



City of Woodland
Meeting Agenda
City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

February 18, 2025
6:00 PM

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

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Land Acknowledgment Statement - The City of Woodland acknowledges the land on which we live and work. For thousands of years, this land has been the home of Patwin people. Today, there are three federally recognized Patwin tribes: Cachil DeHe Band of Wintun Indians of the Colusa Indian Community, Kletsel Dehe Wintun Nation, and Yocha Dehe Wintun Nation. The Patwin people have remained committed to the stewardship of this land over many centuries. It has been cherished and protected, as elders have instructed the young through generations. We are honored and grateful to be here today on their traditional lands.

D. 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.gov. 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.

1. 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 communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

2. SUBJECT: Long Range Calendar

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

F. CONSENT CALENDAR

3. SUBJECT: Police Department Semi-Annual Report for the Period of July 1, 2024 through December 31, 2024

RECOMMENDATION FOR ACTION: Staff recommends the City Council accept the Police Department Semi-Annual Report for July 1, 2024 through December 31, 2024.

4. SUBJECT: Reject All Bids and Re-Authorize Bid Advertisement for Pedestrian Crossing Improvements Project, CIP 22-15

RECOMMENDATION FOR ACTION: Staff recommends the City Council: 1) Adopt Resolution No. _____, rejecting all bids from the January 22, 2025 bid opening; and 2) Re-Authorize bid advertisement for the Pedestrian Crossing Improvements Project, CIP 22-15.

5. Subject: Approve the Second Amendment with the Ferguson Group for Federal Representation and Advocacy Services for Flood Mitigation and Transportation - Lower Cache Creek Flood Risk Reduction Project, CIP 22-16

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to 1) appropriate \$12,000 of Measure F Funds to the I-5/SR 113 Freeway to Freeway Project, CIP 24-06; and 2) Authorize amendment # 2 to extend the Ferguson Group agreement for an additional 12 months for an amount not to exceed \$72,000.

6. SUBJECT: Waiver of Second Reading and Adoption of Ordinance No. _____, Repealing and Replacing Section 15.16.090 of the Woodland Municipal Code Regarding Density Bonuses and Other Affordable Housing Incentives

RECOMMENDATION FOR ACTION: Staff recommends the City Council waive the second reading and adopt Ordinance No. _____, repealing and replacing Section 15.16.090 of the Woodland Municipal Code regarding density bonuses and other affordable housing incentives required by State Density Bonus Law.

G. REPORTS OF THE CITY MANAGER

7. SUBJECT: Proposed Downtown Woodland Transit Center

RECOMMENDATION FOR ACTION:
Staff recommends the City Council:

- 1) Receive a presentation from Yolo Transit District staff on the relocation of the Woodland Transit Center from the County Fair Mall;
- 2) Determine that the Court Street location is not suitable for accommodating the proposed Transit Center; and
- 3) Direct staff to work with Yolo Transit District staff and return with a recommendation for a mutually agreeable alternative location(s) for relocating the Woodland Transit Center.

8. SUBJECT: Community Development Department Semi-Annual Status Report for the Period of July 1, 2024 through December 31, 2024

RECOMMENDATION FOR ACTION: Staff recommends the City Council receive the Community Development Department Semi-Annual Status Report for July 1, 2024 through December 31, 2024.

9. SUBJECT: Introduction and Waiver of First Reading of an Ordinance Amending the Boundaries of City Council Election Districts 2 and 3 to Include Annexed Territories

RECOMMENDATION FOR ACTION: Staff recommends the City Council introduce and waive the first reading of an Ordinance amending the boundaries of City Council Election Districts 2 and 3 to include annexed territories.

H. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority of the City of Woodland scheduled for February 18, 2025 was posted on February 14, 2025 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.



Sarah Lansburgh, CMC
City Clerk

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.

Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 18, 2025
ITEM #: D.1
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 communications submitted for items specific to this agenda will be attached as a file to the associated agenda item.



Ken Hiatt
City Manager

Attachments:

None



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 18, 2025
ITEM #: E.2
SUBJECT: Long Range Calendar

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

Staff Contact:

Sarah Lansburgh, CMC, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov

Background:

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

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

Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

CITY COUNCIL LONG RANGE CALENDAR

March 4th

REGULAR MEETING

Women in Construction Week Proclamation
Proclamation Declaring March 15, 2025 as “Arbor Day”
Quarterly Investment Report
Approval of Consultant Agreement for CDBG Consolidated Plan
Award 2025 Water & Sewer Replacement Project, CIP 24-02
Approve a Contract Amendment with Mark Thomas for SR-113/CR-25A Caltrans Project Report
STIP MOU Regarding YTD Funding
Council Handbook – Policies & Procedures
FY25 Mid-Year Budget Update

March 8th

SPECIAL MEETING (Community & Senior Center)

City Council Strategic Goal Setting / Retreat

March 18th

REGULAR MEETING

Award Construction Contract for Community Center Parking Lot Expansion Project, CIP 24-08
Approve Consultant Agreement for ASR Well #31 Project, CIP 17-05
Authorization to Bid WPCF Grit System and Headworks Screw Pump Rehabilitation Project, CIP 24-12
Equity Action Plan Update
New Aquatic Center Mural RFP
SB684/1123 By-right Small Subdivisions in MF/SF Zones
Waste Management Franchise Agreement

April 1st

REGULAR MEETING

Proclamation – 50th Anniversary Woodland Senior Center Inc.
Yolano / Donnelly Redevelopment – Yolo County Housing Funding Agreement
Accept Improvements and File Notice of Completion for County Road 25A Improvement Project, CIP 24-05
FY26 - Spring Budget Workshop

Future Topics / Study Sessions:

Annual Housing Report (May) City Council Priority Goals & Strategic Plan – 2025-2027 (TBD) Sewer Rate Study (TBD) Water Rate Study (TBD) Woodland Tennis Club Agreement (TBD) Woodland Soccer Club Agreement (TBD)

Updated 2/14/2025



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 18, 2025
ITEM #: F.3
SUBJECT: Police Department Semi-Annual Report for the
Period of July 1, 2024 through December 31, 2024

Recommendation for Action: Staff recommends the City Council accept the Police Department Semi-Annual Report for July 1, 2024 through December 31, 2024.

Staff Contact:

Ryan Kinnan, Chief of Police, 530-661-7813, ryan.kinnan@cityofwoodland.gov

Discussion:

The Woodland Police Department experienced growth during the period July 1st to December 31st, 2024, despite facing various operational challenges. The Department expanded its workforce, increased community engagement, and maintained its commitment to public safety.

Staffing Updates:

The Woodland Police Department has authorized staffing for 92 full-time employees, 71 sworn and 21 professional staff. The Department continues to actively recruit laterals, academy graduates, and academy recruits to fill vacancies, but has not reached a full staff of sworn personnel since 2020. During the reporting period, the Department welcomed several new personnel, including six (6) new Sworn Officers and two (2) professional staff members. The new hires include two (2) laterals, (1) academy graduate, and three (3) academy recruits who successfully graduated in November 2024. Additionally, one (1) recruit is scheduled to graduate from the Academy in February 2025.

The Department added a full-time Records Specialist, and a part-time Community Service Officer assigned to Property & Evidence. These additions enhance the Department's ability to manage essential functions effectively, such as the property and evidence room which is responsible for maintaining the chain of custody, responding to Public Record Act requests, and tracking evidence. The Woodland Police Department's Records unit is a 24/7 unit, responsible for processing data related to stolen vehicles, firearms, warrants, and more. This includes overseeing the Police Department's front counter, serving as the direct line to the residents of Woodland by processing copy requests, conducting background checks, and handling payments. This unit is also responsible for sending monthly crime statistics to the Department of Justice and the Federal Bureau of Investigation, in accordance with the Incident Based Reporting System. The Department was approved to increase support staff due to the increased workload of Records in 2021. The Department has faced challenges trying to maintain staffing and fill vacancies, however it is anticipated the Records Unit will be fully staffed by the next reporting period.

The Records Unit has provided services under contract to the City of Winters since 2022 and will begin servicing the City of West Sacramento in 2025, providing after-hours Records services to these departments.

At the conclusion of this reporting period, the Department has five (5) sworn Officers position vacancies, which makes up seven percent (7%) of the Department's sworn Officer positions. These vacancies are currently split between patrol operations and investigations. In addition, four (4) Officers are currently in field training through Spring of 2025 and are not able to fill the role of a solo

Officer.

Calls for Service and Proactivity:

During the reporting period the Department responded to a total of 31,629 calls for service (CFS). There was a wide range of calls for service including identity theft, assault, traffic accidents, and drug/narcotic violations. Officers initiated 27% or 8,689 of the calls which included traffic stops, school checks, and extra patrol checks. This demonstrates a proactive approach to policing, as Officers actively sought opportunities to engage with the community and address potential issues. As a result, citations issued increased by 9% compared to the previous period bringing the total number of citations for 2024 to 3,498. Around 200 of these citations were for non-vehicle related charges, such as misdemeanor cites (arrests).

Additionally, Officers conducted a total of 3,582 stops during this period, contributing to a year-to-date total of 6,279 vehicle stops. DUI arrests this period increased by 46%. 71 arrests occurred January 2024 through June 2024, with 104 arrests during July 2024 through December 2024. The total DUI arrests for 2024 was 175. This is a decrease of 12 incidents compared to 2023. It should be noted that in 2024 four Officers were responsible for 97 of these DUI arrests, and will be recognized by MADD for their impactful work. The total collisions for this reporting period increased by 4%, with one (1) being a fatal collision bringing the total amount of fatal collisions for 2024 to two (2). The frequent Primary Collision Factor and most frequently cited violation was Unsafe Speed.

The Department outsources its dispatch services to the Yolo Emergency Communications Agency (YECA). During the second half of 2024, the YECA dispatch center faced staffing challenges, with only 50% of staff fully trained. This led to the implementation of critical staffing procedures, resulting in longer waiting times for residents and slower response times for Officers. Officers were required to perform their own inquiries, and if unable to do so had to wait for dispatch support, which further impacted response times and service delivery.

Dispatch categorizes calls for service by utilizing priority-based grouping. Incidents that are categorized as Priority 1 are incidents currently in progress and require immediate dispatch. Examples of the incidents in this category are: Homicides, Traffic Accidents, Kidnapping, Assault with deadly weapon(s), Residential Burglaries, etc. Priority 2 incidents are in progress but do not require immediate dispatch. The types of incidents that fit into this category include: 5150's (Detention of Persons with a Mental Health Condition for Evaluation and Treatment), Stolen Vehicles, Suspicious Circumstances, Violation of Court Orders, etc. Priority 3 calls and so on are those which are not currently in progress and require further investigation. Incidents that fit into this category include crimes that are being reported after the fact.

The average time potential victims and reporting parties waited for an Officer to be dispatched was 2:07 minutes. The average response time, the time it takes for an Officer to be dispatched to when they arrive on scene, was 7:03 minutes. This is an increase compared to the last reporting period where the average time that callers spent in queues was 01:56 minutes, and the average Officer response time was 06:46 minutes. It should be noted that patrol teams operate with four (4) assigned Officers citywide, not including supervisors, to handle calls for service and proactivity throughout their assigned shift.

In 2024, the total number of calls rose from 62,104 in 2023 to 62,952 in 2024. In January – June 2024 there were 31,323 calls for service. In July – December 2024, there were 31,629. There was a 0.9% increase in this six-month period, and an overall 1.3% increase in calls between 2023 and 2024. These increases reflect a higher demand for police response services. In 2024, Part I Crimes, serious offenses including violent and property crimes reported to the FBI through the National Incident-Based Reporting System (NIBRS), declined compared to the previous year. The total

number of incidents decreased from 1,265 in 2023 to 1,195 in 2024, marking a reduction of 70 offenses. This drop is primarily attributed to declines in Larceny/Theft, Vandalism, and Motor Vehicle Theft.

- **Larceny/Theft:** In 2024 there was a decrease of 227 incidents (24% decrease), compared to 2023 incidents. Between the last reporting period and this reporting period there was a decrease of 58 incidents (8% decline) within a six-month timeframe.
- **Vandalism:** A difference of 321 incidents between 2024 and 2023 resulted in a 54% decrease. Between this reporting period and the last reporting period there was a difference of 38 incidents (13% decrease).
- **Motor Vehicle Theft:** Between 2023 and 2024 there was a difference of 138 incidents (47% decrease). This reporting period resulted in a 22% decrease, with motor vehicle thefts down by 34 incidents.

Together, these three categories contributed significantly to the overall decrease in Part I Crimes.

Drug/Narcotic Violations saw a slight increase, rising by 30 incidents between 2023 and 2024, signaling a minor upward trend in this area. Between the reporting periods there was an increase of 41 incidents (15% increase).

Additional decreases included:

- **Burglary:** Between 2023 and 2024 there was a difference of 45 incidents (34% decrease). Between reporting periods there was a difference of 17 incidents (19% decrease).
- **Forcible Sexual Offenses:** Despite showing an increase between reporting periods, with an increase of 4 incidents (9% increase), there was an overall decrease in this category in a year-to-year comparison. In comparison there were 15 less incidents (26% decrease) reported in 2024 compared to 2023.

Notably, there were increases in:

- **Homicides:** Three (3) incidents were reported during this period. The Department experienced six (6) homicides in 2024. This is an increase of three (3) incidents (100% increase), compared to 2023, which had three (3) reported homicides.
- **Robbery:** Up by 6 incidents between reporting periods, a 16% increase. The same change of 6 incidents occurred between 2023 and 2024.
- **Non-forcible Sexual Offenses:** Up by 1 incident between reporting periods, and an increase of 2 incidents between 2023 and 2024.

Social Media and Community Engagement:

The Woodland Police Department continues to prioritize open communication with the public. The Department's social media platforms, particularly Facebook and Instagram, have seen substantial engagement.

Facebook: The Department's page reached over 333,000 people, with 54,000 interactions and 205,000 visits.

Instagram: The Department's Instagram reached 29,000 people, with 22,000 interactions and 23,000 visits.

These efforts serve to keep the community informed about critical issues such as road blockages, public safety tips, and emergency alerts. Given that the City of Woodland has a population of approximately 61,000 people, these engagement numbers reflect a significant connection with the public.

Community Relations Bureau:

Traffic:

The Traffic team consists of one (1) Sergeant, three (3) Officers, and one (1) Community Service Officer. The Sergeant oversees both the traffic unit and the parking enforcement team. During this reporting period, the traffic team conducted several operations funded by the Office of Traffic Safety (OTS), including a DUI checkpoint and various traffic enforcement efforts. In addition to investigating fatal, pedestrian, and injury collisions, the unit is responsible for issuing street closure permits and ensuring there is a constant, smooth flow of traffic throughout the city. By managing traffic patterns effectively, the team helps reduce congestion and maintain public safety.

At the completion of this reporting period, two Officers and the Sergeant will return to the patrol team. Two new Officers and a Sergeant have been selected as the replacements, and during the next reporting period will attend training to become Certified Motor Officers.

The Parking Enforcement team consists of two (2) part-time employees responsible for vehicle abatement, which includes tracking and towing abandoned vehicles, as well as enforcing parking regulations throughout the City. The primary focus is on the busy areas downtown, particularly public parking lots, ensuring that parking spaces are utilized properly and in accordance with City ordinances. The team also addresses issues such as parking time limit violations, illegal parking, and permits, helping to maintain order and accessibility in high-traffic areas. Through their efforts, they contribute to smoother traffic flow and a more organized, accessible City environment.

HOST:

Department efforts to address the concerns and issues surrounding homelessness are managed by a three (3) Officer team, a Social Services Manager, and Community Enhancement Specialist. In addition, Co-Responders collaborate with Department staff to connect community members in need with mental health clinicians, providing much-needed support while allowing Officers to focus on urgent law enforcement matters. In 2024, Co-Responders had 1,056 contacts, completed 273 mental health assessments, and diverted 766 calls for service from patrol. Although the number of contacts was lower than the previous year, they successfully reduced patrol arrests from twenty one (21) to ten (10) and increased mental health assessments by three (3). In comparison, 2023 Co-Responder statistics showed 794 contacts, 279 mental health assessments, 33 patrol arrests, and 628 diverted calls for service. This program continues to provide valuable support not only to our HOST team but also to patrol staff, ensuring community members receive the help they need through both direct mental health clinician connections and the diversion of calls from Officers.

The Homeless Outreach Street Team (HOST) continued its work with the unhoused population, offering services and clearing 220 camps. HOST offered services to 431 individuals, and 145 of them accepted, leading to an acceptance rate of 34%. HOST also worked closely with the County Fair Mall during this reporting period to mitigate significant issues with abandoned vehicles, encampments, and vandalism. Since joining the Department in June 2024, the Community Enhancement Specialist has made graffiti abatement and community clean-up its primary focus. In partnership with the Social Services Manager and HOST Officers, they proactively identified ways to improve the efficiency and effectiveness of these programs, with the goal of freeing up Officer time and improving the overall appearance of the public right of way. The ongoing issue of shopping cart blight has seen improvement through new collaboration established a local cart management company to implement

innovative solutions and shifting more responsibility to the retailers to which the carts belong.

School Resource Officers/Youth Programs/PAL:

The Woodland Police Department has three (3) School Resource Officers (SRO) assigned to schools within the Woodland Joint Unified School District. While only one Officer is funded by the District, the Department has a dedicated team of three Officers focused on providing support to youth and diverting them from gang involvement.

School Resource Officers spend much of their time on school campuses, handling calls, educating students, and providing mentorship. They collaborate closely with administrators, teachers, and the District office to enhance the school environment. They are also heavily involved in school events, attending high school sporting events and dances to ensure safety. Additionally, the Officers are deeply engaged in the Woodland Police Activities League and serve as primary instructors for the Gang Resistance Education and Training (GREAT) Program. While the GREAT Program has been valuable, it is becoming outdated, and the Department is currently exploring new options to provide more effective programs to address gang prevention and youth development.

A typical day for an SRO includes daily walks around the campuses, engaging with students and staff, providing counseling and mentoring to youth, and conducting home visits with troubled students. SROs offer resources and guidance to parents and provide career counseling through presentations providing opportunities for the youth to thrive. The SROs lead leadership classes, assist with ALICE (Alert, Lockdown, Inform, Counter, Evacuate) Training for staff, and work closely with programs such as the English Learner Advisory Committee (ELAC) and youth summer programs. They help with the development of the school plan for student achievement and have coached youth sports. Their role extends to supporting students who are at risk of not graduating, helping them improve their grades and attendance. Some SROs have worked with students from families with strong criminal ties, guiding them toward positive futures by enrolling in college or joining the military. The Officers also play a crucial role in programs like the Fill the Trunk event and the GREAT Program. They also partner with teachers and administrators on youth development initiatives.

The accessibility of programs such as the Youth Academy and PAL programs, which require no fee to participate in, allow multiple opportunities for the youth to engage in community activities outside of school at little to no cost to them or their families.

Crime Prevention Efforts:

The Crime Prevention Department manages 23 active neighborhoods watch groups and conducts seven (7) vacation home checks. There is a dedicated team of 19 volunteers, a decrease from 21 in the previous reporting period. The volunteers hosted 13 events in 2024 including: Drug Take Back, National Night Out, Blood Drive, and Faith in Blue. They also participated in 37 community activities including: Neighborhood Santa, The Woodland Holiday Parade, First Fridays, Farm Worker's Festival, and the Yolo County Fair. A report done by the University of Maryland in April 2024 estimates that the value of a volunteer hour was \$33.49/hour. These volunteers contributed a total of 2,195 hours to community service, demonstrating a strong commitment to public safety and community outreach.

Investigations Bureau:

Investigations is comprised of two (2) Sergeants, ten (10) Detectives, two (2) Community Service Officers, and one (1) Part Time Annuitant.

The Bureau supports Patrol when additional experience, investigative expertise and resources are required. Detectives conduct further interviews, write search warrants, and follow up on active cases.

Types of cases forwarded to the Bureau include: Homicides, Missing Persons, Abuse Cases, Sexual Crimes, and more. They maintain databases in tracking sex and arson offenders, gang members, and specific business licensing such as Marijuana and Massage Licenses. One (1) Community Service Officer is responsible for identifying crime trends which is distributed to Officers to assist in their day-to-day patrols.

In summary, despite the challenges encountered during the second half of 2024, the Woodland Police Department made strides in both personnel growth and community engagement. As the Department continues to grow, it remains committed to providing quality law enforcement services and maintaining open lines of communication with the community.

At the conclusion of this reporting period, the Department maintained two (2) Detective vacancies to avoid further negative impact to patrol staffing.

Conclusion:

Staff recommends the City Council accept the Police Department Semi-Annual Report for July 1, 2024 through December 31, 2024.

Prepared by: Anuelle Jumuad, Management Analyst I

Reviewed by: Ryan Kinnan, Police Chief



Ken Hiatt
City Manager

Attachments:

1. Police Semi-Annual Report (July-Dec 2024)



WOODLAND POLICE DEPARTMENT 2024 SEMI-ANNUAL REPORT

07/01/24-12/31/24

CALLS FOR SERVICE

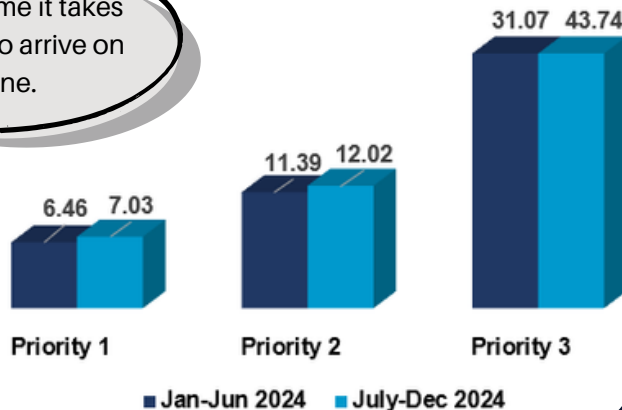
Officers responded to **31,629** calls in this reporting period.

