing and supportive services for adults with mental illness), Woodland Homeless Prevention Program (Short Term Emergency Aid Committee), Home Delivered Meals Program (meals provided to low income senior citizens by Meals on Wheels Yolo County), Emergency Shelter Services (100-bedemergency shelter operated by the Yolo Wayfarer Center for adult women and men), Project HOPE (Northern California Children's Therapy Center's program to provide health care access to special needs children through early intervention, socialization, and multiple therapy programs), Fair Housing Services (Legal Services of Northern California), MediCal & CalFresh Enrollment/Retention (outreach and assistance by the Yolo County Children's Alliance to families eligible for MediCal and CalFresh), Shelter Services (support for Empower Yolo's shelter for victims of domestic violence, sexual assault, stalking, and trafficking), and Nurture Woodland (distribution of food by the Yolo Food Bank and its community partners).

While not supported with CDBG funds, the City expects to make progress on providing permanent supportive housing for the homeless and supporting homeless outreach and related services during the program year through the following two activities.

The City, Yolo County, key nonprofit agencies, and local health care providers have partnered to support the East Beamer Way Campus on City-owned land. East Beamer Way will include three components: a 100-bed shelter for single men and women (constructed in late 2020 and operational in early January 2021), 61 units of permanent supportive housing, and a 60-bed treatment facility. The East Beamer Way campus represents a paradigm shift in how to address the homeless challenges in Woodland. The East Beamer Way property is located directly north of the City limits within the City's General Plan area. The City deeded the shelter site to a local nonprofit, Friends of Mission, at no cost. The State awarded the City and co-applicant Friends of the Mission a $15,770,467 Homekey grant in March 2022 for the PSH project. Homekey funds will allow Friends of the Mission to complete the purchase/installation of the housing units; purchase/install a 2,500 square foot community center with offices, conference space, gathering area, and a medical examination room; and receive a three-year operating subsidy. The housing units are expected to be installed and largely occupied by November 2022. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a $12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility.

In 2018, the City established a homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness. The position is funded through the City's general fund and a grant received by the City. The homeless coordinator who is a licensed mental health professional with 20 years of experience working in the mental health field engages homeless residents, provides referrals for services, and collaborates closely with social service agencies and Yolo County to coordinate services and housing options whenever

possible. The individual in this position works with the staff of the Yolo Wayfarer Center's 100-bed homeless shelter with the overall goals of improving outcomes for clients and ensuring whenever possible that clients transition from the shelter into supportive, longer-term housing environments. Other activities include assisting with the operations of the shelter by filling in gaps for transportation and case management of clients and providing encouragement/motivation to clients to improve their living situation. On occasion, the homeless coordinator will cover the cost of hard to obtain birth certificates, transport clients so they can obtain their California identification cards, and provide other support. In February 2022, the homeless coordinator served as one of the two organizers for the point-in-time count of homeless individuals in Woodland.

Projects

#	Project Name
1	City of Woodland, ADA Accessibility Project
2	New Hope Community Development Corp, Cottonwood Meadows Siding & Structural Dry-rot Improvements – Phase S-3
3	Yolo Community Care Continuum, Haven House Interim Care Program
4	CommuniCare Health Centers, Outdoor Classroom
5	Empower Yolo, Safe Space Project
6	Yolo Community Care Continuum, New Dimensions Supported Housing
7	Short Term Emergency Aid Committee, Woodland Homeless Prevention Program
8	Meals on Wheels Yolo County, Operation Accelerate
9	Yolo Wayfarer Center, Emergency Shelter Services
10	Northern California Children's Therapy Center, Project HOPE
11	Legal Services of Northern California, Fair Housing Services
12	Yolo County Children's Alliance, MediCal/CalFresh Enrollment/Retention
13	Empower Yolo, Shelter Services
14	Yolo Food Bank, Nurture Woodland
15	City of Woodland, CDBG Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation priorities address high priority needs established in 2020-2024 Consolidated Plan and are being implemented by the 2022-2023 Action Plan. While not supported with CDBG funds, other efforts consistent with the Consolidated Plan that will occur during the program year include completion of the 61-unit permanent supportive housing project at the East Beamer Way Campus and employing a full-time homeless coordinator to address citywide needs for individual and families that are homeless or at risk of homelessness. While funding streams for

addressing homeless-related issues and affordable housing in general have increased in the last couple of years and particularly to address impacts of the COVID-19 Pandemic, additional resources are needed. One particular challenge is addressing the case management needs of homeless individuals on the street, in shelter, and in permanent housing. While the City had been using CDBG CV3 funds to support behavioral health services provided by the Yolo Wayfarer Center for its emergency shelter and permanent supportive housing programs, these are one-time funds. Although sheltering and housing the homeless is important, the success of homeless individuals progressing in these programs, establishing stability for physical and mental health, and maintaining their housing can be undermined without regular case management services.

AP-38 Project Summary
Project Summary Information

1	**Project Name**	City of Woodland, ADA Accessibility Project
	Target Area	Not applicable
	Goals Supported	Public Facilities & Improvements (includes ADA)
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: $200,000
	Description	ADA compliant curb ramps will be constructed at up to 12 locations.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 250 persons who are disabled will benefit from the ADA curb ramp improvements.
	Location Description	Locations of the proposed ADA improvements are adjacent to or near the Douglass Middle School and include the intersections of Marshall Avenue and First Street, Hays Street and Second Street, Granada Drive and Viento Lane, Granada Drive and Fremont Street, and Granada Drive and Second Street.
	Planned Activities	ADA compliant curb ramps will be constructed at up to 12 locations.
2	**Project Name**	New Hope Community Development Corp, Cottonwood Meadows Siding & Structural Dry-rot Improvements – Phase S-3
	Target Area	Not applicable
	Goals Supported	Rehabilitation, Multi-Unit Residential
	Needs Addressed	Rehabilitation, Multi-Unit Residential
	Funding	CDBG: $47,552.13
	Description	The project will allow for additional dry-rot repairs to the T-1-11 siding and areas of damage to any structural framing, which will include repairing or replacing portions of the second-floor resident decks on the east side of the buildings. Cottonwood Meadows provides affordable housing for low income senior citizen households.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	31 very low-income, 10 low-income, and 4 moderate-income senior citizen households will benefit from the rehabilitation work.
	Location Description	The Cottonwood Meadows apartment complex is located at 120 North Cottonwood Street.
	Planned Activities	The project will allow for additional dry-rot repairs to the T-1-11 siding and areas of damage to any structural framing, which will include repairing or replacing portions of the second-floor resident decks on the east side of the buildings.
3	**Project Name**	Yolo Community Care Continuum, Haven House Interim Care Program
	Target Area	Not applicable
	Goals Supported	Public Facilities & Improvements (includes ADA)
	Needs Addressed	Public Facilities & Improvements (includes ADA), Health Services
	Funding	CDBG: $20,000