173 Calls per day.

27% of those calls were proactive responses, with officers initiating **8,689** of those calls for service

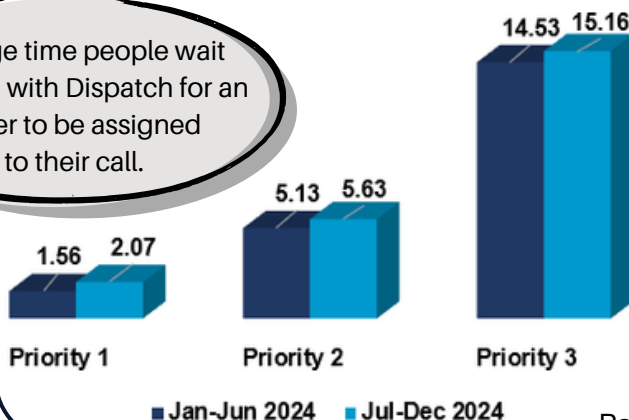
AVERAGE RESPONSE TIMES IN MINUTES

Average time it takes an officer to arrive on scene.



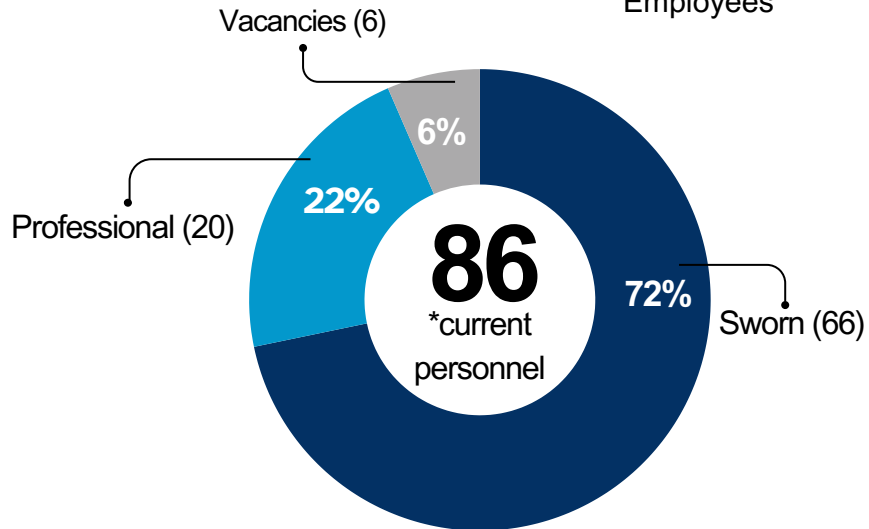
TIME IN QUEUE IN MINUTES

Average time people wait in queue with Dispatch for an officer to be assigned to their call.



DEPARTMENT STAFF

*We are authorized for **92** Full-Time Employees



HOST SERVICES ACCEPTED

34% Out of 431 individuals that HOST offered services to, 145 of them accepted

HOST CLEARED CAMPS

65% Out of 340 camps seen by HOST, 220 of camps were cleared.

CO-RESPONDER PROGRAM

Contacts Made

504

Arrests (by Patrol)

10

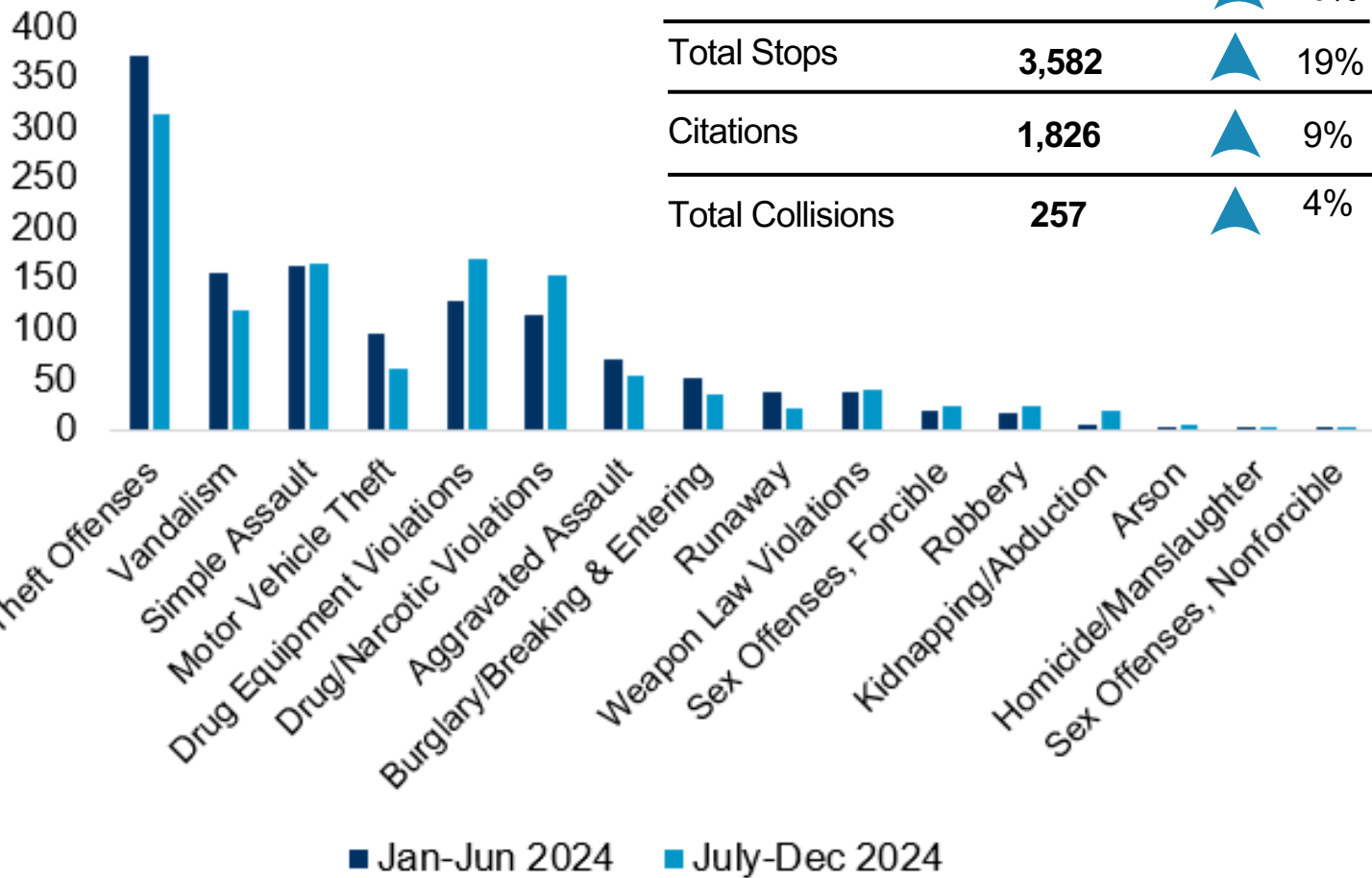
Mental Health Assessments

138

Other Services Provided*

356

CRIME STATISTICS

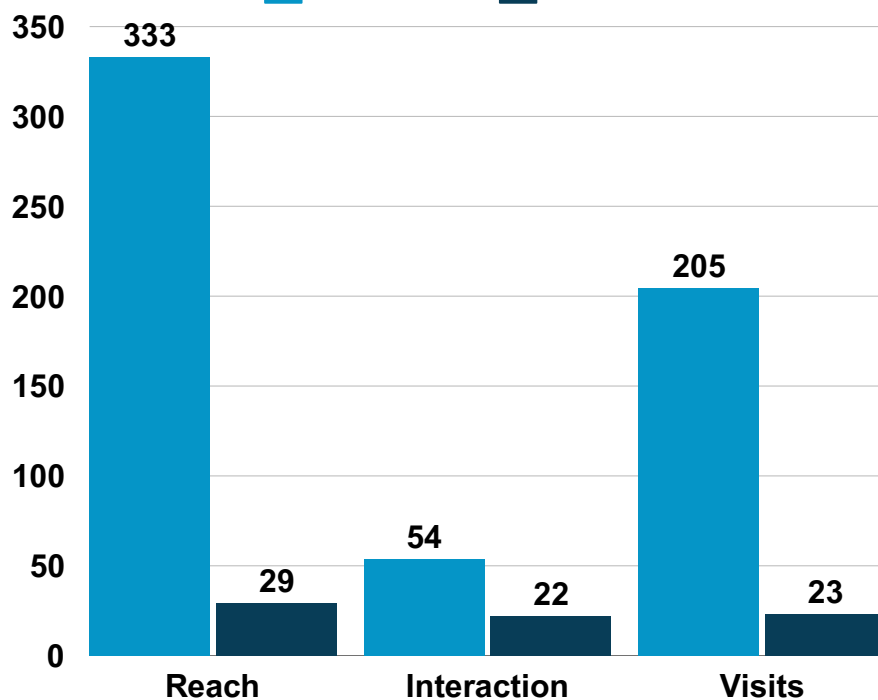


TRAFFIC

DUI Arrests	104	▲	46%
Total Stops	3,582	▲	19%
Citations	1,826	▲	9%
Total Collisions	257	▲	4%

SOCIAL MEDIA

Facebook Instagram



*numbers are in the thousands

CRIME PREVENTION





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 18, 2025
ITEM #: F.4
SUBJECT: Reject All Bids and Re-Authorize Bid Advertisement
for Pedestrian Crossing Improvements Project, CIP
22-15

Recommendation for Action: Staff recommends the City Council: 1) Adopt Resolution No. _____, rejecting all bids from the January 22, 2025 bid opening; and 2) Re-Authorize bid advertisement for the Pedestrian Crossing Improvements Project, CIP 22-15.

Staff Contact:

Sara Andreotti, Engineering Assistant, (530) 661-5951, Sara.Andreotti@cityofwoodland.gov

Fiscal Impact:

The approved Capital Budget includes \$360,000 in funding for the Pedestrian Crossing Improvements Project, CIP 22-15, consisting of \$250,000 of Highway Safety Improvement Program (HSIP) grant funding (Fund 351) and \$110,000 in matching funding from the Road Development Fund (Fund 582). The project budget includes the costs for design, project management, construction management/inspection and construction. There is no impact to the General Fund.

Background:

In March 2021, the City of Woodland was awarded \$250,000 from the Highway Safety Improvement Program (HSIP) to implement upgrades to existing lighted school pedestrian crossings. This grant award followed a competitive statewide application review and selection process. The HSIP is a core federal-aid program with the goal of reducing traffic fatalities and serious injuries on public roads. The project sites were selected from a list of existing lighted crosswalks and prioritized after traffic engineering staff consulted with local stakeholders including Public Works, Woodland Police Department, and school representatives including principals and teachers. The final selection considered multiple factors including maintenance history, traffic speed, vehicle collision history, and the potential for upgrades to address any identified safety concerns.

Each of the selected locations was initially constructed using safety grant funding and the equipment installed complied with best practices and guidelines in effect at the time. At present, these sites feature some or all of the following features: yellow flashing beacons, in-pavement warning lights and/or radar speed feedback signs. Yellow flashing beacons serve as warning devices for motorists and are often paired with in-pavement warning lights at critical crossings to enhance visibility of the crossings. However, the use of Rectangular Rapid Flashing Beacons (RRFB) has been deemed a more effective and more highly visible alternative to these two features. The RRFBs have been proven to significantly improve driver compliance with "yield to pedestrian" laws, exhibiting higher rates of compliance compared to traditional round yellow flashing beacons with or without in-pavement warning lights.

In addition to RRFBs, speed feedback signs have long been identified as effective tools for enhancing pedestrian safety. These dynamic signs do not require parking restrictions and are less likely to lead to driver desensitization compared to static signs. As part of the City's broader efforts to address speed-related safety concerns, many of the targeted locations currently feature speed feedback signs to increase driver awareness of their travel speeds.

When the initial safety measures were implemented, solar-powered devices were often considered the most cost-effective and appropriate solution for implementation in existing roadways. However, nearly a decade later, the performance of these devices has proven less than satisfactory. The solar-powered systems have shown diminished functionality during extended periods of cloud cover, particularly in winter months, and have required frequent maintenance and costly replacements. As a result, the City has begun transitioning to AC-powered RRFBs, which offer more reliable performance and lower long-term maintenance costs. This transition will ensure the sustainability and effectiveness of the City's pedestrian safety efforts.

The project includes installation of AC powered RRFB and speed feedback signs, upgraded signage and the refreshing of pavement markings at the following pedestrian crossing locations:

- Dingle Elementary: College St. & Oak Ave
- Maxwell Elementary: Ashley Ave.- South of Beamer St.
- Zamora Elementary: El Dorado Dr. & Edwin Ave.
- Gibson Elementary: College St. & Truckee Pl.

On December 17, 2024, the City Council adopted approved plan and specifications and authorized advertisement for the Pedestrian Crossing Improvements, Project, CIP 22-15 and advertised for bids on December 20, 2024.

Discussion:

On January 22, 2025, the City received 3 bids for the project ranging from \$497,000.00 to \$872,891.00. The engineers estimate for construction costs was \$295,572.00. Please see the following table for complete bid results.

	Contractor	Bid Amount as Read at Bid Opening
1	St Francis Electric, LLC	\$497,000.00
2	Lords Electric Inc.	\$518,732.00
3	Bear Electrical Solutions	\$872,891.00

In order to proceed with the project that the City previously discussed with stakeholders, and maximize the use of HSIP funds, staff is working to revise the plans to provide clarification to bidders and modify the scope of the base bid for the project. The plans will include the Dingle and Zamora locations as base bid with alternates for the remaining two locations. The plans will be rebid in late February and maintain the previous construction schedule starting late spring or early Summer to be constructed primarily during the school summer break.

Conclusion:

Staff recommends the City Council: 1) Adopt Resolution No. _____, rejecting all bids from the January 22, 2025 bid opening; and 2) Re-Authorize bid advertisement for the Pedestrian Crossing Improvements Project, CIP 22-15.

Prepared by: Sara Andreotti, Engineering Assistant

Reviewed by: Brent Meyer, CDD Director/City Engineer



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - Reject Bids, Re-Authorize Bid Advertisement, CIP 22-15

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
REJECTING ALL BIDS FROM THE JANUARY 22, 2025 BID OPENING FOR THE
PEDESTRIAN CROSSING IMPROVEMENTS PROJECT; RE-AUTHORIZE BID
ADVERTISEMENT FOR THE PEDESTRIAN CROSSING IMPROVEMENTS
PROJECT, CIP 22-15**

WHEREAS, the City Council originally approved the plans and specifications and authorized advertisement for bids on December 17, 2024; and the City of Woodland opened bids on January 22, 2025; and

WHEREAS, on January 22, 2025, the City of Woodland received three (3) bids; and

WHEREAS, the City of Woodland wishes to reject all bids from the January 22, 2025 bid opening for Pedestrian Crossing Improvements Project, CIP 22-15; and

WHEREAS, the City Council wishes to re-authorize bid advertisement for the Pedestrian Crossing Improvements Project, CIP 22-15, through adoption of this Resolution.

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

SECTION 1. The City Council hereby rejects all bids from the January 22, 2025, bid opening for Pedestrian Crossing Improvements Project, CIP 22-15.

SECTION 2. The City Council hereby re-authorizes bidding the Pedestrian Crossing Improvements Project, CIP 22-15.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 18th day of February 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 18, 2025
ITEM #: F.5
SUBJECT: Approve the Second Amendment with the Ferguson Group for Federal Representation and Advocacy Services for Flood Mitigation and Transportation - Lower Cache Creek Flood Risk Reduction Project, CIP 22-16

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to 1) appropriate \$12,000 of Measure F Funds to the I-5/SR 113 Freeway to Freeway Project, CIP 24-06; and 2) Authorize amendment # 2 to extend the Ferguson Group agreement for an additional 12 months for an amount not to exceed \$72,000.

Staff Contact:

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

Fiscal Impact:

The Ferguson Group has been providing federal representation and advocacy services for flood mitigation to the City for over 15 years and began advocacy services for transportation improvements last year. The cost of the advocacy services is considered part of the projects budgets. Approval of amendment #2 will bring the total not to exceed cost for the Lower Cache Creek Flood Risk Reduction Project (LCCFRRP) services to \$216,000. The amendment is split between two projects: \$60,000 of the budget is for flood project advocacy and funded through CIP 22-16 and \$12,000 is for transportation improvements advocacy and funded through CIP 24-06. The amendment covers the Ferguson Groups services through the attached scope of work.

This project is included in the Capital Budget approved by Council with \$3,400,000 being advanced from the sewer enterprise fund with a future repayment from the storm drain enterprise fund as approved by Council on June 18, 2024. In addition, as part of the long-term financing plan for the project, the team will pursue cost-sharing, including project management services, with public agency and private property stakeholders with an interest in partnering on a flood solution for Lower Cache Creek.

Background:

In September of 2011, the City Council approved an agreement with the Ferguson Group to provide federal advocacy on the City's behalf to help with the City's need to develop comprehensive federal government relations to secure federal financial assistance for solving flood problems associated with Cache Creek. The original agreement was for a 12 month period. Advocacy for transportation improvements was included for work on the State Highway 113 and I-5 interchange in 2023.

Discussion:

Addressing the flood problem from Cache Creek is a complex process involving the City, County, State and Federal governments. The Ferguson Group helps the City maintain a presence in Washington D.C. to assist the City in developing and maintaining a relationship with the Senate, House of Representatives, and Army Corps of Engineers with a goal of ultimately receiving federal funding for a future Woodland Flood Risk Reduction Project.

The City of Woodland and the Ferguson Group will continue to advocate for additional federal funding to chart a path forward for flood protection with Corps staff in Washington, DC.

Ongoing efforts include working with the Federal government to advocate for improvements to the State Highway 113 and I-5 interchange.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, to 1) appropriate \$12,000 of Measure F Funds to the I-5/SR 113 Freeway to Freeway Project, CIP 24-06; and 2) Authorize amendment # 2 to extend the Ferguson Group agreement for an additional 12 months for an amount not to exceed \$72,000.

Prepared by: Tim Busch, Principal Utilities Engineer

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



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - Second Amendment TFG
2. Request for Renewal of Agreement Between TFG-City of Woodland_February 2025

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING CONTRACT AMENDMENT #2 WITH THE FERGUSON GROUP FOR
FEDERAL REPRESENTATION AND ADVOCACY SERVICES FOR FLOOD
MITIGATION AND TRANSPORTATION IMPROVEMENTS**

WHEREAS, the City Council approved an agreement with the Ferguson Group in September of 2022 and Amendment #1 in September 2023 to provide federal advocacy on the City's behalf to help with the City's need to develop comprehensive federal government relations to secure federal financial assistance for solving flood problems associated with Cache Creek and for improvements to the Highway 113/I-5 interchange; and

WHEREAS, the City desires the consultant to continue in necessary advocacy efforts with the Senate, House of Representatives, and Army Corps of Engineers with a goal of ultimately receiving federal funding for flood protection; and

WHEREAS, the City desires the consultant to continue in necessary advocacy efforts with the Federal government with a goal of ultimately receiving federal funding for improvements to the Highway 113 and I-5 interchange; and

WHEREAS, the City wished to appropriate \$12,000 of Measure F funds to the I-5/SR113 Freeway to Freeway Project, CIP 24-06; and

WHEREAS, the Ferguson Group has agreed to extend their contract through this amendment for an additional 12 months at a cost not to exceed \$72,000 with \$60,000 dedicated to flood mitigation advocacy and \$12,000 dedicated to transportation improvements; and

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

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

SECTION 1. The City Council hereby authorizes the City Manager to execute the amendment with the Ferguson Group subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the amendment does not change.

SECTION 2. The total cost of the contract amendment is \$72,000 with \$60,000 funded through CIP 22-16 for flood mitigation advocacy and \$12,000 funded through CIP 24-06 for transportation improvements advocacy and a total contract amount of \$216,000.

SECTION 3. The fiscal year 2024/25 budget is hereby amended to include an additional appropriation of \$12,000 in the Measure F (Fund 1507) fund.

SECTION 4. An executed copy of the Agreement is available and on file in the City Clerk's office and is incorporated herein by reference and made part of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 18th day of February 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh CMC, City Clerk

Ethan Walsh, City Attorney



February 4, 2025

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

RE: Request for Extension of Existing Agreement

Dear Mr. Hiatt:

The Ferguson Group, LLC (TFG) is pleased to submit this request for an extension of our current agreement with the City of Woodland (dated September 8, 2022; see attached) for Washington representation and consulting services for an additional twelve-month period, from January 1, 2025 to December 31, 2025. We propose to maintain the current rate of compensation (\$72,000 annually, billed in monthly installments of \$6,000.00) and agree to perform the tasks in accordance with our proposal dated August 8, 2011, which was incorporated by reference into the original agreement between the City of Woodland and TFG, as well as continue working with the City to develop and implement a funding strategy to maximize access to federal funds for the Interstate 5/State Route 113 Freeway to Freeway Connector Project.

Over the last year, TFG worked with the City, the City's congressional delegation, the Corps of Engineers (Corps), and the City's consultant team to continue efforts to secure resources to address flood protection needs in the City. We are also working with the City and your congressional delegation to secure additional funds for the I-5/SR-113 project. In Fiscal Year 2024, the City's congressional delegation (Rep. Thompson) secured \$1.05 million to advance the project. We are also working with the City to identify additional earmark funding opportunities to pursue in the Fiscal Year 2026 appropriations process.

TFG also continues to help the City of Woodland identify viable sources of competitive grant funding. Last year, TFG provided detailed grants consultation and full advocacy support for the RAISE FY 2024 round of funding. While the project was not selected for funding, the project was deemed a project of merit and, therefore, was deemed eligible for consideration in the FY 2025 Round 2 BUILD grant process, which is currently pending final action. TFG also provides weekly updates to the City on new competitive grant opportunities and assists the City with grant research and the review of competitive grant applications prior to submission. The TFG grants team is also available to assist the City in writing grant proposals if there is a need for such services. As a fixed-fee TFG client, the City can access the most economical grant writing and post-award grant management services.

We greatly appreciate the opportunity to work with the City of Woodland, and we look forward to continuing to help you accelerate work on and secure federal support for additional flood protection for the City, the Interstate 5/State Route 113 Connector Project, and other City priorities. If you require anything more from TFG as you consider our request for an extension of our current agreement, please let us know.

Sincerely,

W. Roger Gwinn
CEO



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 18, 2025
ITEM #: F.6
SUBJECT: Waiver of Second Reading and Adoption of Ordinance No. _____, Repealing and Replacing Section 15.16.090 of the Woodland Municipal Code Regarding Density Bonuses and Other Affordable Housing Incentives

Recommendation for Action: Staff recommends the City Council waive the second reading and adopt Ordinance No. _____, repealing and replacing Section 15.16.090 of the Woodland Municipal Code regarding density bonuses and other affordable housing incentives required by State Density Bonus Law.

Staff Contact:

Hadlie Ward, Assistant Planner, (530) 661-5960, hadlie.ward@cityofwoodland.gov

Background:

At its February 4, 2025, meeting, the Woodland City Council introduced and waived the first reading of an Ordinance repealing and replacing Section 15.16.090 of the Woodland Municipal Code ("WMC") regarding density bonuses and other affordable housing incentives.

California State Density Bonus Law (Gov. Code, § 65915 et seq.) encourages developers to build affordable housing (e.g., very low-, low- and moderate-income units) or housing for specific groups by requiring cities to grant density bonuses, concessions, incentives, and waivers of development standards for qualifying projects. Density bonuses allow developers to exceed the maximum allowable density typically permitted under the Zoning Ordinance and General Plan for residential development on a given parcel. Incentives, concessions, and waivers allow reductions to development standards or design requirements to improve project feasibility. These can include, but are not limited to, reductions in parking requirements, setbacks, and height restrictions.

To be eligible for a density bonus, a proposed housing development must include a minimum of five housing units and meet requirements detailed in Government Code Section 65915(b), essentially allocating specific percentages of the units as affordable, or allocating housing for seniors, foster youth, disabled veterans, homeless people, or students. These bonuses help remove financial or physical constraints that would otherwise prevent the development of housing units for populations in need, as identified by the state.

The proposed amendments to Section 15.16.090 are a follow-on to the Comprehensive Zoning Code Update, which was adopted in June 2024. Most of the City's density bonus requirements were previously in Section 17.104.070 (Bonus incentive projects). In the Comprehensive Zoning Code Update, the Bonus incentive projects section was removed due to inconsistency with State Density Bonus Law. The proposed Ordinance (Attachment 1) reincorporates the City's Density Bonus Program in Chapter 15.16 (Affordable Housing) of the WMC.

Discussion:

Various amendments to State Density Bonus Law were signed in the 2023 and 2024 legislative sessions. These included Senate Bill 713, Assembly Bill ("AB") 2694, AB 2430, and AB 3116. In

summary, these amendments clarified definitions, procedures, and modified the number of incentives and density bonuses available for certain housing developments.

The proposed Ordinance adds definitions for key phrases and outlines the requirements and procedures for bonus applications, as required in Government Code Section 65915(a)(3). Instead of including the specific eligibility requirements and density bonus percentages from state law in the WMC, the proposed Ordinance references Government Code Section 65915 et seq. By directing users to reference the applicable sections of the Government Code, the density bonus section in the WMC is more likely to remain compliant with future changes at the state level. For these reasons, staff recommends the City Council adopt the Ordinance as proposed.

Environmental Review:

Staff has determined that the adoption of the proposed Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15358 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, in that the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. Moreover, the proposed action is also exempt under CEQA Guidelines Section 15305 as a minor alteration in land-use limitation, as the proposed action does not allow any more density than before; it merely incorporates California's density-bonus statute and allowances by direct reference to the statute. Lastly, the Ordinance is exempt under CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that there exists no possibility that the activity will have a significant adverse effect on the environment.

Conclusion:

Staff recommends the City Council waive the second reading and adopt Ordinance No. _____, repealing and replacing Section 15.16.090 of the Woodland Municipal Code regarding density bonuses and other affordable housing incentives required by State Density Bonus Law.

Prepared by: Hadlie Ward, Assistant Planner

Reviewed by: Erika Bumgardner, Community Development Department Deputy Director



Ken Hiatt
City Manager

Attachments:

1. Proposed Ordinance - Density Bonus Ordinance Update 2nd Reading

ORDINANCE NO. _____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
REPEALING AND REPLACING SECTION 15.16.090 OF THE WOODLAND
MUNICIPAL CODE REGARDING DENSITY BONUSES AND OTHER AFFORDABLE
HOUSING INCENTIVES REQUIRED BY STATE LAW AND FINDING THE ACTION
TO BE EXEMPT FROM CEQA

WHEREAS, California’s Density Bonus Law (Gov. Code, § 65915 et seq.) encourages developers to build affordable housing (e.g., very low-, low- and moderate-income units) and housing for certain groups by requiring cities to grant density bonuses, concessions, incentives, and waivers of developments standards for eligible projects; and

WHEREAS, Government Code Section 65915(a) requires cities to adopt an ordinance specifying how the city will implement State Density Bonus Law; and

WHEREAS, Section 17.104.070 of the Woodland Municipal Code (“WMC”) previously contained details about density bonus eligibility and requirements, but was removed in the Comprehensive Zoning Code Update, adopted June 18, 2024, as it was not compliant with state law; and

WHEREAS, the current Section 15.16.090 of the WMC references State Density Bonus Law but is not compliant; and

WHEREAS, Governor Newsom signed Senate Bill 713 on October 11, 2023, Assembly Bill (“AB”) 2694 and AB 2430 on September 19, 2024, and AB 3116 on September 22, 2024, amending State Density Bonus Law; and

WHEREAS, this ordinance (“Ordinance”) repeals and replaces WMC Section 15.16.090 with provisions that provide that density bonuses and other affordable housing incentives required by State law (including but not limited to Government Code section 65915 et seq.) will be available to applicants on the terms and conditions specified in State law, and subject to specified City procedural requirements; and

WHEREAS, on January 28, 2025, the City gave public notice of a City Council public hearing to be held to consider this Ordinance by advertisement in a newspaper of general circulation; and

WHEREAS, on February 4, 2025, the City Council conducted a duly noticed public hearing to consider the Ordinance, including: (1) the public testimony and agenda reports prepared in connection with the Ordinance; and (2) the policy considerations discussed therein; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

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

SECTION 1. Incorporation of Recitals. The recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. CEQA. The City Council finds that adoption of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15358 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, in that the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. Moreover, the proposed action is also exempt under CEQA Guidelines Section 15305 as a minor alteration in land-use limitation, as the proposed action does not allow any more density than before; it merely incorporates California’s density-bonus statute and allowances by direct reference to the statute. Lastly, the City Council finds that the Ordinance is exempt under CEQA pursuant to CEQA Guidelines Section 15061(b)(3), in that there exists no possibility that the activity will have a significant adverse effect on the environment.

SECTION 3. Code Adoption. Section 15.16.090 of Title 15 of the Woodland Municipal Code is hereby repealed and replaced to read in its entirety as set forth in Exhibit “A,” attached hereto and incorporated herein by this reference.

SECTION 4. Publication. The City Clerk is directed to certify the adoption of this Ordinance and post or publish this Ordinance as required by law.

SECTION 5. Custodian of Records. The custodian of records for this Ordinance is the City Clerk and the records comprising the administrative record are located at 300 First Street, Woodland, CA.

SECTION 6. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

SECTION 7. Effective Date. This Ordinance shall become effective thirty (30) days from its adoption.

INTRODUCED at a regular meeting of the City Council on the 4th day of February 2025, and **PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 18th day of February 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

EXHIBIT A

[Insert Exhibit A: Section 15.16.090 Incentives available – Density bonus]

15.16.090 Incentives available—Density bonus.

A. Purpose. The purpose of this section is to establish procedures for implementing state density bonus and incentive requirements, as set forth in California Government Code Sections 65915 through 65918 (as may be amended).

B. As a matter of right for qualified projects, a developer shall be eligible for density bonuses, incentives and concessions, waivers or reductions to development standards, and parking ratios as permitted under Government Code Section 65915, et seq., for on-site construction of affordable units, senior citizen housing developments, residential care facilities, lower income student housing, and housing for transitional foster youth, disabled veterans, or homeless persons, or as otherwise eligible under state law.

C. Required Information. A developer entering an agreement pursuant to Government Code Section 65915 to utilize density bonus or other incentives available for a qualifying housing development project shall be subject to the following requirements:

1. The applicant for a density bonus, incentive, concession, waiver, and/or parking ratio shall submit the request to the Director of Community Development in conjunction with the application for the planned development, design review, or other application necessary for the housing development.
2. The Community Development Director or designee shall notify the applicant whether the application is complete, consistent with the requirements of Government Code Section 65915.
3. Any completeness determination under this section shall be based on the development project proposed at the time the application is deemed complete. The decision makers shall adjust the amount of density bonus, incentives, waivers, and parking ratios awarded pursuant to this section based on any changes to the project during the course of development.

D. Submittal Requirements. The applicant shall submit the items listed below for any density bonus, incentive, concession, waiver, and/or parking ratio requested, in addition to and in conjunction with the submittal requirements for the housing development application:

1. Density Bonus Project. A detailed description of each requested density bonus, including:
 - a. The density and maximum number of dwelling units possible under the existing zoning without a density bonus.
 - b. The percentage increase and number of dwelling units requested above the maximum allowable density as determined by Government Code Section 65915(b), (c), (f), (g), (h), and (v), Government Code Section 65195.5, or successor provisions.

- c. The number and percentage of dwelling units proposed by income level, or other method of eligibility in Government Code Section 65915.
- d. Any proposed occupancy restrictions, such as restrictions to occupancy by seniors or to special needs tenants, and whether the units are proposed to be offered for sale or for rent.
- e. The method proposed to guarantee the proposed affordability levels, such as proposed deed restrictions.

2. Concessions and Incentives. If the applicant requests concessions or incentives, as defined in Government Code Section 65915(k) and described in Government Code Section 65915(d) (as may be amended), the application shall include:

- a. A detailed description of the requested concessions or incentives.
- b. All documentation the applicant wishes to rely on to show how the incentive or concession would result in identifiable and actual cost reductions necessary to meet affordability levels as opposed to the project without concessions or incentives.

3. Waivers and Reductions of Development Standards. If the applicant requests a waiver or reduction of any development standard based on an assertion that the development standard physically precludes the construction of a qualifying affordable housing development per California Government Code Section 65915(e), include the following:

- a. A detailed description of the requested waiver or reduction of development standards.
- b. All documentation the applicant wishes to rely on to show how the development standards physically preclude the construction of the qualified affordable housing development.
- c. All documentation the applicant wishes to rely on to show that the waiver or reduction would not have a specific adverse impact, as defined in California Government Code Section 65589.5(d)(2), upon health, safety or the physical environment, including proposed mitigation or avoidance measures.

4. Parking Ratios. If the applicant requests parking ratios pursuant to California Government Code Section 65915(p), then include the following:

- a. The requested parking ratio.
- b. Information on the number of dwelling units and number of bedrooms in each dwelling unit.
- c. If the application requests parking ratios per California Government Code Section 65915(p)(2) or (3), evidence to show the proposal meets the criteria in those

sections, including the distance to the nearest major transit stop, information on access to and any impediment to that transit stop from the housing development, information on the service provided at the transit stop, paratransit service available and its frequency, and any occupancy restrictions proposed.

5. Response to Criteria. The applicant must provide citations to the legal standards and criteria by which the density bonus, concession, incentive, waiver, reduction in development standards, or parking ratio is requested and an explanation, evidence, and findings showing how the applicant contends the proposal meets the applicable standards and criteria.

6. Fees. Applicant must pay all fees as then established by resolution of the City Council.

a. The City shall not charge a monitoring fee to ensure continued affordability of a housing development except as provided in Government Code Section 65915.3.

E. If a qualifying density bonus development project includes a childcare facility, as defined in Government Code Section 69515(h), that is located on or adjacent to the development project, the following conditions apply, unless the City makes a written finding that the City has adequate childcare facilities:

1. The City shall grant either:

a. An additional residential density bonus equal to the amount of square feet in the childcare facility; or

b. An additional concession or incentive that significantly contributes to the economic feasibility of the construction of the childcare facility.

2. The City, as a condition of approving the housing project, shall require:

a. The childcare facility shall remain in operation for a period of time that is as long or longer than the period of time during which the density bonus units are required to remain affordable, pursuant to Government Code Section 65915(c); and

b. The percentage of children from very low, low and moderate-incomes who attend the childcare facility must be equal to or greater than the percentage of housing units that are required for very low, low and moderate-income households pursuant to Government Code Section 65915(b).

F. Bonus incentives which the City may agree to provide include, but are not limited to, the following:

1. Use of Federal, State, or local affordable housing funds to subsidize the cost of the qualifying project.

2. Waiver or reduction of City building permit, plan check, and inspection fees (excluding re-inspection fees).
3. Deferral of City development impact fees until the issuance of a certificate of occupancy for the qualifying project.
4. Reduction of local zoning and development standards that indirectly increase housing costs, including, but not limited to, off-street parking requirements, minimum square footage, height limitations, or setback requirements.
5. Construction by the City of such public improvements as streets, sewers and sidewalks, street name and traffic signs, water mains, storm drains, and street lights in association with the qualifying project.
6. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

G. Application Procedures.

1. Site Plan/Design Review. Site plan and design review by the Planning Commission shall be required for projects involving bonus incentives, density bonuses, incentives, concessions, waivers, or parking ratios. Any special conditions of the City Zoning Ordinance residential and commercial land use tables pertaining to the project shall also apply.
2. Regulatory Agreement. As required by Chapter 15.16 of the City Code (Affordable Housing), the City and developer shall execute a regulatory agreement (inclusionary housing agreement) ensuring compliance of the project with all applicable provisions and affordability restrictions as required under Chapter 15.16 of the City Code and this section, or other applicable affordable housing requirements (such as the Spring Lake Affordable Housing Plan). This agreement shall be recorded with the Yolo County Recorder's office. Affordable units in the qualifying project shall remain affordable and available to qualified persons and families for the term required by the affordable housing ordinance and Government Code Section 65915, but in no case less than 30 years. Moderate-income units located within a condominium project must be affordable and available to qualified persons and families for at least 10 years.
3. Additional Conditions. In addition, reasonable conditions may be imposed to assure continued availability of such housing as very low, low, or moderate-income housing.

H. Required Findings.

1. The decision maker shall review the density bonus request and may approve, approve with conditions or modifications, or deny the request based on the applicable

standards and criteria found in the state density bonus law. The decision maker shall adopt findings supporting the decision.

2. If the application qualifies for a concession or incentive, the decision maker shall grant the concession or incentive unless it makes a written finding, based upon substantial evidence, of any of the following, or other criteria established by state law:

a. The concession or incentive does not result in identifiable and actual cost reductions, consistent with California Government Code Section 65915(k), to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in California Government Code Section 65915(c).

b. The concession or incentive would have a specific, adverse impact, as defined in California Government Code Section 65589.5(2)(d), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

c. The concession or incentive would be contrary to state or federal law.

I. Definitions. For purposes of this section, unless otherwise apparent from the context, certain words or phrases used in this section are defined as follows:

1. “Affordable unit” means an ownership or rental dwelling unit affordable to households with extremely low, very low, low, or moderate incomes as published periodically by HCD for households in Yolo County or equivalent as approved by the Community Development Director. Calculations for the required affordable housing resulting in fractional units shall be rounded up to the next whole number.

2. “Concession or incentive” means any of the following:

a. A reduction in site zoning and development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Health and Safety Code Division 13, Part 2.5 (commencing with Section 18901) to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).

b. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

- c. Other regulatory incentives or concessions proposed by the developer or the city that result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in Government Code Section 65915(c).
3. “Density bonus” means a density increase over the otherwise maximum allowable gross residential density as of the date of application by the applicant or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density.
4. “Dwelling unit” means a dwelling designed and intended for occupancy by a household.
5. “Housing development” means the construction of five (5) or more new residential dwelling units, including mixed-use developments, the addition of five (5) or more residential dwelling units to an existing building or buildings, and the remodeling of a building or buildings containing five (5) or more residential dwelling units. For the purpose of establishing the minimum number of five (5) dwelling units, density bonus units shall be excluded.
6. “Income” (very low, low, or moderate) means an annual income of a household that does not exceed the amounts designated for each income category as determined by HCD.
7. “Maximum allowable residential density” means the density allowed under the zoning ordinance and land use element of the general plan, or, if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail.
8. “Specific adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific adverse impact upon the public health or safety.
9. “Waiver” means the deletion or reduction of any zoning and development standards that would otherwise have the effect of physically precluding the construction of a development identified and permitted in this section.
10. “Zoning and development standard” includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking requirement that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation, as specified in Government Code Section 65915(o)(1).



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 18, 2025
ITEM #: G.7
SUBJECT: Proposed Downtown Woodland Transit Center

Recommendation for Action:

Staff recommends the City Council:

- 1) Receive a presentation from Yolo Transit District staff on the relocation of the Woodland Transit Center from the County Fair Mall;
- 2) Determine that the Court Street location is not suitable for accommodating the proposed Transit Center; and
- 3) Direct staff to work with Yolo Transit District staff and return with a recommendation for a mutually agreeable alternative location(s) for relocating the Woodland Transit Center.

Staff Contact:

Ken Hiatt, City Manager, (530) 661-5800, ken.hiatt@cityofwoodland.gov

Background:

Yolo Transportation District (YoloTD) Yolobus operates, or jointly operates, a Transit Center in each of the three major cities in Yolo County. Each Transit Center serves as the central hub and transfer location for local and intercity buses. Transit Centers are usually located close to a key destination or cluster of destinations, such as a central business district or major employer. Transit Centers are situated in a location that allows for several buses to stop simultaneously, which generally requires a larger footprint than a typical bus stop.

In Woodland, the Transit Center is currently located at the County Fair Mall at the southern end of town. The Transit Center is outdated and isolated in the southwest corner of the mall parking lot. YoloTD frequently receives unsolicited feedback regarding safety issues at the current location. In December 2023, staff conducted a qualitative survey of Yolobus riders to learn their perspectives of the current Woodland Transit Center location and their receptiveness to a potential relocation. Almost 500 responses were submitted, with only 4% having a “negative” or “very negative” perspective about relocating the Transit Center. The concerns noted above were historically uncommon and result from the County Fair Mall no longer serving as a major destination center.

Today, the largest concentration of trip attractors in Woodland is the greater downtown area – including professional office, retail, dining, and most of the social, health, and civic services that many transit dependent Yolo County residents rely on. Furthermore, the Sacramento Area Council of Governments estimates approximately 3,500 jobs exist in the downtown area between East Street, West Street, Lincoln Ave and North Street. Currently, Yolobus flagship intercity Route 42 buses do not serve downtown Woodland. Passengers from West Sacramento, downtown Sacramento, and Davis must travel to the County Fair Mall and then transfer to Route 211 or 212 (West & East Woodland locals, respectively), which operate once per hour. Among the three largest Yolo County cities, only Woodland’s downtown central business district (CBD) is not served by Route 42. A longtime YoloTD service objective has been to provide a single-seat intercity fixed route option in or near downtown Woodland via Route 42.

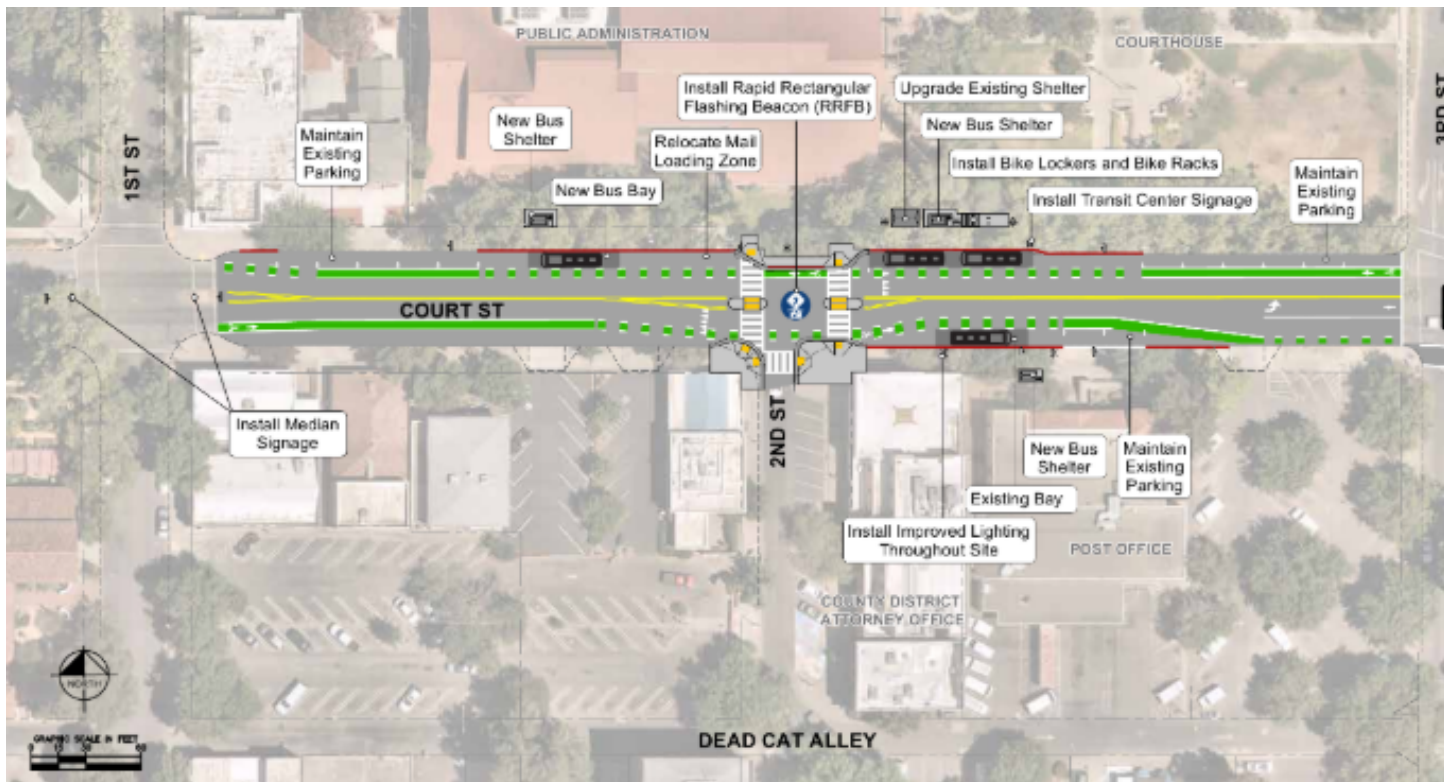
Since Spring 2023, City and YoloTD staff have met regularly to advance the shared goal of relocating Woodland's Transit Center away from the County Fair Mall and closer to the downtown core.