	Description	The Interim Care Program is a short-term care program for homeless individuals who have substance use addictions and have been discharged from hospital settings. The Yolo Community Care Continuum will rehabilitate the deck and wheelchair ramp used at the Haven House facility.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	On an annual basis, the rehabilitation work for Haven House will benefit 20 homeless individuals who have substance use additions and are being discharged from hospital settings.
	Location Description	Haven House is located at 168 College Street.
	Planned Activities	The Yolo Community Care Continuum will rehabilitate the deck and wheelchair ramp used at the Haven House facility.
4	**Project Name**	CommuniCare Health Centers, Outdoor Classroom
	Target Area	Not applicable
	Goals Supported	Public Facilities & Improvements (includes ADA)
	Needs Addressed	Public Facilities & Improvements (includes ADA), Health Services
	Funding	CDBG: $9,850
	Description	CommuniCare will install an outdoor classroom at its Family Wellness Center that will support engagement with Woodland's low-income community and make it easy to for staff to conduct pro-social and clinical activities in the outdoor space.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 lower income households (or 150 person) receiving counseling services at CommuniCare's Family Wellness Center will benefit from the proposed activities.
	Location Description	CommuniCare's Family Wellness Center is located at 455 First Street.
	Planned Activities	CommuniCare will install an outdoor classroom at its Family Wellness Center that will support engagement with Woodland's low-income community and make it easy to for staff to conduct pro-social and clinical activities in the outdoor space.
5	**Project Name**	Empower Yolo
	Target Area	Not applicable
	Goals Supported	Public Facilities & Improvements (includes ADA)
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: $19,160

	Description	Empower Yolo will remove three large pine trees that are at-risk of all on the nonprofit's facility in Woodland, on an adjacent home, or cars parked on the street next to the facility. In addition, exterior lighting will be added or replaced for the facility as the building has been vandalized on multiple occasions and adjacent homeowners raised concerns that the building is not adequately lit at night. Empower Yolo provides holistic services to ensure community members receive the resources and support they require and connects clients to resources they may need both short and long-term. Their focus has been on serving the most vulnerable in the community: victims of domestic violence, sexual assault, and trafficking; home insecure; food insecure; and the homeless.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	On an annual basis, an estimated 540 low income individuals who receive services from Empower Yolo's Woodland facility will benefit from the proposed activities.
	Location Description	Empower Yolo is located at 175 Walnut Street.
	Planned Activities	Empower Yolo will remove three large pine trees that are at-risk of all on the nonprofit's facility in Woodland, on an adjacent home, or cars parked on the street next to the facility. In addition, exterior lighting will be added or replaced for the facility as the building has been vandalized on multiple occasions and adjacent homeowners raised concerns that the building is not adequately lit at night.
6	**Project Name**	Yolo Community Care Continuum, New Dimensions Supported Housing
	Target Area	Not applicable
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: $6,224
	Description	This program provides individualized services to residents of the New Dimensions Supportive Housing Project via the Yolo Community Care Continuum for adults at risk of mental illness. Services will be provided to mentally ill adults residing at multiple residential properties operated by YCCC in Woodland. Services include teaching independent living skills, clinical and medical support, teaching vocational skills, and ensuring safety for the residents.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 36 very low-income individuals will benefit from the New Dimensions Supported Housing program.
	Location Description	The program will operate at multiple residential properties owned or rented by the Yolo Community Care Continuum and mostly located in the central section of Woodland.

	Planned Activities	This program provides individualized services to residents of the New Dimensions Supportive Housing Project via the Yolo Community Care Continuum for adults at risk of mental illness. Services will be provided to mentally ill adults residing at multiple residential properties operated by YCCC in Woodland. Services include teaching independent living skills, clinical and medical support, teaching vocational skills, and ensuring safety for the residents.
7	**Project Name**	Short Term Emergency Aid Committee, Woodland Homeless Prevention Program
	Target Area	Not applicable
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: $6,224
	Description	Cash assistance will be provided directly to landlords to prevent low income households from being evicted from their rental housing and assist low income households move from homelessness into permanent housing with first month's rent assistance.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 189 low-income individuals will benefit from the Woodland Homeless Prevention Program.
	Location Description	The Woodland Homeless Prevention Program will be available citywide to income eligible households.
	Planned Activities	Cash assistance will be provided directly to landlords to prevent low income households from being evicted from their rental housing and assist low income households move from homelessness into permanent housing with first month's rent assistance.
8	**Project Name**	Meals on Wheels Yolo County, Operation Accelerate
	Target Area	Not applicable
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: $8,500
	Description	Meals on Wheels will provide hot, noontime meals and weekday safety checks for homebound, low-income senior citizens.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 75 low-income senior citizens will benefit from the Meals on Wheels program.
	Location Description	The Meals on Wheels program will be available citywide for income-eligible senior citizens.
	Planned Activities	Meals on Wheels will provide hot, noontime meals and weekday safety checks for homebound, low-income senior citizens.

9	**Project Name**	Yolo Wayfarer Center, Emergency Shelter Services
	Target Area	Not applicable
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: $8,500
	Description	The Yolo Wayfarer Center will offer dormitory-style shelter for up to 100 homeless individuals daily at its emergency shelter. The shelter program provides three nutritious meals a day, case management, mailbox services, showers, laundry facilities, and access to substance use treatment upon referral and availability. Assistance accessing mainstream benefit programs as well as job and housing search assistance are provided.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 300 very low-income individuals who are homeless will benefit from the emergency shelter services provided by the Yolo Wayfarer Center.
	Location Description	The Yolo Wayfarer Center's emergency shelter is located at the corner of East Beamer Street and Road 102.
	Planned Activities	The Yolo Wayfarer Center will offer dormitory-style shelter for up to 100 homeless individuals daily at its emergency shelter. The shelter program provides three nutritious meals a day, case management, mailbox services, showers, laundry facilities, and access to substance use treatment upon referral and availability. Assistance accessing mainstream benefit programs as well as job and housing search assistance are provided.
10	**Project Name**	Northern California Children's Therapy Center, Project HOPE
	Target Area	Not applicable
	Goals Supported	Health Services
	Needs Addressed	Health Services
	Funding	CDBG: $6,224
	Description	Project HOPE will provide health care access for special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 special needs children from lower-income households will benefit from the health care services provided through Project HOPE.
	Location Description	Project HOPE will provide therapy services citywide to income-eligible families.