Woodland's downtown, which features a grid of relatively narrow streets frequently carrying heavy traffic volumes, presents challenges to accommodating required bus movements. These constraints present limited options for siting of a transit center in the downtown. YoloTD, working within parameters provided by the City to avoid routing buses on local residential streets surrounding the downtown, identified the Second and Court Street location as the preliminary preferred location for the Transit Center. City staff have suggested Sixth and Lincoln Streets be evaluated as alternative near-term relocation option, however, the YoloTD Board declined to include this alternative at its December meeting. Additionally, in support of the planned redevelopment of the Yolano-Donnelly neighborhood, the City and YoloTD have been collaborating with the Yolo County Housing Authority to study options for enhancing transit service to this neighborhood - including the siting of the transit center. It has recently been concluded that siting of the transit center in the project and bringing the Intercity Route 42A/B into the downtown do not appear to greatly improve the Housing Authority's competitiveness for grant funding, as compared to purchase of electric buses. Therefore, the location of the transit center appears to have little effect on the Housing Authority's competitiveness of their prospective grant funding application.

Discussion:

YoloTD has led efforts over the past several months to solicit community and ride input on the Second and Court Street transit center location, specifically:

- **Comprehensive web page on YoloTD website, including Frequently Asked Questions and links to community survey:** Since December the YoloTD website has included a comprehensive project web page that includes important project information including staff reports, links to the community survey, and an FAQ section. The webpage also includes these conceptual renderings and photo simulations to help visualize what the transit center improvements could look like.





- Community survey of Court & Second Transit Center location (ongoing):** YoloTD issued a community and transit rider survey to better understand the level of support for the 1) proposed Second & Court Street Transit Center location, 2) the proposed street and Transit Center improvements, and 3) level of convenience the location affords them. The survey also included open-ended questions about the proposed Transit Center. The table below summarizes the results (complete survey results attached):

Question	Overall (English) n:350		Transit Riders (English) n:183		Non-Transit Riders (English) n: 167		Transit Riders (Spanish) n: 16	
	Support	Oppose	Support	Oppose	Support	Oppose	Support	Oppose
2nd & Court Location	43%	54%	59%	38%	25%	71%	100%	0%
Convenience	33%	50%	49%	37%	15%	63%	88%	0%
Safety Improvements	47%	42%	62%	31%	32%	54%	100%	0%

Survey results indicate disparate opinions on locating the Transit Center at Second & Court Streets. Existing transit riders generally support the location while non-transit riders overwhelmingly oppose it. Three key themes emerged from those in opposition: (1) The potential of drawing homelessness & crime into the area, (2) Increased traffic congestion on Court Street, and (3) Effects on downtown parking. Additionally, the City has received emails from downtown merchants as well as community members expressing similar concerns.

- **Second & Court Street “Pop Up”:** YoloTD staff conducted an open house format event at the proposed transit center on January 28th from 7:30a to 12:30a. The event was cohosted with the City of Woodland and the Woodland Chamber of Commerce. Four fixed-route Yolo bus buses and one BeeLine microtransit bus were staged at Second and Court Street location to give and opportunity to the community and riders to visualize how a transit center might feel at this location and to engage with YoloTD staff. The pop up also provided City engineering and public safety staff an opportunity to observe the functionality of the corridor with the additional buses as they might occur during the morning peak hour. Between 75-100 people attended the event to learn more about the project and planned improvements as well as offer their opinions and observations of the proposed location.



City Staff Recommendation:

Relocation of the Transit Center from the County Fair Mall is a priority and City staff has been actively engaged with YoloTD to help identify and evaluate alternative locations. Siting of the Transit Center in the downtown would greatly improve access for transit users to public facilities, civic amenities, and retail/professional services concentrated in the city center. Additionally, downtown is one of the primary employment centers in the city and adding intercity bus service into the downtown would provide employees a more convenient alternative to driving which in turn could reduce parking demand. However, accommodating a Transit Center within the existing historic grid patterned and right of way constrained street network poses significant limitations. The presence of the active rail line along East Street creates further challenges that limit options for bus routing and turning movements. As a result, the Second and Court Street location was identified by the Transit District as the preliminary preferred location and focused their evaluation on this location.

While the City has been supportive of the goal of trying to accommodate the transit center in downtown, City staff has consistently expressed concerns regarding the physical and operational conflicts that could result. The following is a summary of some of the traffic engineering and safety concerns posed with the proposed Second and Court Street location:

- Travel Delays and Queuing Issues – The necessary routing to serve the Court Street location will result in buses needing to take unprotected left turns at the 3rd / Court and College / Court intersections. This would result in travel delays and queuing issues – particularly during heavy commute hours as buses wait for oncoming traffic to clear before commencing the left turn movement.
- Pedestrian safety – The proposed location would induce increased pedestrian crossings at Court and 2nd Street. Increased bus presence will reduce visibility for pedestrians looking to cross Court Street. Proposed enhancements to narrow the street crossing and install pedestrian actuated devices will partially mitigate these concerns but will also result in further vehicle delays on this heavily travelled corridor and conflicts with southbound turning movements from Court onto Second Street for larger delivery trucks and fire apparatus.
- Rider "Delays" – Putting the transit center in the heart of downtown adds time to the Route 42 compared to current conditions. This results in increased rider "delays" and annual operational cost.
- Insufficient Street Lighting – Current Street lighting is insufficient for a transit hub. Additional lighting has been acknowledged as a need but not yet factored into the projected project cost. These improvements will be an expensive and long lead-time improvement.
- Congested Roadway – This segment of Court Street right of way is very constrained. The narrow roadway can feel very "congested" when combined with heavily used/traveled road segments. Adding bus trips and staging will exacerbate this condition.
- Emergency Response Impacts – Court Street is the primary east-west artery through downtown and the primary emergency response route to the east from Fire Station Station 1.
- Main Street Pedestrian Impacts – The City has taken steps to enhance the pedestrian experience on historic Main Street. The Court Street location will add buses through the heart of Main Street and may induce more trips back to Main Street as drivers try to avoid increased congestion on Court Street.
- Cyclist Impacts – Court Street has been identified in the Active Transportation Plan as primary east-west bike route through downtown. Congested traffic conditions and buses at the edge of a narrow bike lane will reduce comfort for cyclists.
- Main Street Event Closures – Main Street in downtown is closed to host many events and activities throughout the year. These closures would create significant rerouting challenges and delays for the Route 42.

Given these concerns City staff have proposed evaluation of an alternate location around the Lincoln Avenue and Sixth Street area. The YoloTD Board at its December meeting was asked to give direction to their staff to evaluate this as an alternative location. This request was ultimately not included within their motion at that meeting. The YoloTD Board subsequently received an informational update on the project at its February 10th meeting where staff provided a summary of the survey and feedback received on the proposed Second and Court location. During the meeting the Board indicated its intent to defer to the Woodland City Council as to its support for the Second and Court Street location. However, should there not be support for this location, the District would continue to investigate alternative locations for the Woodland Transit Center pending commitment from the City to prioritize identifying a mutually agreeable location.

Conclusion:

Staff recommends the City Council:

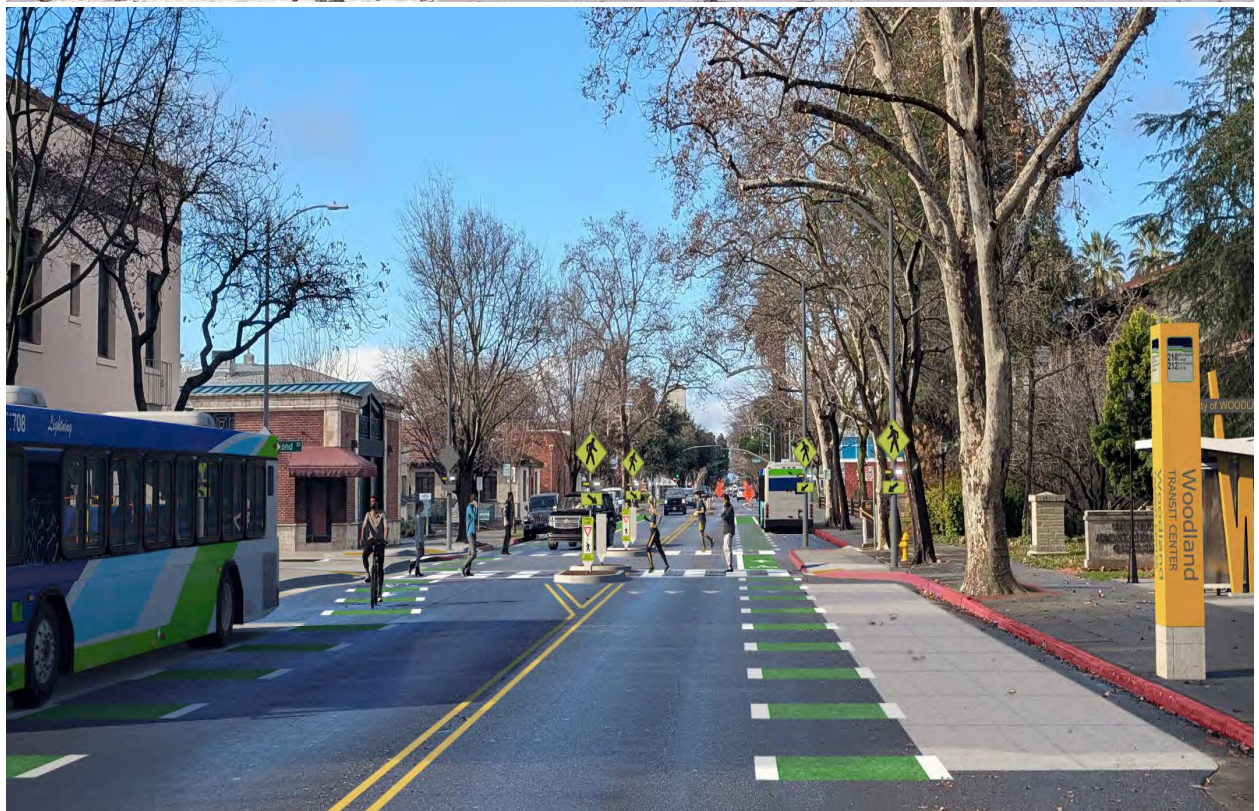
- 1) Receive a presentation from Yolo Transit District staff on the relocation of the Woodland Transit Center from the County Fair Mall;
- 2) Determine that the Court Street location is not suitable for accommodating the proposed Transit Center; and
- 3) Direct staff to work with Yolo Transit District staff and return with a recommendation for a mutually agreeable alternative location(s) for relocating the Woodland Transit Center.

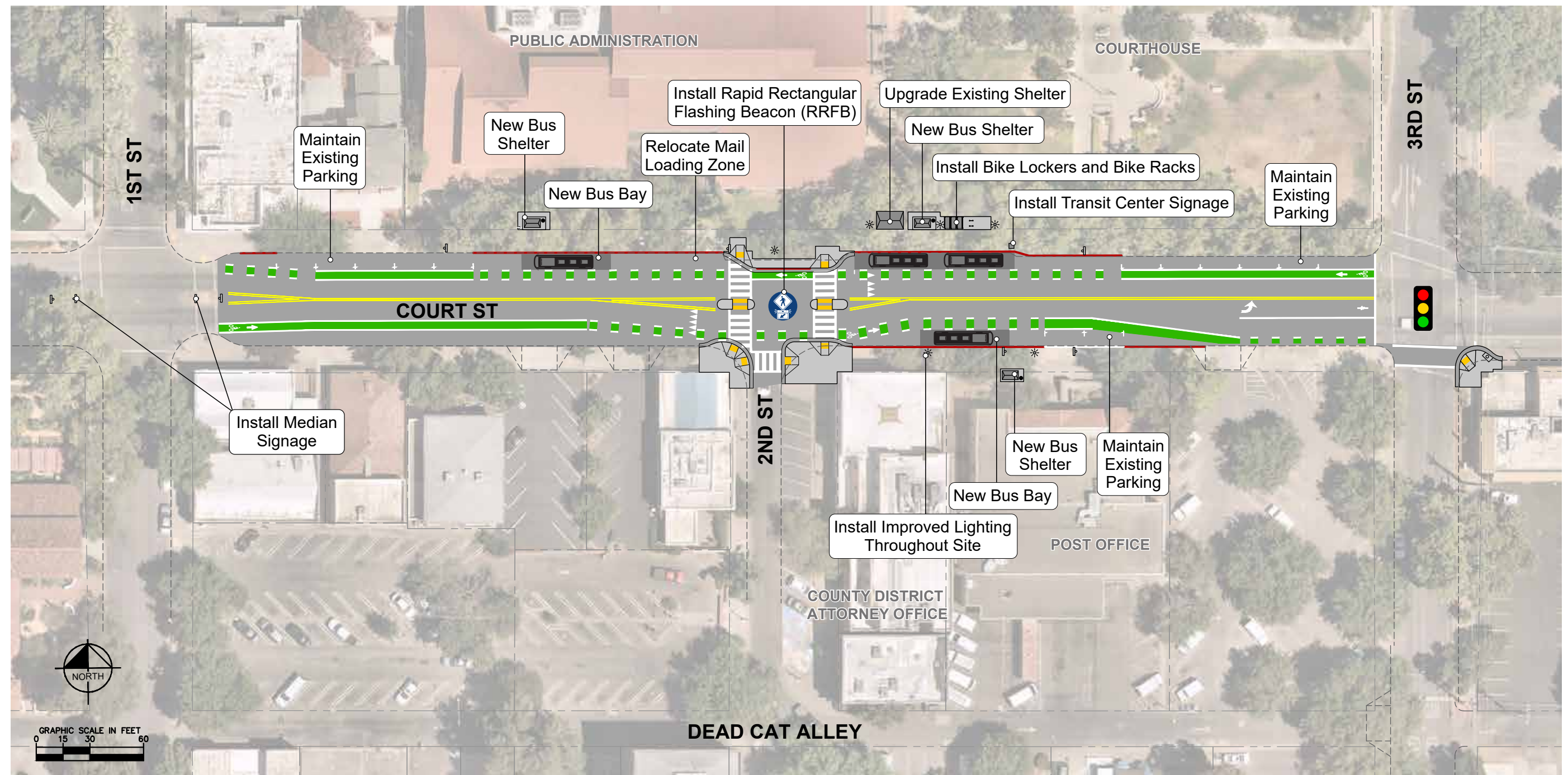


Ken Hiatt
City Manager

Attachments:

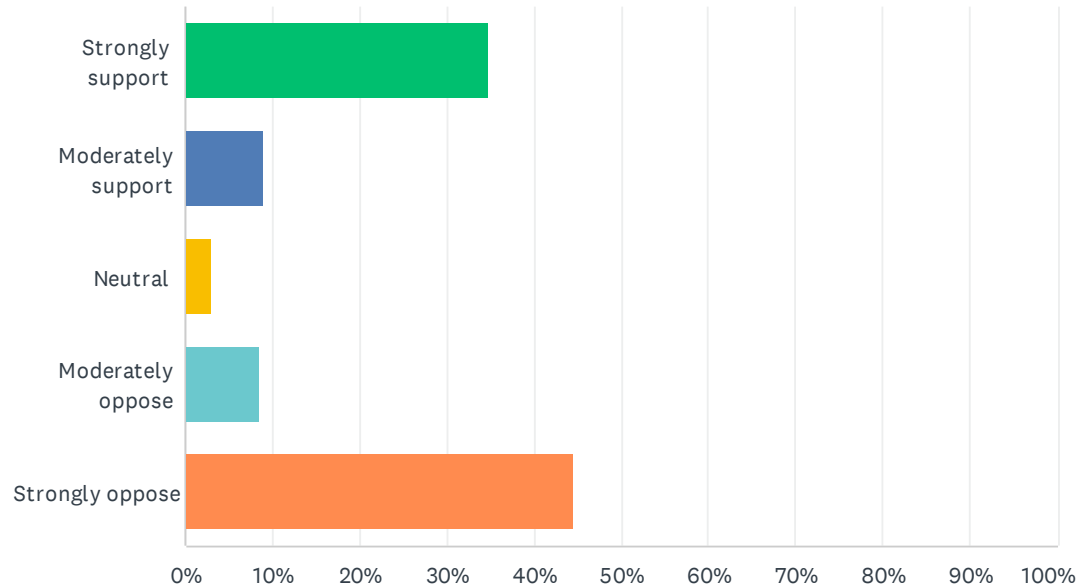
1. Second and Court Transit Center Renderings
2. Survey Results





Q1 YoloTD and the City of Woodland are working together to relocate the existing transit center from the County Fair Mall and into Downtown Woodland at the intersection of 2nd and Court Streets. Please rate your support for this option

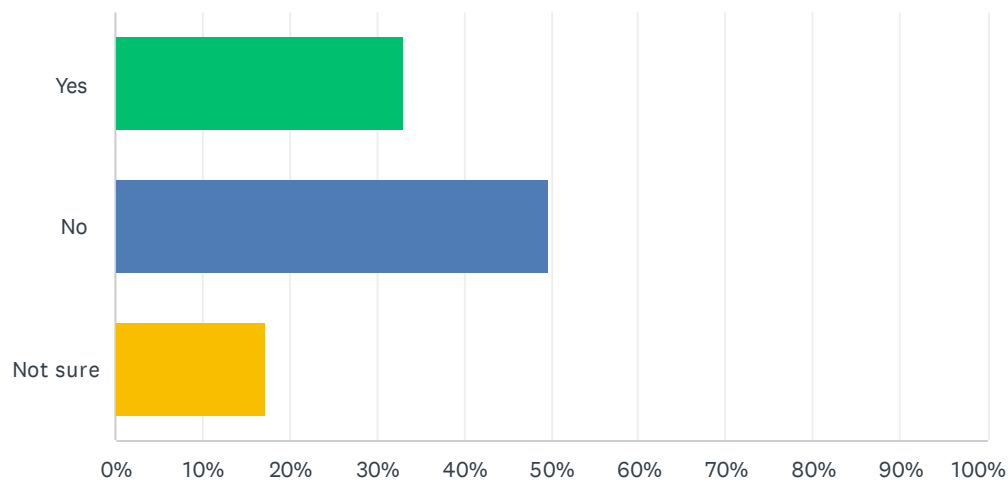
Answered: 336 Skipped: 3



ANSWER CHOICES	RESPONSES	
Strongly support	34.82%	117
Moderately support	8.93%	30
Neutral	2.98%	10
Moderately oppose	8.63%	29
Strongly oppose	44.64%	150
TOTAL		336

Q3 Would relocating the transit center and rerouting Route 42 to downtown be more convenient for you?

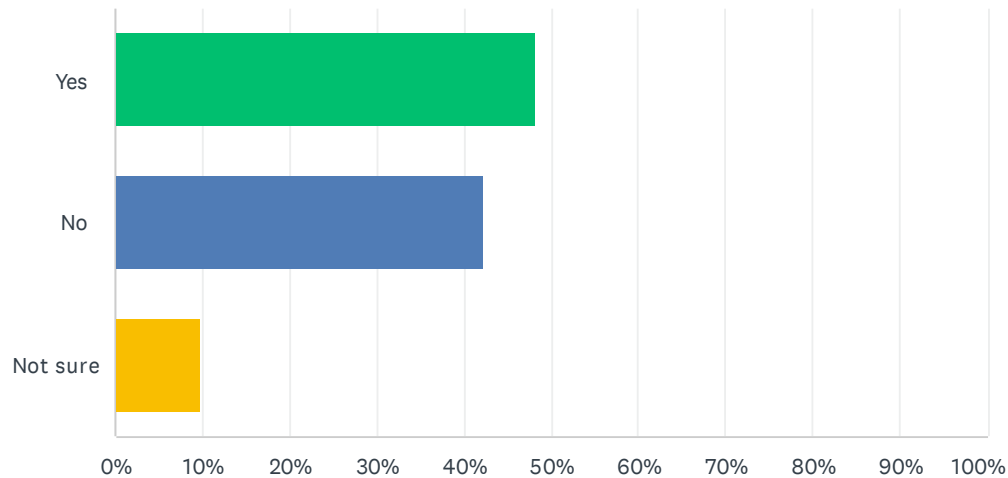
Answered: 336 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	33.04%	111
No	49.70%	167
Not sure	17.26%	58
TOTAL		336

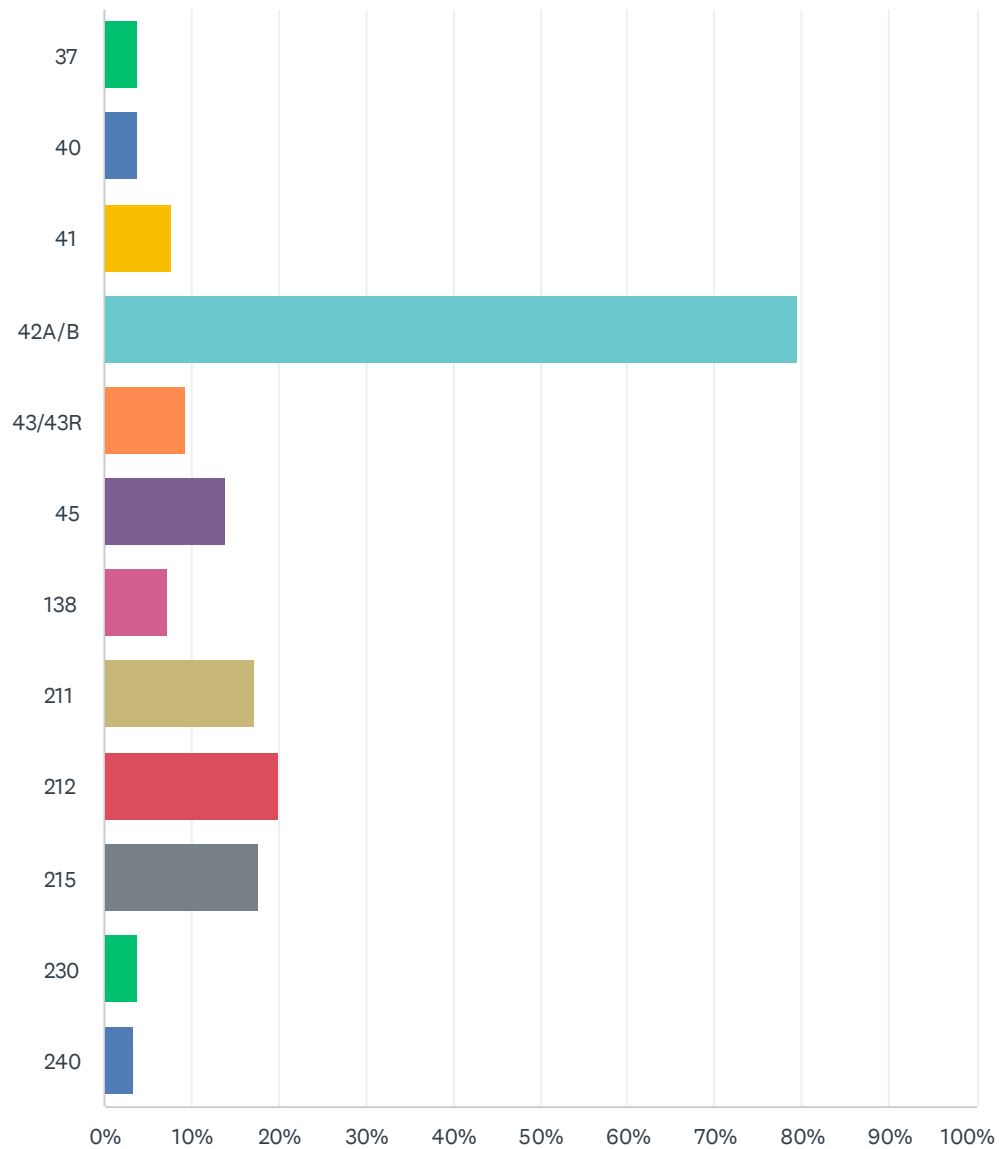
Q4 Moving the transit center would include safety improvements to the area including more lighting, shorter and higher-visibility crosswalks on Court Street, and enhanced bike lanes as shown in the image. Would you feel safer using or transferring buses in this location with the improvements?

Answered: 339 Skipped: 0



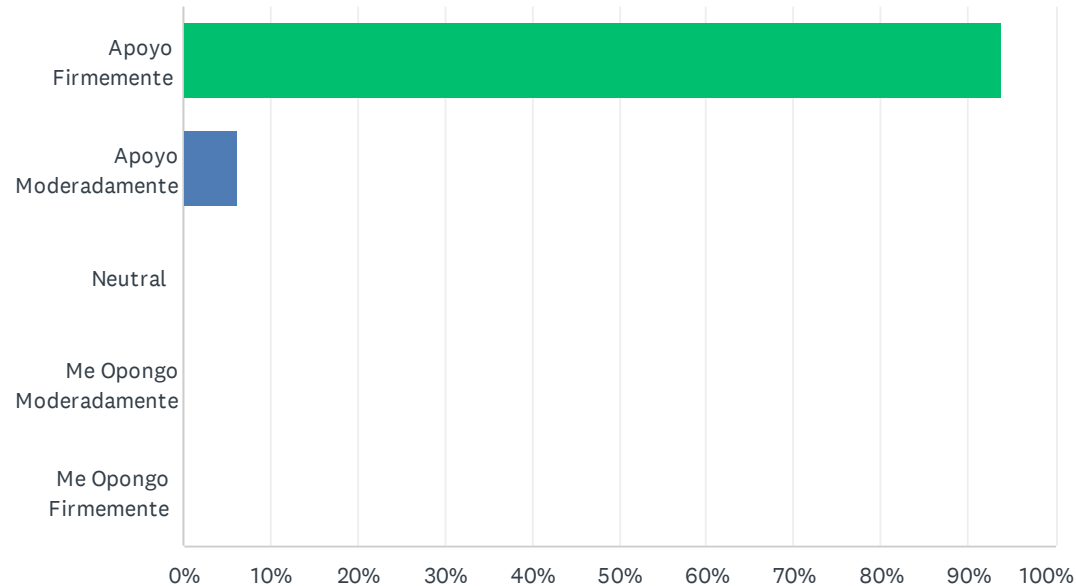
ANSWER CHOICES	RESPONSES	
Yes	48.08%	163
No	42.18%	143
Not sure	9.73%	33
TOTAL		339

Woodland Transit Center Relocation Survey



Q1 YoloTD y la Ciudad de Woodland están trabajando juntos para reubicar la central de autobuses que actualmente se encuentra en el County Fair Mall a el centro de Woodland en la intersección de las calles 2nd y Court. Por favor califique su apoyo a esta opción.

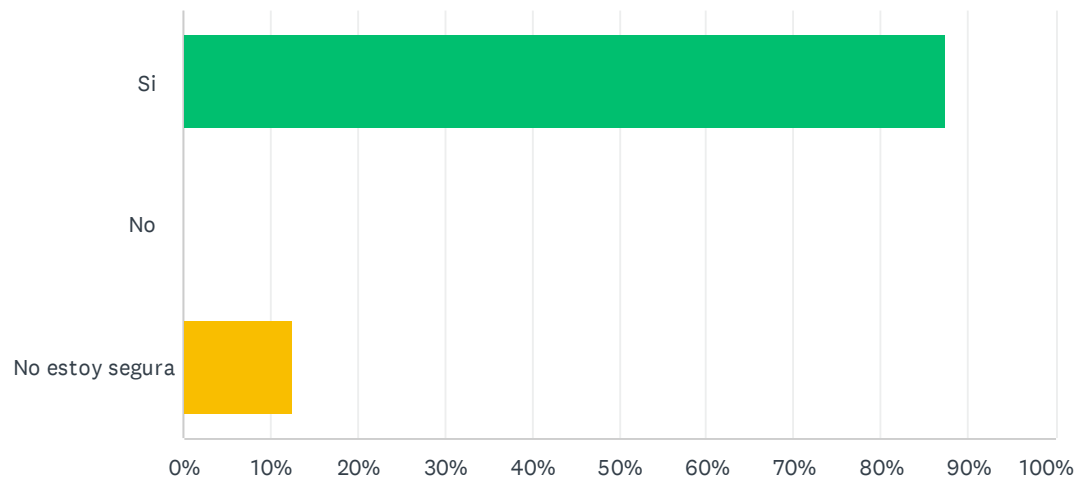
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
Apoyo Firmemente	93.75%	15
Apoyo Moderadamente	6.25%	1
Neutral	0.00%	0
Me Opongo Moderadamente	0.00%	0
Me Opongo Firmemente	0.00%	0
TOTAL		16

Q3 ¿Sería más conveniente para usted reubicar la central de autobuses y desviar la Ruta 42 hacia el centro?

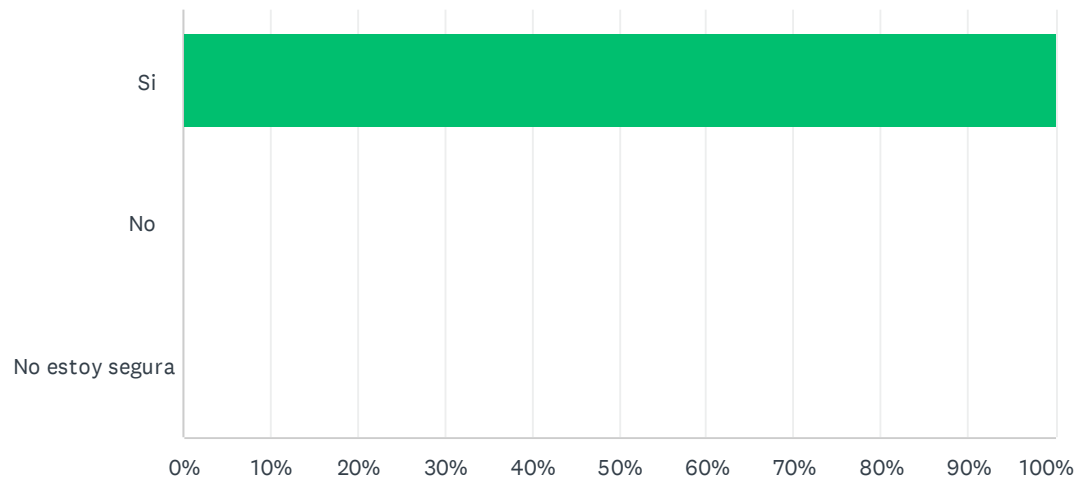
Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
Si	87.50%	14
No	0.00%	0
No estoy segura	12.50%	2
TOTAL		16

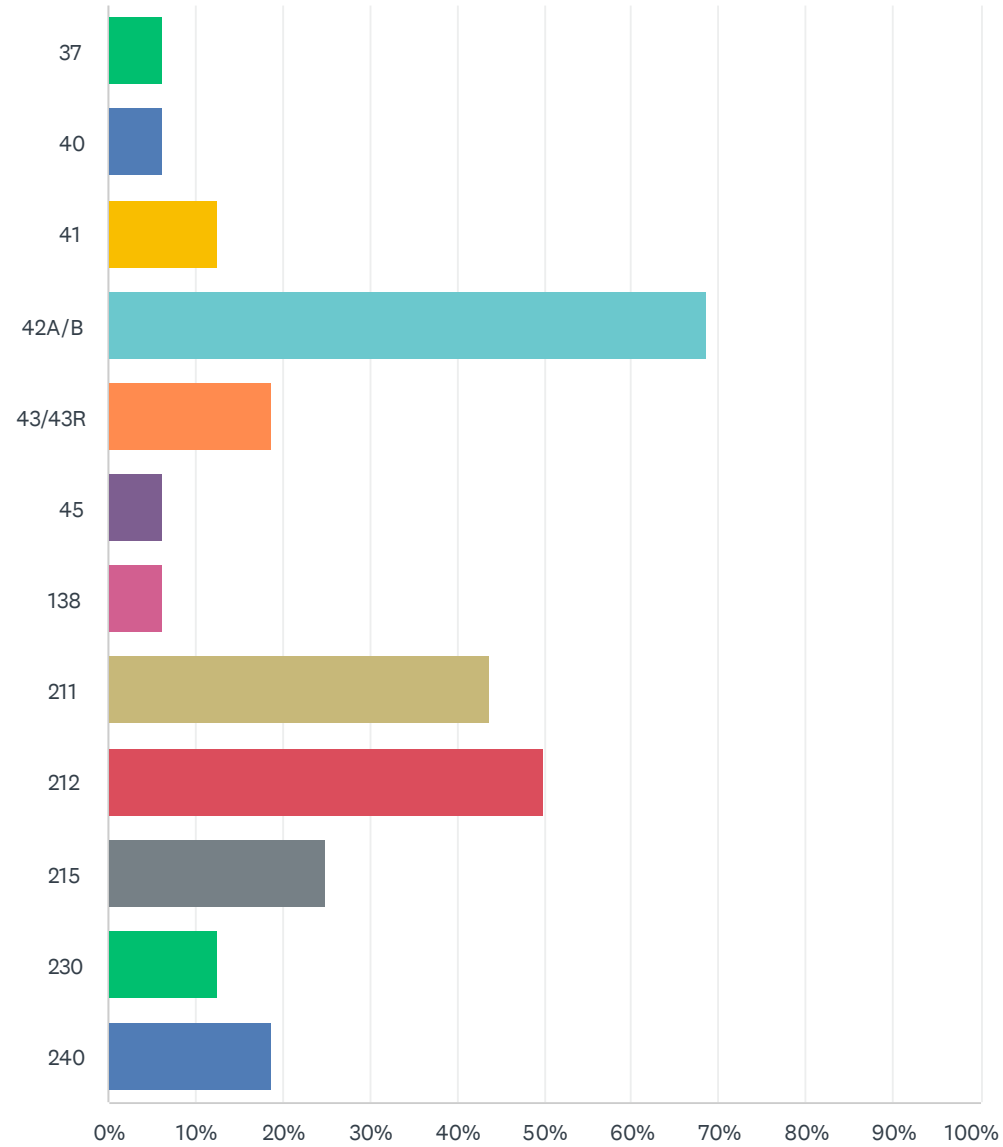
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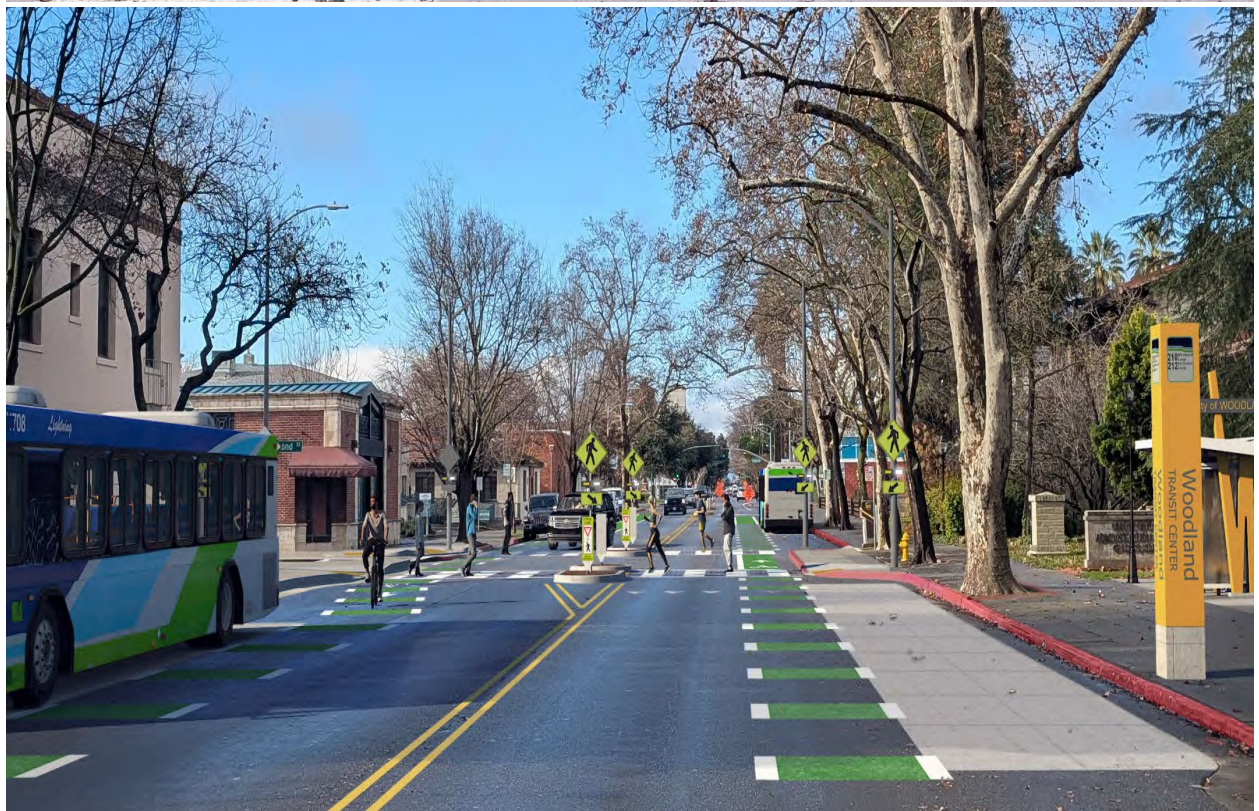
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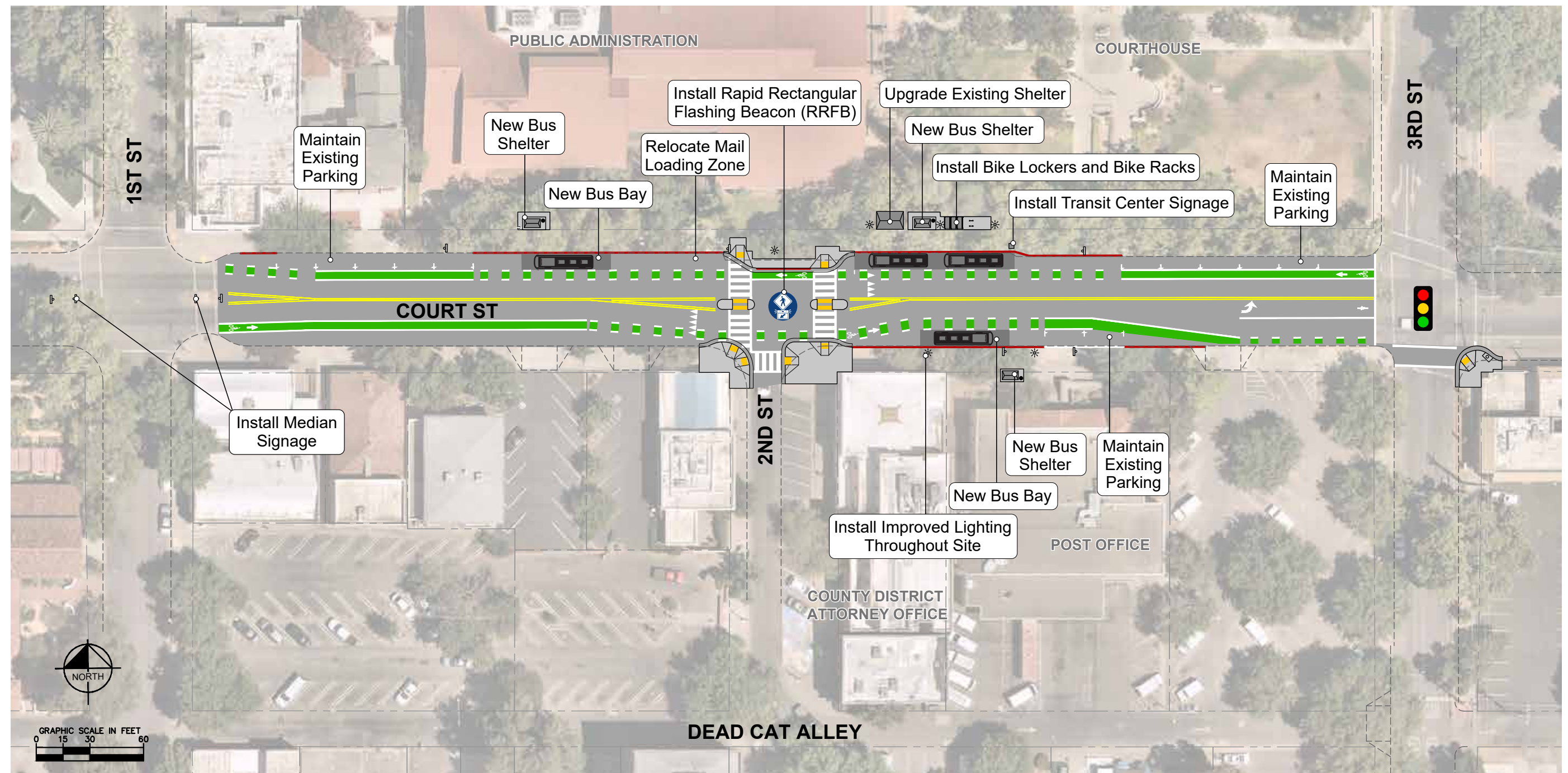


ANSWER CHOICES	RESPONSES	
Si	100.00%	16
No	0.00%	0
No estoy segura	0.00%	0
TOTAL		16

Encuesta sobre la Reubicación de la Central De Autobuses en Woodland(Spanish)