	Planned Activities	Project HOPE will provide health care access for special needs children through early intervention, socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.
11	**Project Name**	Legal Services of Northern California, Fair Housing Services
	Target Area	Not applicable
	Goals Supported	Fair Housing Services (Subject to PS Cap)
	Needs Addressed	Fair Housing Activities (Subject to PS Cap)
	Funding	CDBG: $10,000
	Description	Legal Services of Northern California (Woodland office) will provide fair housing services through phone and in-person consultations with Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services will advise clients with fair housing issues of their right under fair housing laws. Attorneys will also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally. Legal Services also holds an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 102 lower-income individuals will benefit from the Fair Housing services provided by Legal Services of Northern California.
	Location Description	Fair Housing Services will be provided citywide to income-eligible individuals.
	Planned Activities	Legal Services of Northern California (Woodland office) will provide fair housing services through phone and in-person consultations with Woodland residents who contact Legal Services with housing complaints. Attorneys from Legal Services will advise clients with fair housing issues of their right under fair housing laws. Attorneys will also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with the U.S. Department of Housing and Urban Development and the California State Department of Fair Employment and Housing when the issue cannot be resolved informally. Legal Services also holds an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing.
12	**Project Name**	Yolo County Children's Alliance, MediCal/CalFresh Enrollment/Retention
	Target Area	Not applicable
	Goals Supported	Public Services (Other: Emergency Food & Shelter) Health Services
	Needs Addressed	Public Services (Other: Emergency Food & Shelter) Health Services
	Funding	CDBG: $6,224

	Description	The Yolo County Children's Alliance (YCCL) will provide bi-lingual, bi-cultural, friendly, patient, and in-person service so that YCCL can walk people through the process of enrolling in MediCal and CalFresh. YCCL will help troubleshoot issues that arise and confirm that all necessary paperwork is complete for review by the Yolo County Health and Human Services Agency, the administrative agency. Once enrolled, YCCL will follow up with clients to make sure they understand their benefits and how to use them, including helping them to connect to the actual health and food services in their community.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 low-income individuals will benefit from the MediCal/CalFresh Enrollment/Retention program. For many of the beneficiaries, Spanish is their primary language.
	Location Description	The activities will be provided citywide to income-eligible individuals and families.
	Planned Activities	The Yolo County Children's Alliance (YCCL) will provide bi-lingual, bi-cultural, friendly, patient, and in-person service so that YCCL can walk people through the process of enrolling in MediCal and CalFresh. YCCL will help troubleshoot issues that arise and confirm that all necessary paperwork is complete for review by the Yolo County Health and Human Services Agency, the administrative agency. Once enrolled, YCCL will follow up with clients to make sure they understand their benefits and how to use them, including helping them to connect to the actual health and food services in their community.
13	**Project Name**	Empower Yolo, Shelter Services
	Target Area	Not applicable
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: $6,225
	Description	Empower Yolo provides emergency food and shelter to victims of domestic violence, sexual assault, stalking, and human trafficking. The shelter also offers a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. During the course of their stay, every adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care. Services at the shelter include case management, safety planning, weekly goal-setting, economic empowerment, life skills development, and domestic violence education.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 25 very low- and low-income households will benefit from Empower Yolo's shelter program.

	Location Description	Empower Yolo's shelter is located at an undisclosed location in Yolo County.
	Planned Activities	Empower Yolo provides emergency food and shelter to victims of domestic violence, sexual assault, stalking, and human trafficking. The shelter also offers a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. During the course of their stay, every adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care. Services at the shelter include case management, safety planning, weekly goal-setting, economic empowerment, life skills development, and domestic violence education.
14	**Project Name**	Yolo Food Bank, Nurture Woodland
	Target Area	Not applicable
	Goals Supported	Public Services (Other: Emergency Food & Shelter)
	Needs Addressed	Public Services (Other: Emergency Food & Shelter)
	Funding	CDBG: $8,500
	Description	The Yolo Food Bank will collect, sort, store, and distribute food to food insecure individuals.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 150 individuals will benefit from the Yolo Food Bank's Nurture Woodland program.
	Location Description	The Food Bank's Nurture Woodland program will be available citywide.
	Planned Activities	The Yolo Food Bank will collect, sort, store, and distribute food to food insecure individuals.
15	**Project Name**	City of Woodland, CDBG Administration
	Target Area	Not applicable
	Goals Supported	Public Facilities & Improvements (includes ADA) Public Services (Other: Emergency Food & Shelter) Fair Housing Services (Subject to PS Cap) Health Services Rehabilitation, Multi-Unit Residential Affordable Housing Monitoring
	Needs Addressed	Public Facilities & Improvements (includes ADA) Public Services (Other: Emergency Food & Shelter) Fair Housing Activities (Subject to PS Cap) Health Services Rehabilitation, Multi-Unit Residential
	Funding	CDBG: $88,828
	Description	CDBG funds will be used for the administration of the City of Woodland's CDBG program.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable as the funding will be used for the administration of the City's CDBG program.
	Location Description	Not applicable as the funding will be used for the administration of the City's CDBG program.
	Planned Activities	CDBG funds will be used for the administration of the City of Woodland's CDBG program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The following construction activities are located in low-moderate income Census Block Groups.
CommuniCare Health Centers, Outdoor Classroom
New Hope Community Development Corporation, Cottonwood Meadows Siding and Structural Dry-rot Improvements – Phase S-3
City of Woodland, ADA Accessibility Program (at least eleven of the accessible ramp locations)

For public service activities, the following activities are located in low-moderate income Census Block Groups; however, these activities as well as the other activities proposed for funding are available on a citywide basis to income-eligible individuals.