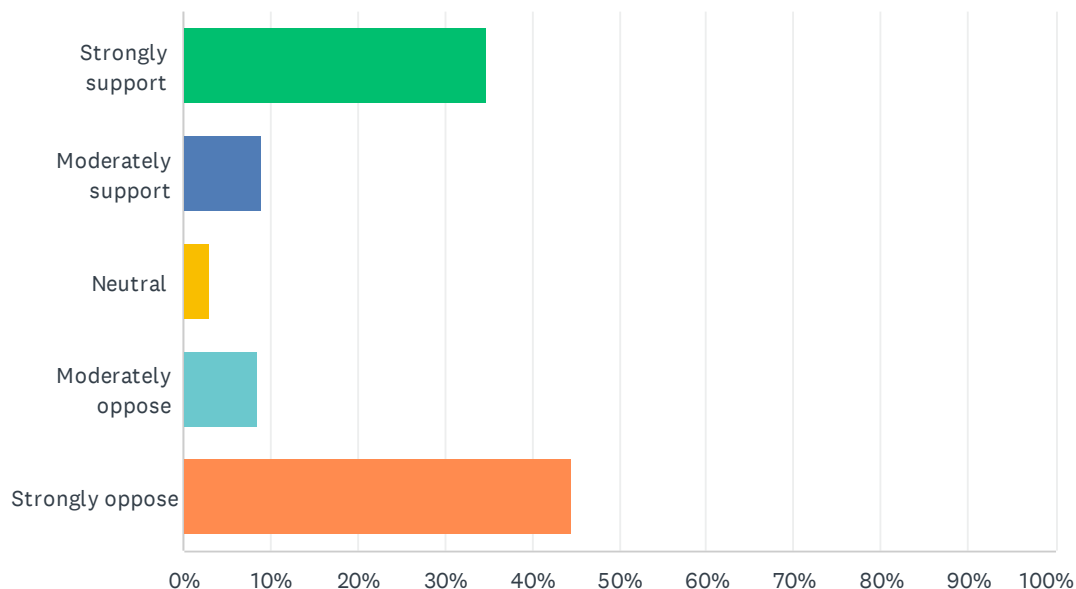






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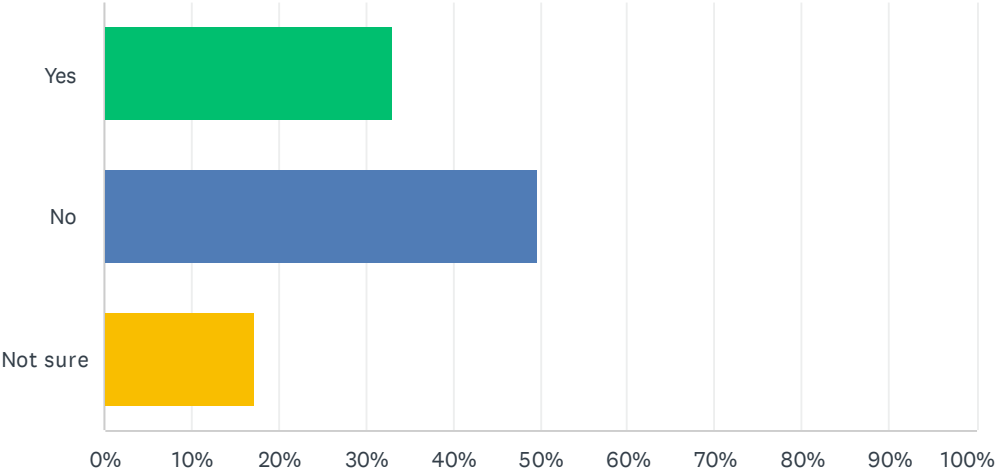
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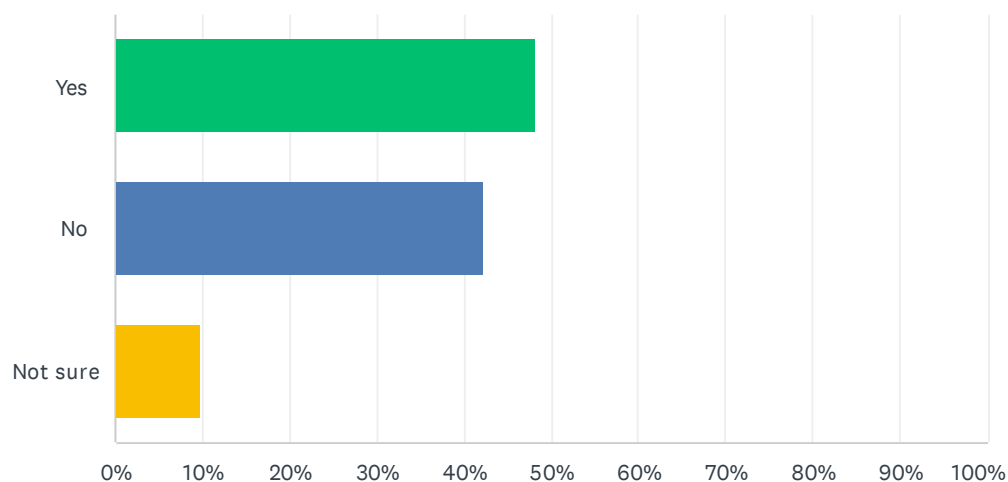
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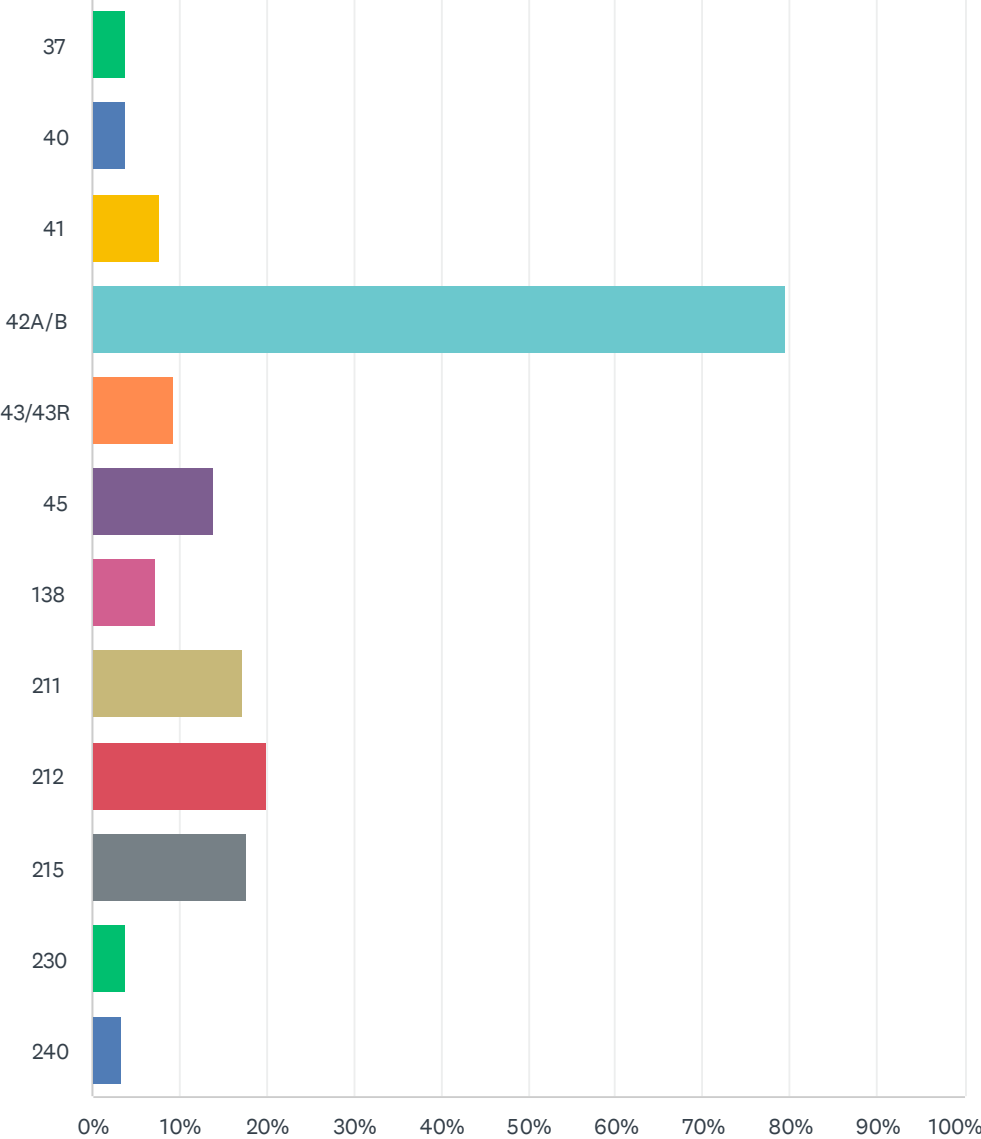
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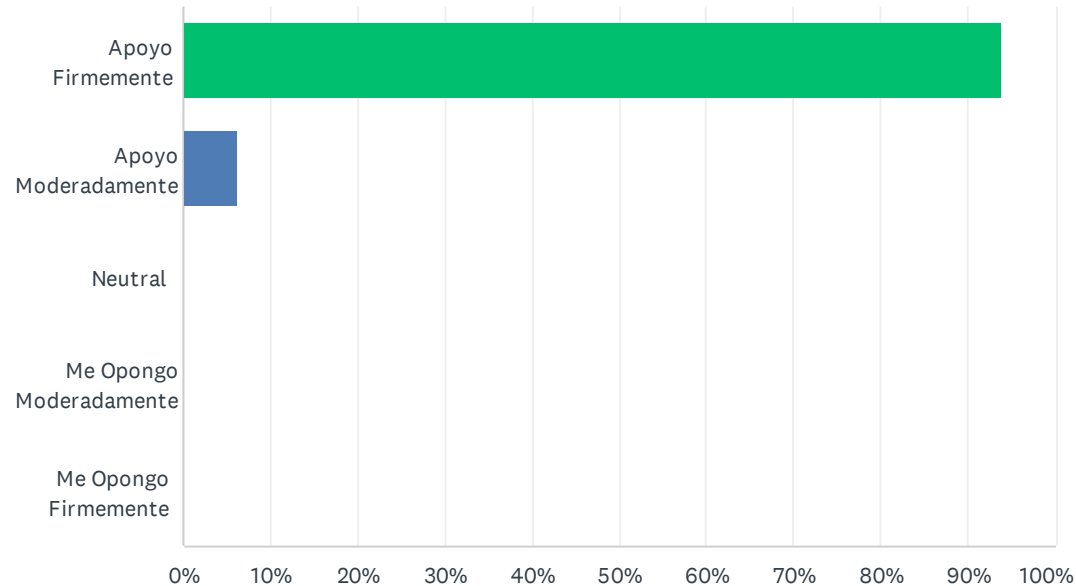
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Woodland Transit Center Relocation Survey



Q1 YoloTD y la Ciudad de Woodland están trabajando juntos para reubicar la central de autobuses que actualmente se encuentra en el County Fair Mall a el centro de Woodland en la intersección de las calles 2nd y Court. Por favor califique su apoyo a esta opción.

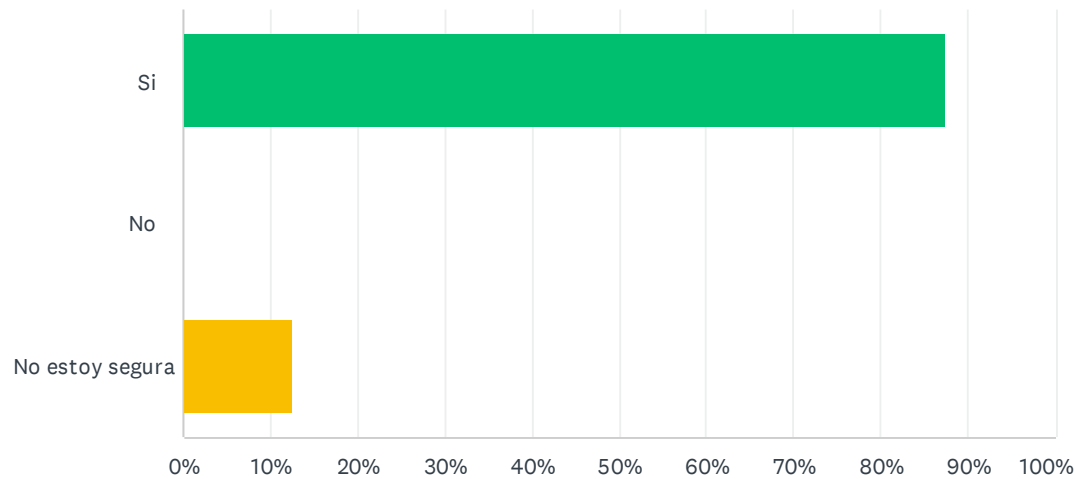
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Q3 ¿Sería más conveniente para usted reubicar la central de autobuses y desviar la Ruta 42 hacia el centro?

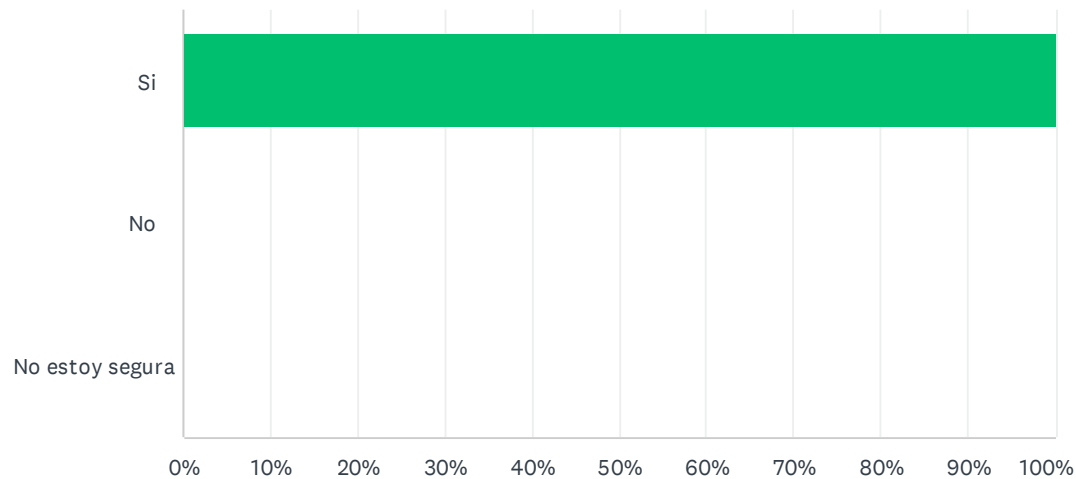
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No estoy segura	12.50%	2
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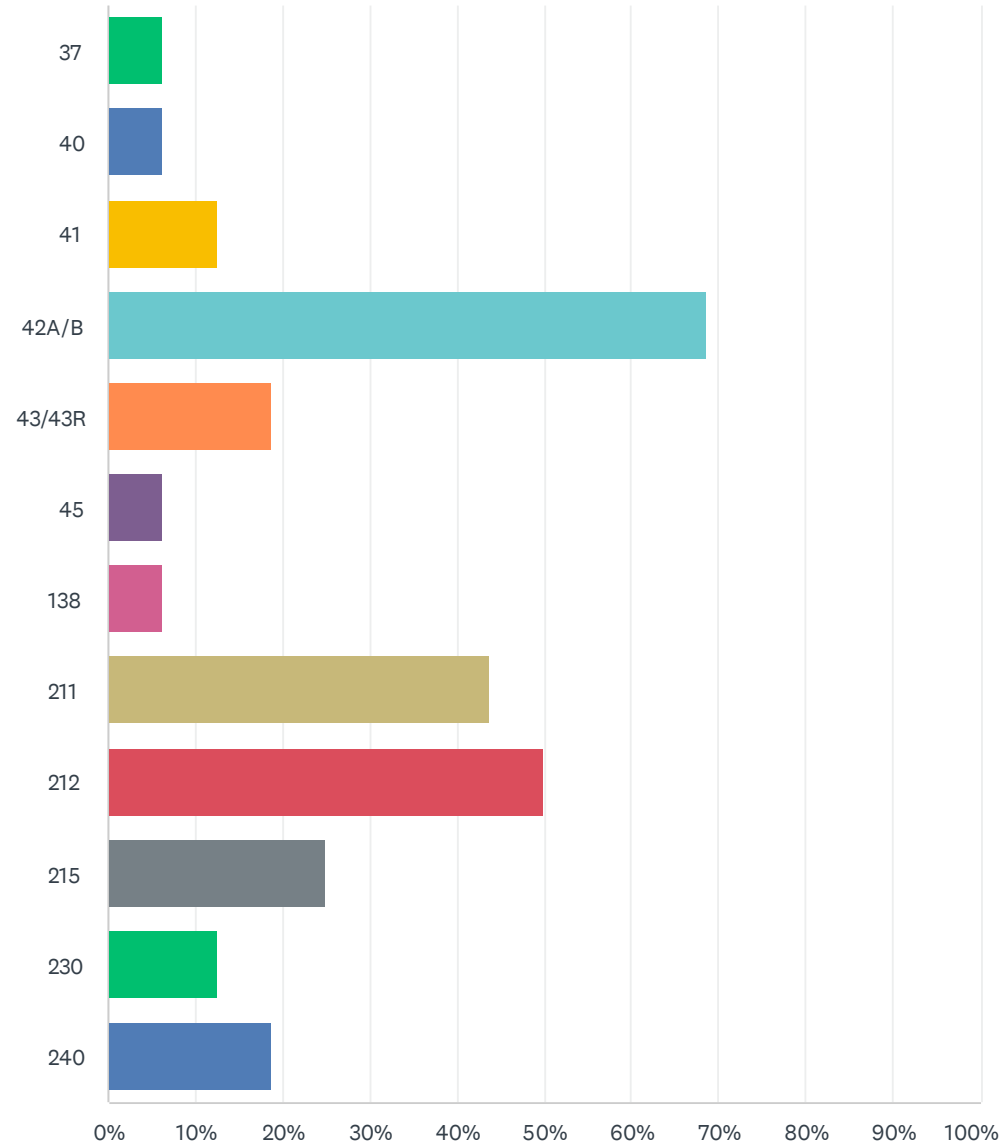
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Answered: 16 Skipped: 0



ANSWER CHOICES	RESPONSES	
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No	0.00%	0
No estoy segura	0.00%	0
TOTAL		16

Encuesta sobre la Reubicación de la Central De Autobuses en Woodland(Spanish)





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 18, 2025
ITEM #: G.8
SUBJECT: Community Development Department Semi-Annual Status Report for the Period of July 1, 2024 through December 31, 2024

Recommendation for Action: Staff recommends that the City Council receive the Community Development Department Semi-Annual Status Report for July 1, 2024 through December 31, 2024.

Staff Contact:

Erika Bumgardner, Deputy Community Development Director, (530) 661-5886, erika.bumgardner@cityofwoodland.gov

Discussion:

This Semi-Annual Community Development Department Status Report covers the period from July 1, 2024 through December 31, 2024. The report presents a summary of work performed during this time period, including notable Department highlights.

Conclusion:

Staff recommends that the City Council receive the Community Development Department Semi-Annual Status Report for July 1, 2024 through December 31, 2024.



Ken Hiatt
City Manager

Attachments:

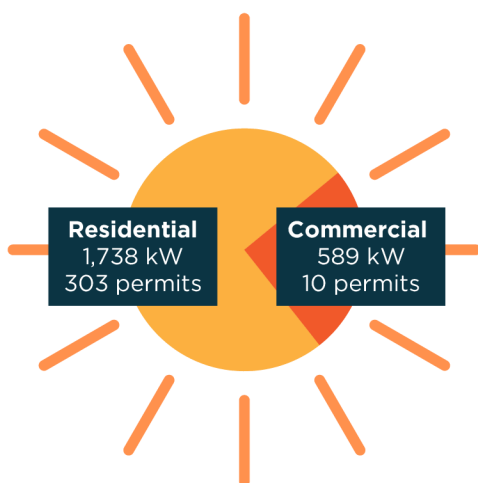
1. CDD Semiannual Report July to December 2024

PLANNING & BUILDING

- **22** planning entitlements completed or in process
- **16** pre-application reviews
- **Annexation** of 144 acres, including N East Street ("Pirmi triangle") and Sports Park property
- **Approval** of 3 Retail Cannabis Conditional Use Permits
- East Beamer Campus (right) Emergency Shelter Expansion Approval and Grant Application Support
- **Grand openings** for Walter's House Treatment Center, Staybridge Suites, & Chipotle
- **Ground breakings** for Opportunity Village & Holy Rosary Catholic Church
- **Ordinance updates** for Mobile Vendors & ADUs
- Preapproved ADU Plan Program



SOLAR PERMITS BY KILOWATTS - 2277 KW TOTAL



ISSUED BUILDING PERMITS VALUATION

\$59.8 M



- **56** new residential building permits issued (Spring Lake 43, Infill 5 & ADU 8)
- **3** commercial accessory building permits
- **1,186** other permit types (tenant improvements, pools, HVAC, electrical, plumbing, etc.)

DEVELOPMENT IMPACT FEES COLLECTED

\$3,750,511

AVERAGE DAILY INSPECTIONS

41

5,408 TOTAL

DEVELOPMENT & ENGINEERING

PUBLIC RIGHT OF WAY IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT PROJECTS



VALUATION OF PUBLIC IMPROVEMENTS

116

**ENCROACHMENT
PERMITS ISSUED**

SUBDIVISION

- **\$4.7M** in progress
- **\$16M** accepted

COMMERCIAL & INFILL

- **\$210K** initiated (Holy Rosary Office improvements)
- **\$1.67M** in progress (Staybridge, Hilton/Courtyard, Woodland Mosque, Woodland Ford)
- **\$200K** accepted (Vista Del Robles Offsite improvements)

UTILITY ENGINEERING HIGHLIGHTS

- Installed **4 miles** of recycled water pipe in Spring Lake area and converted **2 parks** to recycled water; project conserves **38.1M gallons** of potable water annually
- **Completed** Pacific Flyway Pond Enhancement Project
- Evaluated over **17,000 water laterals** for lead and found no known lead pipes
- Completed over **800 water quality tests**

AQUIFER STORAGE & RECOVERY

- **2.8 billion gallons** of treated drinking water stored in ASR wells
- **1.5 billion gallons** for use as drinking water supply

CODE ENFORCEMENT



288
CALLS FOR SERVICE

182
CASES CLOSED

**Does not account for ongoing or uncompleted case carry-over from previous periods*

COMMON TOPICS

- Junk/debris
- Cars & trailers
- Vehicle repair
- Visual blight
- Overgrown vegetation
- Substandard housing
- Unpermitted work



UNPERMITTED FOOD VENDORS

- **9 Citations**
- **15 Warning Letters**

TRANSPORTATION

TRAFFIC SERVICE REQUESTS*

	Traffic Calming & Speeding	Stop Sign	Traffic Signal	Parking	Data Request	Construction & Traffic Control
Received	34	8	0	6	28	3
Completed	22	3	0	4	26	2

*Requests completed do not always match requests received because uncompleted requests carry-over

YoloTD COLLABORATION

beeLine
On-Demand Transit by Yolobus

WEEKEND RIDERSHIP PER DAY

70 JULY 2024  **100** DEC. 2024

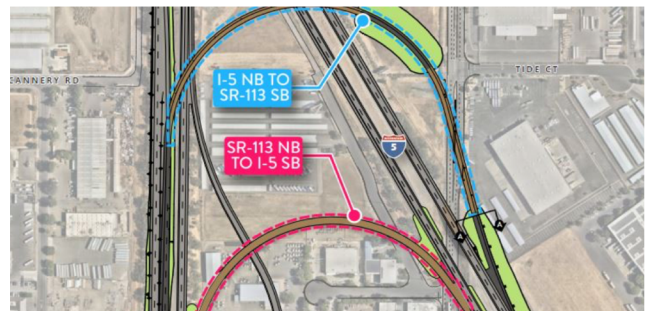


MAJOR PROJECT UPDATES

- Hotel Woodland and First Street parking lot projects - Construction anticipated in 2025
- East/E. Main Street signal improvements - Construction anticipated Summer/Fall 2025
- 2025 Road Maintenance Project: Third Street from Gibson Rd to Main St. - Construction anticipated Summer 2025
- Pedestrian Crossing Improvements: Upgrade existing solar flashing crosswalks with newer lights/technology - Construction anticipated Summer 2025

KEY GRANTS

Staff submitted a **\$5M US Department of Transportation BUILD grant** application for the East Main Street Neighborhood Livability Project. If awarded, the grant would fund the plans and designs for the I-5/SR 113 freeway connectors.



HOUSING GRANTS

In Fall 2024, the City's Housing Analyst position and Housing Division moved from the Community Services Department to the Community Development Department (CDD). This move better aligns and integrates the administrative, housing, and community development support functions of the position with the entitlement work, project permitting, and capital projects overseen by CDD.

Community Development Block Grant (CDBG)

- \$475,086 grant agreement finalized with Housing and Urban Development (HUD). Funding is available for subrecipients as detailed in the Annual Action Plan.

Affordable Housing Projects

- Freeman Garden Courts: Allocation of \$900,000 in City housing funds for 13 affordable housing units.
- \$2.3 million Housing Trust Fund allocation for acquisition of the northwest corner of W. Main Street and Ashley Avenue to reserve for future development at one of Woodland's best infill housing sites due to proximity to services and transit.

HUD Continuum of Care (CoC)

- \$334,193 grant allocated for rental assistance, supportive services, and operating costs for the Yolo Wayfarer Center supportive housing units.

HCD Permanent Local Housing Assistance (PLHA)

- \$513,576 allocated for Yolo Wayfarer Center shelter operations.



MOBILE FOOD VENDORS

After receiving complaints from the community regarding unpermitted food vending, City Code Enforcement began visiting operating locations starting in August 2024. Staff did not engage with illegal vendors, but instead documented the location, time of operation and nature of the violations. At most locations, staff observed both violations of fire codes as well as zoning/business license codes. Staff initially began notifying the property owners in question. Then, if the illegal activity did not stop, staff began citing the property owners. Typically, the illegal vending businesses stopped operating after the second citation to the property owner. Most of the illegal food vendors had left the City by the end of October. Staff now responds to complaints as they are brought to our attention.

Starting in June 2024, City staff worked with the Chamber of Commerce, members of the brick and mortar restaurant community, and the County Health Department to investigate ways to stop illegal food vending and provide an avenue for legal business operation for food vendors. City staff updated this group regarding the code enforcement actions in the late summer/early fall and then sought input as the City updated our mobile vendor ordinances, as noted below. City staff also worked with the County to coordinate outreach events to inform vendors how to operate a legal food vending business, such as the “Road to Licensure” workshop pictured below.

During the fall, City planning staff worked to update our mobile vendor ordinances to incorporate changes in State law and as well as address illegal food vending. Staff took this item to the Planning Commission on November 21, and the changes were approved by the City Council at their meeting on December 17.



SOUTHEAST AREA AQUATICS CENTER PROJECT



On July 18, 2024, the City Council awarded the construction contract for the City's new aquatics center, marking the end of the planning and design phase of the project, which included initial feasibility studies & public outreach, conceptual planning and programming, schematic designs, engineering and technical studies, and considerable financial planning going back several years. The contract was awarded to DG Granade, Inc. after a highly competitive bid that included 10 different responses all coming in well under the architect's estimate. On August 19, 2024, a groundbreaking ceremony was held at the site.

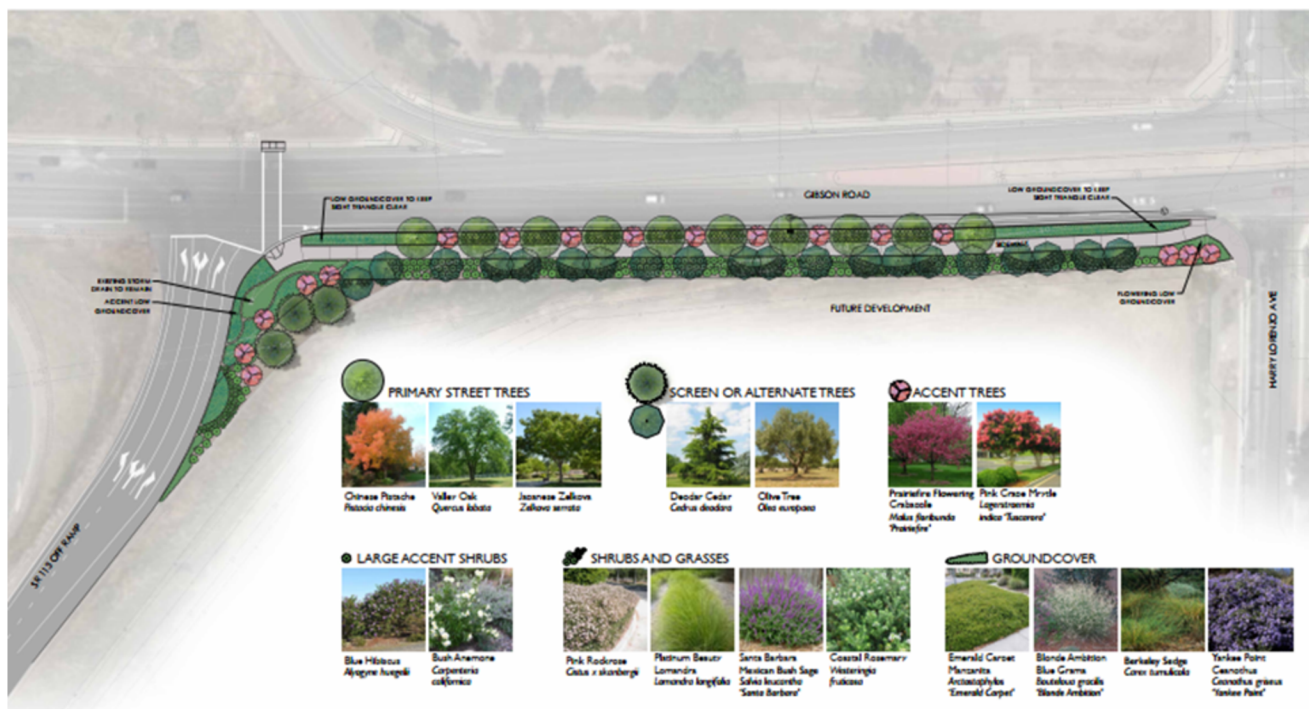
Since breaking ground, considerable construction progress has been made including site clearing & demolition, installation of site utilities (water, sewer, and storm drainage), as well as some critical elements of the main building construction (underslab plumbing, concrete footings and slab, and concrete masonry walls). Fortunately, critical path elements of the building construction were completed prior to any significant rainfall events, allowing the project to remain on schedule for completion in December 2025.



SR-113 @ GIBSON ROAD INTERCHANGE MODIFICATION PROJECT

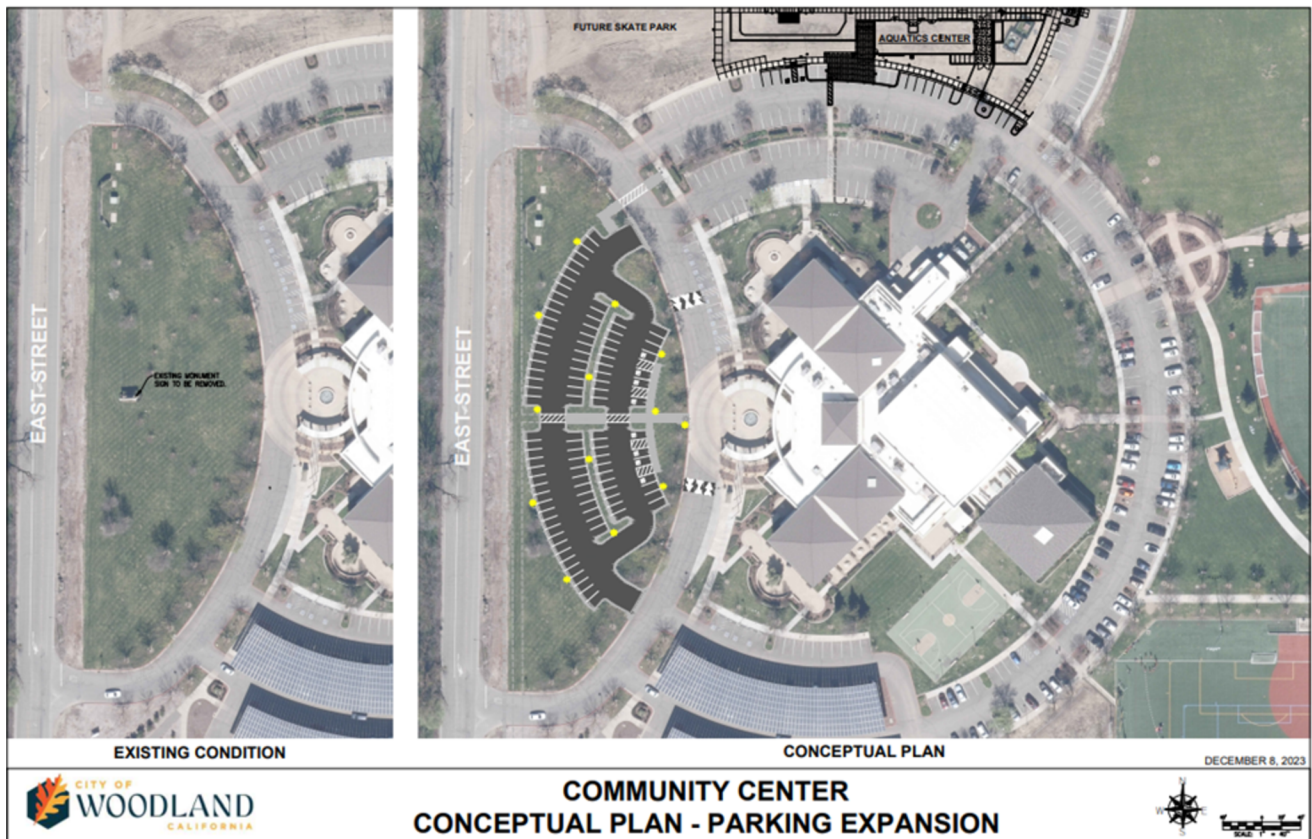
Design of the project to remove the free right turn at the northbound SR-113 off-ramp at Gibson Road was completed and advertised for bids. After a highly competitive bid process that included 8 bidders all submitting bids under the engineer's estimate, the construction contract was awarded to Carone & Company, Inc. on December 17.

Construction coordination will begin in January with ordering long lead time traffic signal equipment, which will be the critical path to completing the improvements by Fall 2025. In addition to the interchange and traffic signal improvements, the project will complete frontage improvements (curb, gutter, & sidewalk, landscaping, and pedestrian scale streetlights) on the south side of Gibson Road between SR-113 and Harry Lorenzo Avenue.



COMMUNITY CENTER PARKING LOT EXPANSION PROJECT

Plans to convert the existing turf area west of the Community & Senior Center to approximately 100 new parking spaces were completed in December 2024. The project also includes drainage and landscaping improvements, 4 electric vehicle charging stations, and installation of infrastructure to support up to 28 future EV chargers. The project will be advertised for bids in January so that construction can begin as soon as weather permits in Spring 2025. Completion of the parking lot expansion is anticipated to occur before the new aquatics center project is completed at the end of 2025.



PACIFIC FLYWAY POND



The Pacific Flyway Pond is a great example of reclaiming a disused City owned property and repurposing it to serve both as a storm water treatment facility and to provide habitat for a wide range of species. These species include migratory birds and endangered species such as the western pond turtle and tri-colored blackbirds. The project is largely funded through a Wildlife Conservation Board grant and is a collaborative effort between the City, Yolo County Resource Conservation District (YCRCD), UC Davis, and the Yolo Bird Alliance.

The Pacific Flyway Pond site was previously used for several decades as part of the wastewater treatment process for sludge stabilization until it was abandoned from 1989 to 2010. In early 2010, a project removed the accumulated organic material from the Pacific Flyway Pond and stockpiled the material in the southeast corner. In 2019, the pond site was converted to become a regional storm water detention facility with the purposes of reducing peak storm drainage flows and improving storm water quality.

Landscaping work to complete the site was not included in the earlier work other than wetland plantings along a portion of the southern edge of the pond. Consequently, the nearly 2 miles of pond shoreline experienced significant erosion damage. The Pacific Flyway Project uses an “engineering with nature” approach and includes landscapes along the shoreline with wetland vegetation. The City completed the construction of pond islands in Fall 2024 and is providing overall project management. YCRCD is planting the vegetation around the pond perimeter. Planting events will be coordinated with the Student Landowner Education & Watershed Stewardship Program through the Center for Land-Based Learning, Woodland Tree Foundation, and Yolo Bird Alliance. YCRCD will also monitor and maintain the vegetation for the three-year establishment period.

PACIFIC FLYWAY POND

The pond has become popular with migratory birds and hosted over 1,000 endangered tri-colored blackbirds in 2024. The pond has been documented as hosting several thousand migratory birds during their migration season and over 50 species daily, along with otters and the endangered western pond turtle. In addition, at least 6 endangered Burrowing Owls are living at the pond this winter.



SPRING LAKE RECYCLED WATER PROJECT

This completed project installed 2 miles of new recycled water main (purple pipe) and connected an additional mile of previously installed purple pipe installed by developers in Spring Lake. This resulted in a new 3-mile extension of the recycled water system, converting 22 irrigation meters from potable water to recycled water in the process. The project is expected to offset approximately 38 million gallons of potable water usage per year, equivalent to over 1% of the City's overall annual potable water use with about 250,000 gallons per day during summer months. This project offsets demands on the drinking water system and increases the City's water resiliency against droughts.

The project connected to the existing recycled water system on E. Gibson Rd. near County Road 102 and extended the pipeline west along E. Gibson Rd. to Harry Lorenzo Ave., Marston Dr., Parkland Ave., and County Road 25A. The 22 new connections include Spring Lake Park, Rick Gonzales Sr. Park, and the Spring Lake Elementary School Playfields, as well as sidewalk irrigation strips along the route. The City conducted cross-connection surveys of these connections to verify recycled water supply doesn't accidentally connect to the potable water system. Several stubs were installed for future recycled water extensions, including to irrigate landscapes in the future Woodland Research and Technology Park.

The City was awarded a funding agreement by the State Water Resources Control Board (SWRCB) to cover design, construction, and construction inspection services. An amendment was executed to add an additional \$1 million to the agreement, resulting in a total funding amount of \$3,839,463, of which \$550K is a grant component that does not need to be repaid. The remaining amount was loaned at an interest rate of 0.55%, secured during the pandemic period of low interest rates. The agreement obtained funds from the Clean Water State Revolving Fund and the State of California's Prop 68 Parks & Water Bond of 2018. The funding allows for the recycled water rate to be priced at 85% of the potable landscape irrigation rate with minimal adjustments over time.



EL DORADO ROAD MAINTENANCE PROJECT

The 2024 Road Maintenance project rehabilitated the pavement and improved ADA curb ramps on El Dorado Drive and Third Street between April and August 2024. This work included the grinding removal and replacement of the top two inches of asphalt on El Dorado Drive between West and Sixth streets, resurfacing of W. El Dorado from CR98 to West Street, and ADA improvements along both corridors as well as Third Street from Gibson Road to Oak Avenue. Upon completion of the asphalt work, the extent of El Dorado Drive was restriped with narrower travel lanes and buffered bike lanes.

The pavement restoration is critical to maintaining our roadway network in a serviceable condition that is sufficient for both motorized and non-motorized users. Keeping our roads in good condition minimizes impacts to underlying utilities as well as vehicle maintenance. Further, the striping enhancements create a traffic calming effect on the roadway. These lower speeds improve the experience for non-motorized users along the corridor.

Proactive improvements to the accessibility of our sidewalk network ensures users of all abilities are able to efficiently navigate our streets. The work on Third Street was performed with the 2024 project in advance of the 2025 Road Maintenance project, which will rehabilitate Third Street during Summer 2025. Performing this advance work helped to shorten the construction timeline for the 2025 project.



EAST BEAMER NEIGHBORHOOD CAMPUS PROJECT

At the height of the pandemic, the Woodland City Council in conjunction with Yolo County and Friends of the Mission Inc., approved a resolution declaring that an emergency existed posing a threat to public health, safety, and welfare. This action allowed the construction of an emergency homeless shelter at the northwest corner of Co Rd 102 and Beamer Street. Over the past four years, the resulting East Beamer campus has developed three adjacent parcels (APN: 027-360-042, 050, and 049), to provide the needed wrap-around services for the most vulnerable populations within the Woodland community, including:

Emergency Shelter I - a shelter building that can accommodate up to 100 beds for sheltering unhoused single women and men and includes four administrative offices.

Permanent Supportive Housing (PSH) - 61-unit permanent supportive rental housing to provide affordable housing for individuals and families that are currently unhoused. The development also has an onsite manager's unit and a community center that provides additional services.

Walters House Treatment Center - 60-bed residential, Medi-Cal-licensed, accredited treatment facility that was opened in December 2024.



East Beamer Way Campus Project

Emergency Shelter II – In December 2024, Council approved the Emergency Shelter II and allocated \$131,000 of CDBG funds for rehabilitating the temporary restroom and shower trailers (until the transition to more permanent facilities in the new building). Also approved was an amendment to the Fiscal Year 2025 budget to allocate \$513,576 from State Permanent Local Housing grant funds for the existing emergency shelter operations.

The new shelter II building will have two distinct service areas with the south wing providing support services to the existing emergency shelter and the construction of a permanent kitchen, bathroom and laundry facility along with four non-congregate rooms and additional administrative service areas. The north wing of the building will provide a licensed behavioral health facility with ten rooms for residential perinatal substance use treatment.

The emergency shelter development was a public/private partnership. The City provided the land dedication in coordination with Friends of the Mission, which handled operations and helped transfer existing programs from the Downtown Fourth & Hope location to the new East Beamer campus.





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: February 18, 2025
ITEM #: G.9
SUBJECT: Introduction and Waiver of First Reading of an Ordinance Amending the Boundaries of City Council Election Districts 2 and 3 to Include Recently Annexed Territories

Recommendation for Action: Staff recommends the City Council introduce and waive the first reading of an Ordinance amending the boundaries of City Council Election Districts 2 and 3 to include recently annexed territories.

Staff Contact:

Sarah Lansburgh, CMC, City Clerk, (530) 661-5806, sarah.lansburgh@cityofwoodland.gov

Background:

On August 9, 2024, the City submitted an application to the Yolo Local Agency Formation Commission (LAFCo) for the reorganization of three areas totaling 144+/- acres on the edge of the City. The application was amended to remove the "Westucky and Barnard" area as it did not meet the definition of "contiguous" per Government Code Section 56031(b). The amended application included an annexation of the "PIRMI" (Pacific International Rice Mills) area (76.43 acres), and the "Sports Park" area (40.04 acres) to the City and a concurrent detachment of the subject territory from the Springlake Fire Protection District.

On September 26, 2024, LAFCo adopted Resolution 24-11, approving the PIRMI and Sports Park reorganization to the City, initiating conducting authority proceedings and set October 31, 2024 as the date of the protest hearing. A public hearing was conducted where all interested persons, organizations and agencies had the opportunity to present objections. At the close of the hearing, LAFCo as the Conducting Authority, adopted Resolution 24-12 and ordered the reorganization of the PIRMI and Sports Park areas to the City.

Discussion:

The City Council typically establishes where district lines will be drawn every 10 years based on the latest U.S. Census and the requirements of State law. Between these regular 10-year updates, changes to district boundaries are typically not allowed under the State Elections Code. However, Elections Code Section 21603(a) provides that if "...the boundaries of a city expand by the addition of new territory, including through annexation of unincorporated territory or consolidation with another city, the council shall add that new territory to the nearest existing council district without changing the boundaries of other council district boundaries".

The recently annexed territories into the City limits will become a part of Districts 2 and 3.

The Sports Park territory being added to District 2 consists of approximately 40 acres located east of the existing Community Center and Sports Park property, just south of Sports Park Drive. State Route 113 runs southwest to northeast near the Sports Park Annexation Area eastern boundary.

The PIRMI territory being added to District 3 consists of approximately 76.43 acres located on the northwest corner of Kentucky Avenue and East Street, just south of Interstate 5. Interstate 5 serves

as the PIRMI Annexation Area's northern perimeter and East Street as the eastern perimeter, also running adjacent to Union Pacific Railroad tracks.

The district boundaries established as set forth in Exhibit A shall replace and supersede the district boundaries established by City Council Ordinance No. 1721.

Conclusion:

Staff recommends the City Council introduce and waive the first reading of an Ordinance amending the boundaries of City Council Election Districts 2 and 3 to include recently annexed territories.



Ken Hiatt
City Manager

Attachments:

1. Proposed Ordinance - Revised District Map to Include Annexed Territories
2. Exhibit A - AnnexationAreasNov2024
3. Certificate of Completion-LAFCo24-01 11.19.24

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND, CALIFORNIA ADJUSTING THE BOUNDARIES OF CITY
COUNCIL ELECTION DISTRICTS TO INCLUDE ANNEXED
TERRITORIES, AS REFLECTED IN THE ATTACHED MAP**

WHEREAS, Elections Code section 21603(a) provides that if “the boundaries of a city expand by the addition of new territory, including through annexation of unincorporated territory or consolidation with another city, the council shall add that new territory to the nearest existing council district without changing the boundaries of other council district boundaries”; and

WHEREAS, the City recently annexed territory that will become a part of Districts 2 and 3;
and

WHEREAS, the City desires to amend the boundaries and the map in accordance with Election Code section 21603(a).

NOW THEREFORE BE IT RESOLVED the City Council of the City of Woodland does hereby ordain as follows:

SECTION 1. The City Council hereby designates the territories annexed by the Yolo Local Agency Formation Commission Resolution 24-12 to the City to Districts 2 and 3, as depicted in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 2. Section 1.16.110 of the Woodland Municipal Code is hereby amended in its entirety to read as follows:

“§ 1.16.110 Boundaries and numbering of each district.

Descriptions of the boundaries of each district and their numbering are as shown on the attached Exhibit A of Ordinance No. _____ along with a map entitled "City of Woodland District Map," a copy of which shall be on file in the City Clerk's office.”

SECTION 3. The district boundaries established as set forth in Exhibit A shall replace and supersede the district boundaries established by City Council Ordinance No. 1721.

SECTION 4. The City Manager is directed to take all necessary steps to give effect to this Ordinance. If necessary to facilitate the implementation of this Ordinance, the City Manager or his or her designee is authorized to make technical adjustments to the election district boundaries that do not substantively affect the populations in the districts, the eligibility of candidates, or the residence of elected officials within any district. The City Manager shall consult with the City Attorney concerning any technical adjustments deemed necessary and shall advise the City Council of any such adjustments required.

SECTION 5. The City Clerk is hereby directed to provide a certified copy of this Ordinance to the Yolo County Registrar of Voters for use in subsequent Woodland City Council elections.

SECTION 6. If any section, subsection, subdivision, sentence, or clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have adopted each section irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 7. This Ordinance shall become effective thirty (30) days from its adoption.

SECTION 8. The City Clerk shall certify the adoption of this Ordinance and cause it, or a summary of it, to be published in a newspaper of general circulation printed and published within the City of Woodland, pursuant to all legal requirements.