Meals on Wheel Yolo County, Home Delivered Meals Program
Yolo Community Care Continuum, New Dimensions Supported Housing (a portion of the permanent supportive housing locations)
Northern California Children's Therapy Center, Project HOPE
Legal Services of Northern California, Fair Housing Services

According to the most recent American Community Survey five-year estimates (2013-2017 ACS 5-Year Estimates), the distribution of minority persons based on race at the Census block group level does not include any concentrations. A concentration is defined as 51 percent or more. For Asians, the greatest concentration occurs in Block Group 2, Census Tract 111.02 at 21.2 percent. For Black or African American, the greatest concentration occurs in Block Group 1, Census Tract 109.02 at 11.8 percent. While there are no race concentrations at the Census block group level, there are ethnic concentrations. The 2013-2017 ACS 5-Year Estimates shows 48.3 percent of Woodland is Hispanic or Latino. For the Hispanic or Latino ethnicity, there are concentrations in fourteen Census block groups and eleven of the block groups (marked in bold) are located in low-moderate income Census block groups: **Block Groups 1 and 3**, Census Tract 108; Block Group 1, Census Tract 109.01; **Block Groups 2 and 3**, Census Tract 109.01; **Block Groups 1 and 2**, Census Tract 109.02; **Block Group 2**, Census Tract 110.01; Block Group 1, Census Tract 111.01; **Block Group 2**, Census Tract 111.01; **Block Groups 1 and 2**, Census Tract 111.02; **Block Group 1**, Census Tract 111.03; and **Block Group 3**, Census Tract 112.05.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As noted in the above item (Description of the areas of the entitlement...), a number of the CDBG projects and programs that will be funded are located in low-moderate income Census Block Gropes. However, the programs offered by the organizations are available citywide to income-eligible

households.

Discussion

Target Areas are not designated for Woodland's Consolidated Plan. Proposed public service activities are available to residents throughout the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

For the program year, the City will use CDBG and other funds to provide affordable housing assistance through the following activities.

1. New Hope Community Development Corporation, Cottonwood Meadows Siding & Structural Dry-rot Improvements, Phase S-3 - (rehabilitation of apartment complex that serves very low-, low-, and moderate-income senior citizen households)

2. Yolo Community Care Continuum, New Dimensions Supported Housing (housing and supportive services for adults with a mental illness who are at risk of homelessness)

3. Short Term Emergency Committee, Woodland Homeless Prevention Program (emergency cash assistance for overdue rent in order to prevent evictions and first month's rent to help individuals and families move into permanent, long-term housing)

The City will use non-CDBG funds to provide affordable housing for the homeless through the following project.

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters.

Directly north of the shelter facility is a site that will accommodate 61 units of permanent supportive housing for homeless individuals. The City and grant co-applicant Friends of the Mission were awarded a $15,770,467 State Homekey grant in March 2022; the grant is being used to purchase/install the housing units, provide for a community center, and establish a three-year operating subsidy for the PSH project. The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work for the treatment facility site has been completed. . In June 2022, Friends of the Mission was notified that it had been awarded conditionally a $12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. The existing treatment facility may be converted into a family shelter once the new facility is operational. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of $2,000,000 with a majority of the funds being derived from affordable housing revenues received by the City.

One Year Goals for the Number of Households to be Supported	
Homeless	325
Non-Homeless	1,276
Special-Needs	481
Total	2,082

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	189
The Production of New Units	61
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	295

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The number reported for households assisted through rental assistance represents 189 individuals assisted and not individual households.

AP-60 Public Housing – 91.220(h)

Introduction

Yolo County Housing (YCH) serves as the public housing authority for Yolo County, administers the countywide Housing Choice Voucher program (individual vouchers, project-based vouchers, and special purpose vouchers); operates public housing facilities, agricultural housing, and other affordable housing projects throughout Yolo County; and offers other programs. In Woodland, YCH operates two public housing developments: Yolano Village (60 family units) and Donnelly Circle (72 family units) which are generally fully occupied. A total of 6,711 families were on the wait list for the two developments in 2021.

Actions planned during the next year to address the needs to public housing

For the program year, the City plans to fund the following public service activities which are available to public housing residents and other eligible Woodland residents: Yolo Food Bank, Nurture Woodland (food); Short Term Emergency Aid Committee, Woodland Homeless Prevention Program (rental assistance for individuals and families at-risk of eviction); Yolo County Children's Alliance, MediCal & CalFresh Enrollment/Retention (MediCal and CalFresh enrollment); Northern California Children's Therapy Center, Project HOPE (health care access for special needs children), Meals on Wheels Yolo County, Operation Accelerate (home-delivered meals to low income senior citizens).

While not funded through the CDBG program, the City provides other programs that may benefit public housing residents. The City through funding from its Measure J sales tax measure provides scholarships for youth day camps, swim lessons, lifeguard training, and tennis classes. Scholarships result in a substantial fee reduction (except tennis, which is free) and are available to families that earn no more than 60% of the countywide median household income, adjusted for household size. Generally, families that meet the requirements for the school lunch program are eligible for the scholarships. In addition, the City operates a Summer at City Hall program. This program is a partnership between the City and Woodland Joint Unified School District. The program exposes high school students to how local government works, positive approaches to influence decision making, and democracy. Students tour City and County departments, received lessons on civics, participate in job shadowing City personnel, and participate in an advocacy project. Upon completion of the program, students receive a stipend from the City and school credit from the School District.

Another initiative not funded with CDBG funds and available to residents of public housing includes the Woodland Promise Program to support local higher education access and equity. This initiative, a partnership between the City and Woodland Community College, started in fall 2021 and provided financial resources to help 20 Woodland students who might not otherwise be able to afford a college education and supports the Consolidated Plan high priority need of employment training. To increase participation, the City and WCC have decreased the units to 6 or more instead of full-time and WCC acceptance letters have been sent to all graduating seniors with information on the Promise Program and a mailer will be sent during summer 2022 for all graduating seniors.

Woodland Promise has two components: a fee-waiver called Woodland College Promise and a scholarship program call the Woodland Stars Scholarship. Woodland College Promise covers up to two years of community fees for eligible students who live in Woodland and have graduated from a local

high school. Eligible students must be full-time WCC students with a completed Student Educational Plan. The points-based Woodland Stars Scholarship awards up to an additional $1,000 a year to students benefiting from the Woodland College Promise program. Woodland Stars applicants are assigned points based on their demonstrated civic engagement or volunteerism, their academic performance, their Student Educational Plan, and their time spent with applied internships associated with their studies. Scholarships can be used toward supplemental materials such as textbooks and represent an additional tool to foster educational access at WCC regardless of a student's financial means. Measure J sales tax revenues are being used to support the two-year Woodland Promise Program initiative.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Yolo County Housing (YCH) is governed by a board of commissioners separate from the City of Woodland's jurisdiction. Two of the commissioners are residents of YCH developments which includes public housing facilities and other low income developments. A public housing residents group meets on a quarterly basis to discuss issues affecting public housing residents and provide YCH management with input. While the City of Woodland is not involved in the governance or oversight of YCH and its public housing program, City programs including recreation scholarships, first time homebuyer loan assistance, Rec2Go (mobile recreation van), part-time employment opportunities for high school students through the City's recreational programs, and Summer at City Hall are available to public housing residents. Summer at City Hall is a partnership between the City and Woodland Joint Unified School District that exposes youth to how local government works, positive approaches to influence decision-making, and democracy. Participants receive a stipend and school credit after completion of the program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Yolo County Housing which serves as the PHA for Yolo County is not designated as troubled.