INTRODUCED at a regular meeting of the City Council held on the 18th day of February 2025 and **PASSED AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the _____ day of _____, 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Sarah Lansburgh, CMC, City Clerk

Ethan Walsh, City Attorney

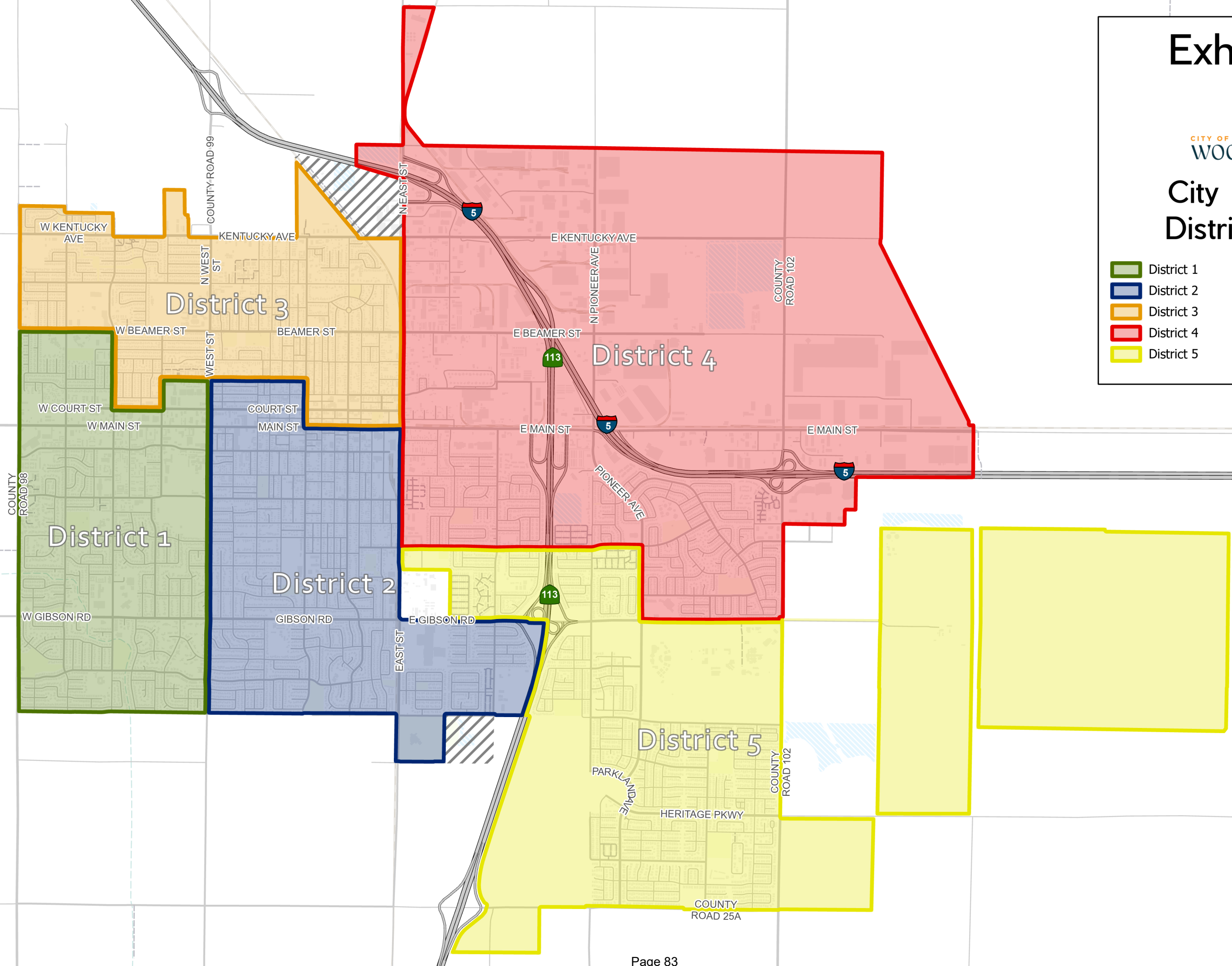
EXHIBIT A

Exhibit A



City Council District Map

-  District 1
 -  District 2
 -  District 3
 -  District 4
 -  District 5
-  Annexed Area - 11/24/2024





2024-0021035

Yolo County Clerk-Recorder
Jesse Salinas

Tuesday, Nov 19, 2024 02:26:57 PM

RECORDING REQUESTED BY:
Yolo Local Agency Formation Commission

WHEN RECORDED RETURN TO:

Yolo LAFCo
625 Court Street, Suite 107
Woodland CA 95695

Titles: 1

Pages: 15

Fees:

\$0.00

CA SB2 Fee:

\$0

Taxes:

\$0.00

Total:

\$0.00

YOLO LAFCO

CERTIFICATE OF COMPLETION

Pursuant to Government Code Section 57200, this Certificate is issued by the Executive Officer of the Local Agency Formation Commission of Yolo County, California.

1. The short-form designation, as determined by LAFCo: **PIRMI Area & Sports Park Reorganization to the City of Woodland (LAFCo № 24-01)**
2. The name of each district or city involved in this reorganization and the kind or type of change of organization ordered for each city or district are as follows:

City or District	Type of Reorganization
City of Woodland	Annexation
Springlake Fire Protection District	Detachment

3. The above listed district(s) are located within **Yolo County**.
4. A description of the boundaries of the above-cited change of organization is shown on the map and description attached to **Resolution 2024-11**, marked **Exhibit A**, and by reference incorporated herein.
5. The territory involved in this reorganization is **uninhabited**.
6. This annexation has been approved subject to the following findings and conditions, if any, as seen in **Resolution 2024-11**, adopted September 26, 2024.
7. The resolution ordering this annexation without election was adopted by the Yolo Local Agency Formation Commission on **October 31, 2024, by Resolution 2024-12**.

I hereby certify that I have examined the above-cited resolution(s), including any terms and conditions, and the map and description, and have found these documents to be in compliance with LAFCo Resolutions 2024-11, adopted September 26, 2024, and LAFCo Resolution 2024-12, adopted October 31, 2024.

Dated: November 20, 2024


Christine M. Crawford, AICP
LAFCo Executive Officer

**YOLO LOCAL AGENCY FORMATION COMMISSION
RESOLUTION № 2024-11**

**Approving the PIRMI and Sports Park Reorganization to the City of Woodland and
determining no further environmental review is needed under the
California Environmental Quality Act (CEQA) (LAFCo № 24-01)**

WHEREAS, on August 9, 2024, the City of Woodland submitted an application to the Yolo Local Agency Formation Commission (LAFCo) for a reorganization of three areas totaling 144 +/- acres on the periphery of the City of Woodland (City); and

WHEREAS, the application was subsequently amended to remove the "Westucky and Barnard" area because it did not meet the definition of "contiguous" per Government Code Section 56031(b);

WHEREAS, the amended application includes an annexation of the "PIRMI" (Pacific International Rice Mills) area (88 +/- acres) Assessor's Parcel Numbers (APNs): 027-340-005, 027-340-008, 027-340-010; 027-340-020; 027-340-022; 027-340-027; 027-340-033; 027-340-034; 027-340-035; 027-340-037; 027-340-038; 027-340-039; and of the "Sports Park" area (40 +/- acres) APN 041-080-002 ("subject territory") to the City of Woodland and a concurrent detachment of the subject territory from the Springlake Fire Protection District; and

WHEREAS, the City initiated the application via Resolution No. 8172 adopted on November 7, 2023, pursuant to Section 56654 of the Government Code; and

WHEREAS, the proposal is subject to a negotiated tax exchange per Revenue and Taxation Code Section 99 which was approved by the Yolo County Board of Supervisors (Agreement No. 22-251) and the City of Woodland (Agreement No. 23-01), filed on February 1, 2023; and

WHEREAS, the project was routed to all subject, affected, and interested agencies on July 22, 2024 and public notices were mailed to all landowners and registered voters within 300 feet and published in the Woodland Daily Democrat on September 4, 2024; and

WHEREAS, the project was analyzed in accordance with all applicable sections of the Cortese-Knox-Hertzberg Act, Yolo LAFCo Standards of Evaluation and Agricultural Policy, and all other matters presented as prescribed by law; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to the date of the September 26, 2024, meeting during which the project was set to be considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the California Environmental Quality Act (CEQA) documentation and the Executive Officer's Report including all the information, recommendations, findings, and conditions contained therein.

NOW, THEREFORE, BE IT RESOLVED that the Yolo Local Agency Formation Commission approves the PIRMI and Sports Park Reorganization to the City of Woodland (LAFCo No. 24-01), consisting of (1) Annexation to the City; and (2) Concurrent detachment from the Springlake Fire Protection District

of APNs 027-340-005, 027-340-008, 027-340-010; 027-340-020; 027-340-022; 027-340-027; 027-340-033; 027-340-034; 027-340-035; 027-340-037; 027-340-038; 027-340-039; and APN 041-080-002, as illustrated in Exhibit A, subject to the following findings and conditions of approval. The Executive Officer is directed to file a CEQA Notice of Determination and set the conducting authority protest proceeding on this reorganization.

Findings

CEQA Findings

1. **Finding:** No further environmental review is required under CEQA for the PIRMI and Sports Park Reorganization to the City of Woodland (LAFCo № 24-01) pursuant to CEQA Guidelines Section 15183, which applies to projects consistent with the development density established by existing General Plan policies for which an EIR was certified and there are no project-specific significant effects which are particular to the project or the site.

Evidence: The Woodland City Council approved pre-zoning for the subject territory on November 7, 2023, and determined the Project was not subject to further CEQA environmental review pursuant to Guidelines Section 15183. Yolo LAFCo's CEQA review as a Responsible Agency is more limited than a Lead Agency. Pursuant to CEQA Guidelines Section 15096, Yolo LAFCo has considered the determination by the City of Woodland and has determined that it is acceptable and legally adequate for use by Yolo LAFCo. The proposed annexations are consistent with the development type and density established by existing land use designations under the City of Woodland General Plan policies for which the City certified an EIR in 2017 ("2035 General Plan and CAP EIR").

When Yolo LAFCo prepared a Municipal Service Review and expanded the City's Sphere of Influence to match the Urban Limit Line (ULL), LAFCo disclosed that future annexation would result in the loss of prime agricultural land. The City's 2035 General Plan EIR mitigates for this loss in a manner that is consistent with LAFCo policies, and LAFCo concluded that this loss was significant and unavoidable (Yolo LAFCo Resolution No. 2018-10 adopted on January 24, 2019). Annexation does not result in any additional impacts that were not already disclosed.

No new significant impacts specifically related to the proposed annexations or annexation areas are anticipated that were not otherwise identified under the 2035 General Plan and CAP EIR. There would not be potentially significant off-site and/or cumulative impacts that the 2035 General Plan and CAP EIR failed to evaluate. There is no substantial new information that would result in more severe impacts than anticipated by the 2035 General Plan and CAP EIR.

The proposed annexations would be subject to uniformly applied policies, regulations, and development standards that implement the 2035 General Plan, as applicable to any future development located within the annexation areas. Where the 2035 General Plan includes policies and implementation programs developed for the purposes of minimizing and avoiding environmental impacts and that would not be otherwise enforced through existing regulations, the City would enforce implementation of such policies and implementation programs through Conditions of Approval. Therefore, no further review is required for the project pursuant to CEQA Guidelines Section 15183.

Project Findings

2. Finding: The reorganization proposal was considered and analyzed in accordance with the required factors listed in Government Code Section 56668 and Yolo LAFCo Standards of Evaluation for proposals (Yolo LAFCo Project Policies Section 2.0).

Evidence: The proposed annexation area is within the City's sphere of influence (SOI) and is a logical and orderly extension of the City's urban area. The annexation areas either already have City services/utilities or will need them, and the City has the capacity and is the appropriate agency to provide services. The subject territory is mostly surrounded by existing city jurisdiction and the proposal does not create any "islands" or corridors of unincorporated territory. Both annexation areas are not identified for growth in the June 2024 Land Use Assumptions adopted by SACOG for the regional transportation plan. However, both areas are already mostly developed and are consistent with the City's 2035 General Plan land use designations. The City of Woodland has pre-zoned the PIRMI area as Industrial (I)/Light Industrial Flex Overlay (IF) and Public/Quasi-Public (PQP) with Light Industrial Flex Overlay (IF) with one 8.75-acre parcel designated as Flood Study Area (FSA). The Sports Park parcel is pre-zoned Public/Quasi Public (PQP) consistent with its General Plan and the existing surrounding uses.

The PIRMI area is already developed with industrial uses, and the annexation area is disturbed with no agricultural land remaining. The Sports Park parcel is partially developed (approximately 1/3rd) with sports fields and the rear portion is undeveloped with agricultural uses. The loss of agricultural land (approximately 20 acres of Prime Farmland) for the future development of the remainder of the parcel was determined to be significant and unavoidable because much of Yolo County contains fertile agricultural soils, it is difficult to expand the City's footprint without impacting agricultural land. However, the City's ULL preempts any uncontrolled sprawl.

The City exempts public facilities from agricultural mitigation requirements (and the County's mitigation ordinance does as well). Yolo LAFCo Project Policy 4.13 provides "that, in the case of proposals that are undertaken exclusively for the benefit of a public agency, the Commission should review the applicability of the mitigation requirements set forth in this Policy on a case-by-case basis to determine the appropriateness of requiring mitigation in any particular case." Staff recommends mitigation not be required for this portion of the Sports Park parcel because the City does not have a practical option to locate elsewhere, impacts are not growth inducing, a Statement of Overriding Considerations has already been adopted for this impact, the City does not have additional funding to mitigate this impact which would reduce public facilities, and the public good is served by the Sports Park project. Therefore, the proposal is consistent with Yolo LAFCo's Agricultural Conservation Policy.

The City's 2035 General Plan and CAP EIR analyzed the capacity and availability of public services and utilities and concluded that the City has the capacity to serve the project. Because the territory will be zoned Industrial and Public/Quasi Public, it will not affect the City in achieving its regional housing needs. The proposal boundary does not exclude any existing communities that should be provided equal access to municipal services. The proposal area is not identified as a "very high fire hazard zone". The City and County have approved a property tax exchange agreement. For all these reasons, staff recommends that the annexation proposal complies with required state factors and local standards of evaluation.

3. Finding: The mitigation requirements of Yolo LAFCo Project Policy 4.09 for the annexation of prime agricultural lands associated with the Sports Park are excused because the Project is undertaken exclusively for the benefit of a public agency and meets the factors identified in Policy 4.13.

Evidence: The Project includes the annexation of approximately 20 acres of prime agricultural lands, representing approximately half of the Sports Park parcel. Yolo LAFCo Project Policy 4.09 generally requires the preservation of an acre of farmland for each acre of prime farmland annexed into the City. However, Policy 4.13 provides “that, in the case of proposals that are undertaken exclusively for the benefit of a public agency, the Commission should review the applicability of the mitigation requirements set forth in this Policy on a case-by-case basis to determine the appropriateness of requiring mitigation in any particular case.” In making this determination, the Commission considered the following factors:

- The City does not have a practical option to locate the Sports Park on non-prime or less prime agricultural land.
- The City's ULL limits the potential for further sprawl, and annexation of the Sports Park parcel does not have growth inducing impacts.
- The Sports Park project is exempt from the City's mitigation requirements. Similarly, had the project been undertaken in the unincorporated area, the project would have been exempt from the County's mitigation ordinance as well. See Yolo County Code of Ordinances § 8-2.404(c)(2)(ii).
- The 2035 General Plan and Climate Action Plan (CAP) EIR (pages 6-13 and 6-14) (City of Woodland 2016) determined that new development throughout the region would convert agricultural land, including Important Farmland, to nonagricultural uses resulting in a significant cumulative impact. New development envisioned by the 2035 General Plan would convert all the farmland in the Planning Area to non-agricultural uses (see Table 6-5 of the 2035 General Plan and CAP EIR). Therefore, the City analyzed the loss of agricultural land associated with implementation of the General Plan including the Sports Park project and determined that there was no feasible mitigation and that the impact was significant and unavoidable. The City adopted a Statement of Overriding Considerations for this impact, and LAFCo concluded that this loss was significant and unavoidable (Yolo LAFCo Resolution No. 2018-10 adopted on January 24, 2019).
- The City does not have funding available for the acquisition of farmland conservation easements, and imposing LAFCo's mitigation requirement would reduce the funding available for the recreational facilities associated with the project.
- The Sports Park project is necessary to meet the City's immediate needs for increased park and recreational space.
- The public good served by the Sports Park project, including enhanced recreational opportunities for children and adults, outweighs the purposes served by LAFCo Policy 4.09.

Conditions of Approval

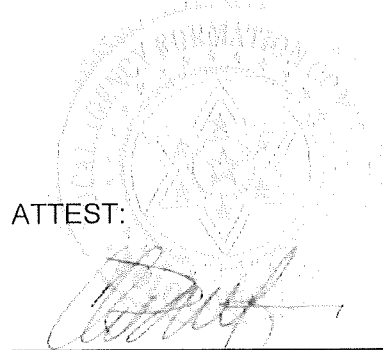
1. The applicant and the real party of interest, if different, agree to defend, indemnify, hold harmless and release the Yolo Local Agency Formation Commission, its agents, officers, attorney and employees from any claim, action or proceeding brought against any of them, the purpose of which to attack, set aside, void, or annul the approval of this application or adoption of the environmental review which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with

the approval of this application, whether or not there is concurrent passive negligence of the part of the Yolo Local Agency Formation Commission its agents, officers, attorney or employees.

2. The project will be subject to all appropriate LAFCo, State Board of Equalization, and County Clerk-Recorder fees prior to recording the Certificate of Completion for the PIRMI and Sports Park Reorganization to the City of Woodland (LAFCo № 24-01).
3. Provided the thresholds for a protest are not met, the Executive Officer shall record a Certificate of Completion with the County Recorder.
4. The effective date of the approval of this annexation will be 5 days after the date the Certificate of Completion is recorded by the County Recorder.

PASSED AND ADOPTED by the Yolo Local Agency Formation Commission, State of California, this 26th day of September 2024, by the following vote.

AYES: Frerichs, Garcia-Cadena(A), Miller, Villegas, Biasi
NOES: None
ABSENT: None



Bill Biasi

Bill Biasi, Chair
Yolo Local Agency Formation Commission

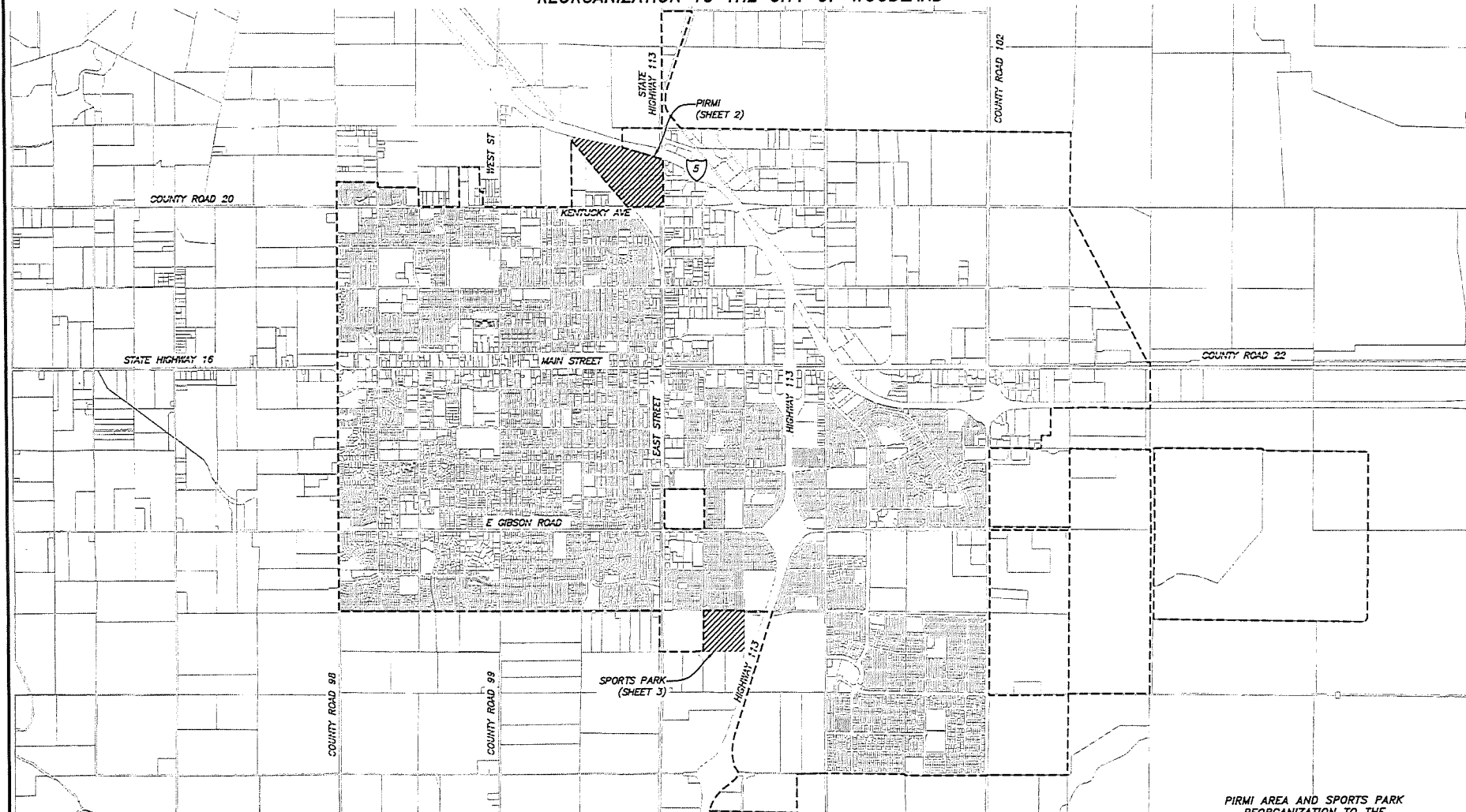
ATTEST:

Christine Crawford
Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

Approved as to form:

Eric May
Eric May, Commission Counsel

PIRMI AREA AND SPORTS PARK REORGANIZATION TO THE CITY OF WOODLAND



NOTES:

1. THIS MAP WAS CREATED FOR THE PURPOSE OF DEFINING NEW CITY OF WOODLAND BOUNDARIES. THE EXTERIOR BOUNDARY OF THE ANNEXATION AREAS SHOWN HEREON WERE NOT SURVEYED AND PLOTTED FROM RECORD INFORMATION.
2. PIRMI AREA ENCOMPASSING 87.987 ACRES, SPORTS PARK AREA ENCOMPASSING 40.043 ACRES, FOR A COMBINED TOTAL OF 128.030 ACRES, MORE OR LESS.

LEGEND:

----- EXISTING WOODLAND CITY LIMITS

APPROVED BY LAFCO
LAFCO PROCEEDING NO.

Paul Pursi
CHAIRMAN

9/27/24
DATE



0 1000 2000 4000
LM
SCALE: 1"=2000'



PIRMI AREA AND SPORTS PARK
REORGANIZATION TO THE
CITY OF WOODLAND

YOLO COUNTY CALIFORNIA
KEY MAP