Discussion

Public housing is funded through Congressional appropriations. According to the National Housing Law Project (NHLP), Congress has not adequately funded public housing for decades and it is estimated that public housing units nationwide need at least $45 billion in repairs. While NHLP notes that HUD's Rental Assistance Demonstration (RAD) program creates some opportunities to preserve and rehabilitate existing public housing units, it cautions that these efforts must be balanced to lessen the impacts on existing tenants. While the public housing units in Woodland (Yolano Village and Donnelly Circle) are in good condition; funds will be needed to preserve and modernize them. Yolo County Housing is engaged in discussions with HUD on converting the public housing provided at Yolano Village (60 family units) and Donnelly Circle (72 family units) into a housing choice voucher supported program. Potentially, moving to a voucher supported program and exiting public housing could result in construction of new units for public housing residents. However, this is a long process predicated on HUD's approval of the conversation to a voucher supported program and the ability to finance new construction. If successful, YCH would construct approximately 400 rental units in a multi-story mixed income development to accommodate the existing 132 public housing units and other housing units for low to moderate income

households. The development would also include first floor retail uses. To support YCH's efforts, the City in 2022 included $500,000 in its American Rescue Plan funding plan toward the project.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Yolo County Homeless and Poverty Action Coalition conducted the 2022 Yolo County Homeless Count on February 22, 2022. The Homeless Count is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Yolo County on a single night in January. It is important to recognize that the count reflects only those persons identified as homeless within the county on a single day. Many individuals and families move in and out of homelessness during the course of a year, meaning that the actual number of people experiencing homelessness in 2022 may be higher than the numbers included in the count. A total of 783 homeless individuals (368 sheltered and 415 unsheltered) were counted countywide. The previous homeless count occurred took place on January 22, 2019. A total of 655 individuals were identified as homeless in 2019: 258 sheltered and 397 unsheltered.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Empower Yolo, Emergency Shelter - This activity will support staffing for an emergency shelter that serves victims of domestic violence, sexual assault, stalking, and human trafficking.
Yolo Community Care Continuum, New Dimensions Supported Housing - This activity assists individuals who are at risk of homelessness by providing housing and supportive services to adults with a mental illness.
Yolo Wayfarer Center, Emergency Shelter Services - The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resources/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plans after ten days at the shelter. This includes activities in the areas of physical and mental health, income/employment, and housing goals.
Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - This activity provides cash assistance directly to landlords to prevent individuals from being evicted and assists the homeless obtain housing through rental assistance.

While not supported with CDBG funds, the City expects to make progress on providing permanent supportive housing for the homeless and supporting homeless outreach and related services during the program year through the following two activities: (1) Installation/occupancy of 61 permanent supporting housing units for homeless units at the East Beamer Campus and (2) City homeless coordinator position to address citywide needs for individuals and families that are homeless or at risk of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless persons will be assisted through the following CDBG-funded public service activities. Please

see the above narrative for a description of the activities.

Empower Yolo, Shelter Services
Yolo Community Care Continuum, New Dimensions Supported Housing
Yolo Wayfarer Center, Emergency Shelter Services
Short Term Emergency Aid Committee, Woodland Homeless Prevention Program

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Continuum of Care Program - HUD in 2022 awarded the City three 2021 Continuum of Care Competition grant renewals for permanent supporting housing projects: Reallocation from Transitional Housing to Permanent Supportive Housing, Consolidated Permanent Supportive Housing for Chronically Homeless, and Bonus Project Permanent Supportive Housing for Chronically Homeless. The City's subrecipient, the Yolo Wayfarer Center, will use the grant funds to provide permanent supportive housing for homeless individuals and families. The Action Plan includes funding for the Short Term Emergency Aid Committee to assist homeless persons obtain housing through rental assistance.

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - This activity provides cash assistance to prevent individuals from being evicted and assists homeless persons obtain housing through rental assistance.

Empower Yolo, Shelter Services - Empower Yolo provides emergency food and shelter for the homeless, who are among the special population, victims of domestic violence. Empower Yolo operates the only shelter in Yolo County that specifically provides services to victims of domestic violence, sexual assault, stalking, and human trafficking. More than just a temporary refuge, Empower Yolo's shelter also provides a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. During the course of their stay, every adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care. Programs offered at the shelter include case management, safety planning, weekly goal-setting, economic empowerment, life skills development, and domestic violence education. The shelter provides individual, on-site therapy to the residents at the shelter, as well as on-site legal and restraining order assistance, as needed. While the shelter is known as a safety net from violence, the less-known objective of the shelter program is to educate, empower, and support survivors in healing and rebuilding their lives free from violence. After leaving the shelter, clients are encouraged to continue using the services of Empower Yolo, including therapy and support groups.

Yolo Wayfarer Center, Emergency Shelter Services - The shelter program offers dormitory style shelter for up to 100 adult women and men and includes three nutritious meals a day, mailbox services, showers, laundry facilities, and resources/referral services - including assistance accessing mainstream benefits. Shelter participants are required to make progress on their personal development/housing plans after ten days at the shelter. This includes activities in the areas of physical and mental health,

income/employment, and housing goals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Yolo Community Care Continuum, New Dimensions Supported Housing - This activity provides supportive housing for adults at risk of homelessness who have mental illness.

City of Woodland, Homeless Coordinator - This activity which is not funded through the City's CDBG program addresses citywide needs for individuals and families that are homeless or at risk of homelessness.

Short Term Emergency Aid Committee, Woodland Homeless Prevention Program - This activity provides cash assistance to prevent individuals from being evicted and assists homeless persons obtain housing through rental assistance.

Yolo Food Bank, Nurture Woodland - This activity distributes food to food insecure people in Woodland.

Yolo County Children's Alliance, Woodland MediCal & CalFresh Enrollment & Retention - This activity assists families and individuals access health insurance and the CalFresh program. Staff is bi-lingual and bi-cultural to serve a diverse clientele. Once clients are enrolled, staff follows up with clients to make sure they understand their benefits and how to use them, including helping them to connect to the actual health and food services in their community.

Discussion

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The new shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Directly north of the shelter facility is a site that will accommodate 61 units of permanent supportive housing for homeless individuals. The final infrastructure work for the PSH site has been completed and housing units are expected to be installed in summer 2022. The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a $12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. The existing treatment facility may be converted into a family shelter. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of $2,000,000 with a majority of the funds being derived from affordable housing

revenues received by the City.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Addressing barriers to affordable housing often involves actions at the federal and state government levels as well as market conditions that the City has little or no control over. However, the City began a concerted planning effort in 2018 to affect significant changes in the resources available and delivery system for homeless services with the ultimate goal of transitioning individuals into permanent supportive housing. This effort is known as the East Beamer Way Campus and the City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters.

Directly north of the shelter facility is a site that will accommodate 61 units of permanent supportive housing for homeless individuals. The final infrastructure work for the PSH site has been completed and installation of the housing units started in June 2022. The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work for the treatment facility site has been completed and the State notified nonprofit Friends of the Mission in in June 2022 that it had been awarded conditionally a $12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. Once building construction for the new treatment facility is completed and the facility is operational, the existing facility will be converted into a family shelter. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of $2,000,000 with a majority of the funds being derived from affordable housing revenues received by the City.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City is working on a comprehensive update to its Zoning Ordinance in order to bring it in alignment with the 2017 comprehensive update to the City's General Plan. City staff anticipates the update will be completed by the end of calendar year 2022. A number of the changes will be focused on easing development requirements for residential development. The City has already taken a number of steps encourage residential development including allowing staff level design and site plan review for multi-family rental projects that are consistent with development standards and significantly increasing residential development densities in older sections of the City to promote infill development.

Discussion:

Perhaps the most significant barrier to affordable housing in California, the region, and the city (Woodland) is the shortage of housing units. There are a number of reasons for this, but efforts must be

focused on increasing the supply of rental and for sale units. Woodland has taken a number of steps to increase housing particularly in the older, central areas of the City by increasing densities and working with developers on objective development standards and other aspects to lessen the barriers for residential projects. For example, in December 2020, City staff completed a staff level site plan and design review for a multi-family rental project at 310 W. Main Street. A second developer was able to use City staff's approval of the site plan and design review to move forward with an affordable housing project at the site and construction of the first phase (72 units) begin in April 2022. These efforts will continue and hopefully result in a significant number of new units.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Woodland will continue efforts addressing obstacles to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The City is a member of the board of directors for the new nonprofit Homeless and Poverty Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County. As a result of California's increased focus on homelessness and affordable housing and resources made available by the federal government because of the COVID-19 pandemic, significant financial resources are administered through HPAC for award to social services agencies and local governments to provide services for the homeless, shelter for the homeless, and funding for affordable housing projects. The City continues to work with other HPAC board members to award funds as strategically as possible to address obstacles to meeting underserved needs.

Actions planned to foster and maintain affordable housing

The City continues to explore opportunities to develop affordable housing through collaborative efforts with affordable housing developers. The City will use available resources to ensure that affordable housing projects remain viable and do not convert to market rate. The City will also continue creating affordable housing through its Inclusionary Housing Program. Specific actions that the City will take during the Action Plan period include the following.

1. The City has an active first time homebuyers loan assistance program funded through HOME, BEGIN, and CalHome Program Income (repaid housing loans) and the existing funding is sufficient to assist at least eight and potentially additional households purchase new or resale homes.
2. City staff will monitor the current inventory of affordable units to ensure that the affordability restrictions are being met. Activities will include on-site monitoring visits to multi-family projects, desk reviews of multi-family projects, and mailings to owner-occupied affordable units to verify continued residency.
3. The program year CDBG-funded construction activities include the New Hope Community Development Corporation's Cottonwood Meadows Siding and Structural Dry-rot Improvements - Phase S-3 (affordable housing rehabilitation).
4. The City will continue its service as a member of the board of directors for the nonprofit Homeless and Poverty Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County.
5. The program year CDBG-funded public service activities include support of the Yolo Wayfarer Center's emergency shelter, Yolo Community Care Continuum's New Dimensions Supported Housing (housing and supportive services for mentally ill adults at-risk of homelessness), and Empower Yolo's emergency shelter for survivors of domestics violence, sexual assault, stalking, and human trafficking.
6. The City will continue its partnership with nonprofit Friends of the Mission to ensure that the 61-unit permanent support housing project being constructed on City-owned land is completed during the

program year.

Actions planned to reduce lead-based paint hazards

The City of Woodland will continue to take action to evaluate and reduce lead-based paint hazards, including disseminating information through the service-provider agencies, securing funding to assess lead hazard risk in CDBG-funded facilities, remediating lead hazards in CDBG-funded facilities, and cooperating with the County Health Department in promoting comprehensive health programs, risk screening, public education and prevention. The City will take the following actions during the program year to reduce lead-based paint hazards.

- Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements;
- Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

While the East Beamer Way Campus (100 bed shelter for adult men and women, 61 permanent supportive housing units, and a 60-bed treatment facility) is focused on homeless individuals, completion of the overall development will benefit homeless families. The existing treatment facility in Woodland which is an eleven room facility with a commercial kitchen and meeting spaces will be repurposed for homeless families. Yolo County's Health and Human Services Agency has expressed interest in master leasing the facility for homeless families under the County's CalWorks Housing Allocation program. While Yolo County has been successful in reducing the number of homeless families in the County to virtually zero, there is a need to have alternatives to sheltering homeless families in local motels. The use of the existing treatment facility would provide a more holistic setting for families and their children than motel rooms and enable a programming component to be included as these families seek job training, employment, permanent housing, and other resources in order to exit poverty and develop fiscal stability.

Actions planned to develop institutional structure

The City will continue to improve coordination and eliminate gaps in the institutional structure. The City works regularly with Yolo County Housing (Housing Authority) on affordable housing and related areas and is also a member of the board of directors for the nonprofit Homeless and Poverty Action Coalition (HPAC) which serves as the Continuum of Care for Yolo County and allocates resources (Continuum of Care Grants, ESG funding, and other programs) countywide.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to support affordable housing projects with loans and other assistance when the projects include resident service programs. In March 2022, the City closed on a $500,000 gap loan for the 72-unit Vista del Robles affordable housing development at 310 W. Main Street. Vista del Robles will serve households earning between 30 and 60% of median household income and offer a resident

services program.

Discussion:

East Beamer Way Campus - The City has partnered with local nonprofits Friends of the Mission, Yolo Wayfarer Center, and Woodland Opportunity Village; Yolo County; and regional health care providers including Dignity Health to develop the East Beamer Way campus on City-owned property at the northwest corner of East Beamer Street and County Road 102 for a new expanded homeless shelter, permanent supportive housing units, and a new expanded treatment facility. Construction of the homeless shelter was completed in December 2020 and operations began in January 2021. The shelter provides 100 beds for adult women and men while the previous shelter had capacity for 65 beds which included using the dining hall for sleeping quarters. Adjacent to the shelter is a courtyard that is used for a day services program on a daily basis. Directly north of the shelter facility is a site that will accommodate 61 units of permanent supportive housing for homeless individuals. The final infrastructure work for the PSH site has been completed and installation of the housing units started in June 2022. The City and grant co-applicant Friends of the Mission were awarded a $15,770,467 State Homekey grant in March 2022; the grant is being used to purchase/install the housing units, provide for a community center, and establish a three-year operating subsidy for the PSH project. The final component of the East Beamer Way campus is a new 60-bed treatment facility (Walter's House) that will replace an existing facility with 44 beds. Infrastructure work for the treatment facility site has been completed. Once building construction for the new treatment facility is completed and the facility is operational, the existing facility will be converted into a family shelter. In June 2022, Friends of the Mission was notified that it had been awarded conditionally a $12,500,000 state grant (Behavioral Health Continuum Infrastructure Program) for construction of the new treatment facility. The City's commitment for East Beamer Way has been significant as the City served as the developer, donated the land, and will end up providing funds in excess of $2,000,000 with a majority of the funds being derived from affordable housing revenues (not federal or state funds) received by the City.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Program Income funds of $88.94 will be available for the Program Year and these funds will go towards infrastructure activities. The City expects to achieve a 95% overall benefit for the Program Year.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	88.94
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**88.94**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

The overall benefit of 95% is based on the one-year period of July 1, 2022 through June 30, 2023.

City of Woodland, CDBG Applications Submitted for FY 2022/23

TOTAL CDBG FUNDS FY 2022/23 (NOTE 1)	$444,144
Public Services (15% cap per CDBG)	$66,621
Food/Shelter (at least 40% of Public Services)	$26,648
Fair Housing (required funding)	$10,000
Other Public Services	$29,973
Construction (65%) (NOTE 2)	$296,562.13
Administration (20% cap per CDBG)	$88,828

PUBLIC INFRASTRUCTURE (65%)

Applicant	Project Title	Funding Request	Panel Recommendation	Staff Recommendation	Council Action	Category	FY 2021/22 Funding
City of Woodland	ADA Accessibility Project	$307,728	$220,990	$200,000		ADA Accessibility	$200,000
New Hope Community Dev Corp **(Note 3)**	Cottonwood Meadows Phase S-3	$100,000.00	$55,000	$47,552.13		Housing Rehabilitation	$50,000
Yolo Community Care Continuum	Haven House Interim Care Program	$20,000	$20,000	$20,000		Food & Shelter	Did not apply
CommuniCare Health Centers	Outdoor Classroom	$9,850	$9,850	$9,850		Health Services	$8,000
Empower Yolo	Safe Space Project	$19,160	$19,160	$19,160		Food & Shelter	Did not apply
TOTAL		**$456,738**	**$325,000**	**$296,562.13**			

PUBLIC SERVICES (15%)

Applicant	Project Title	Funding Request	Panel Recommendation	Staff Recommendation	Council Action	Category	FY 2021/22 Funding
Northern California Children's Therapy Center	Project Hope	$15,000	$7,000	$6,000		Food & Shelter	$7,335
Legal Services of Northern California (**Note 4)**	Fair Housing Services	$10,000	$10,000	$10,000		Food & Shelter	$6,000
Short Term Emergency Aid Committee	Woodland Homelss Prevention Program	$10,000	$7,000	$6,000		Food & Shelter	$11,000
Empower Yolo	Shelter Services	$11,000	$7,000	$6,185		Food & Shelter	$11,000
Yolo County Children's Alliance	MediCal/CalFresh Enrollment/Retention	$15,000	$7,000	$6,000		Health Services	$6,000
Meals on Wheels Yolo County	Fair Housing Services	$15,000	$10,000	$8,750		Fair Housing	$10,000
Yolo Community Care Continuum	New Dimensions Supported Housing	$10,000	$7,000	$6,186		Food & Shelter/Health Svcs	$6,000
Yolo Wayfarer Center	Emergency Shelter Services	$15,000	$10,000	$8,750		Food & Shelter	$7,335
Yolo Food Bank	Nurture Woodland	$15,000	$10,000	$8,750		Food & Shelter	$11,000
TOTAL		**$116,000**	**$75,000**	**$66,621**			

NOTE 1 - City's allocation for FY 2022/23 is $444,144. Pursuant to CDBG regulations, no more than 15% and 20% of the City's allocation can be spent on public services and administration, respectively.

NOTE 2 - Construction funds of $296,561.13 consists of $288,695 in FY 2022/23 funds, $88.94 in program income, and $7,778.19 in funds remaining from completed construction activities.

NOTE 3 - New Hope is the non-profit development affiliate of Yolo County Housing (YCH).

NOTE 4 - Per 2005 Voluntary Compliance and Conciliation Agreement, the City is required to fund Legal Services annually with at least $10,000 for Fair Housing Services as long as the City receives CDBG funding.

TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: July 19, 2022
ITEM #: K.22
SUBJECT: Agreement with Center for Land-Based Learning - Mobile Farmers Market

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to negotiate and enter into an Agreement to provide City funding for Woodland Mobile Farmers Market Project and appropriating $250,000 in General Fund reserve balances.

Staff Contact:
Dago Fierros, Housing Analyst II, (530) 661-2019, dago.fierros@cityofwoodland.org

Fiscal Impact:
The City will provide up to $250,000 in City funding to be used for the initial start-up, personnel and operational expenses for Center for Land-Based Learning's (CLBL) Woodland Mobile Farmers Market Project. Any unused funds will be retained by or returned to the City.

The City was allocated $11.1 million in American Rescue Plan Act (ARP) funding from the federal government. A significant portion of this funding ($10 million) can be used by the City to pay for general government functions, which has, in turn, created some limited-term and one-time funding flexibility in the City's General Fund. The funds for this project will be allocated from the General Fund reserve balance, and an appropriation of this money is recommended.

Background:
There is an overwhelming need to increase access to fresh and healthy food in low-income neighborhoods that suffer from the effects of "food deserts". Families who suffer from food insecurities are not able to access healthy foods and unfortunately suffer disproportionately higher from diet-related illnesses.

In 2018 the California Institute of Rural Studies in Davis completed a study on food insecurity in Yolo County and determined there is a great deal of food insecurity locally. The study was primarily focused on farm worker families in rural, low resource areas and the study found that 32 percent of low-income farmworker families in Yolo County have difficulty accessing healthy and nutritious food. Nationally, 14.5 percent of low-income farm worker families have trouble accessing healthy food, while in California, 15.6 of low-income farmer worker families have trouble accessing healthy food.

In 2021, the Yolo Community Foundation hosted a panel discussion on food insecurity in Yolo County during the COVID-19 pandemic and determined the negative effects of food insecurities have only worsened. Panelists reported a 25-30% increase in demand for overall services, including services to address food insecurity.

Center for Land-Based Learning launched a mobile farmers market pilot program in the spring of 2021 at the City of West Sacramento. Currently, the program operates on Tuesdays, Thursdays, and Sundays while serving in four locations. Low-income residents of West Sacramento who are enrolled in SNAP/EBT benefits also receive a 50% discount on their mobile market purchases.

Discussion:
The Woodland Mobile Farmers Market Project will provide healthy and nutritious food to low-income residents in Woodland. The project will bring about innovative and strategic changes in the local food system

by empowering local farmers to grow culturally relevant crops for low-income residents in Woodland. The goal of the program is to make significant changes in low-income food desert communities.

The Woodland project will operate similarly to the West Sacramento pilot that launched in 2021. The Woodland program will operate primarily during the harvest season (June-October) and serve residents no less than two days per week in at least two locations determined by the community-based surveys that will be made available this summer. The mobile market will deliver produce directly to where individuals and families live, work, and play. The program will be staffed by a project manager, and two coordinators. The mobile market truck will be supplied by produce from urban and beginning farmers in the region. The program will use the Supplemental Nutrition Assistance Program (SNAP), Electronic Benefit Transfer (EBT) and Market Match benefits to make the produce more accessible to low-income communities and at the same time provide a fair price to farmers who grow it.

The idea of a mobile market that provides food to low-income neighborhoods in Woodland, taps into a service and a market point that has not existed in Woodland. Yolo County is an agriculturally-rich area with many food growers and producers, which provides unique opportunities for organizations addressing food insecurity.

The Woodland Mobile Farmers Market Project seeks funding for the next two years. Year one expenses are expected to be approximately $161,131 and year two expenses are expected to be approximately $318,407. The program will be funded through City of Woodland ARP funds and Yolo County ARP funds. The County will provide funding in the amount of $220,000. The City has identified $250,000 in ARP funds for the remaining project funding needs.

Staff is requesting Council authorization to enter into an agreement with CLBL that includes the following terms:

1. City will provide funding in quarterly installments for an amount not to exceed $250,000 with a term of 2 years. Any unused funds will be retained by or returned to the City.
2. Funds will be used for initial start-up costs, personnel and operational expenses.
3. Progress on the project will proceed according to a schedule of performance with specific milestones that are included in the funding agreement, with the program operations starting no later than November 1, 2022, or a later date if agreed upon by the City.
4. Serve low-income residents of the City of Woodland no less than two days per week, June through October.
5. Work with City and community partners to determine at least 2 locations in Woodland to be served.
6. Center for Land-Based Learning will be required to provide biannual reports to the City providing information as deemed reasonably necessary to confirm compliance with the agreement including information on the number of individuals served, locations served, and days of operation.
7. Mobile Farmers Market must Accept SNAP/EBT and Market Match to make the produce accessible to low-income communities while providing fair prices for farmers.
8. Center for Land-Based Learning will pursue program partnerships with other local organizations such as the Yolo Food Bank and CommuniCare clinic to pilot a vegetable prescription program.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to negotiate and enter into an Agreement to provide City funding for Woodland Mobile Farmers Market project and appropriating $250,000 in General Fund reserve balances.

Prepared By: Dago Fierros, Management Analyst

Reviewed By: Christine Engel, Community Services Director



Ken Hiatt
City Manager

Attachments:

1. Resolution - CLBL Mobile Farmers Market

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO ENTER INTO A FUNDING AGREEMENT TO PROVIDE CITY FUNDING FOR WOODLAND MOBILE FARMERS MARKET PROJECT AND TO APPROPRIATE $250,000 IN FUNDING

WHEREAS, food insecurity in Woodland has been exacerbated by the COVID-19 pandemic; and

WHEREAS, a priority initiative of the City Council of the City of Woodland for 2023 is to improve quality of life; and

WHEREAS, Center for Land-Based Learning plans to operate a mobile farmers market project that would serve the needs of the low-income community; and

WHEREAS, funding for this project will be provided by General Fund reserves.

NOW THEEFORE BE IT RESOLVED:

Section 1: The City Council of the City of Woodland hereby authorizes the City Manager to execute a funding agreement to provide City funding for Woodland Mobile Farmers Market Project that includes the following terms:

a) City will provide funding in quarterly installments for an amount not to exceed $250,000 with a term of 2 years. Any unused funds will be retained by or returned to the City.

b) Funds will be used for initial start-up costs, personnel and operational expenses.

c) Progress on the project will proceed according to a schedule of performance with specific milestones that are included in the funding agreement, with the program operations starting no later than November 1, 2022, or a later date if agreed upon by the City.

d) Serve low-income residents of the City of Woodland no less than two days per week, June through October.

e) Work with City and community partners to determine at least 2 locations in Woodland to be served.

f) Center for Land-Based Learning will be required to provide biannual reports to the City providing information as deemed reasonably necessary to confirm compliance with the agreement including information on the number of individuals served, locations served, and days of operation.

g) Mobile Farmers Market must Accept SNAP/EBT and Market Match to make the produce accessible to low-income communities while providing fair prices for farmers.

h) CLBL will pursue program partnerships with other local organizations such as the Yolo Food Bank and CommuniCare clinic to pilot a vegetable prescription program.

Section 2: The City Manager, in consultation with the City Attorney, is hereby authorized to make clarifying and confirming changes to the Agreement.

Section 3: The Fiscal Year 2022/23 budget is hereby amended to appropriate $250,000 to the General Fund (Fund 101).

PASSED AND ADOPTED by the City Council of the City of Woodland at a regular meeting of the City Council held on the 19th day of July, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayra Vega, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk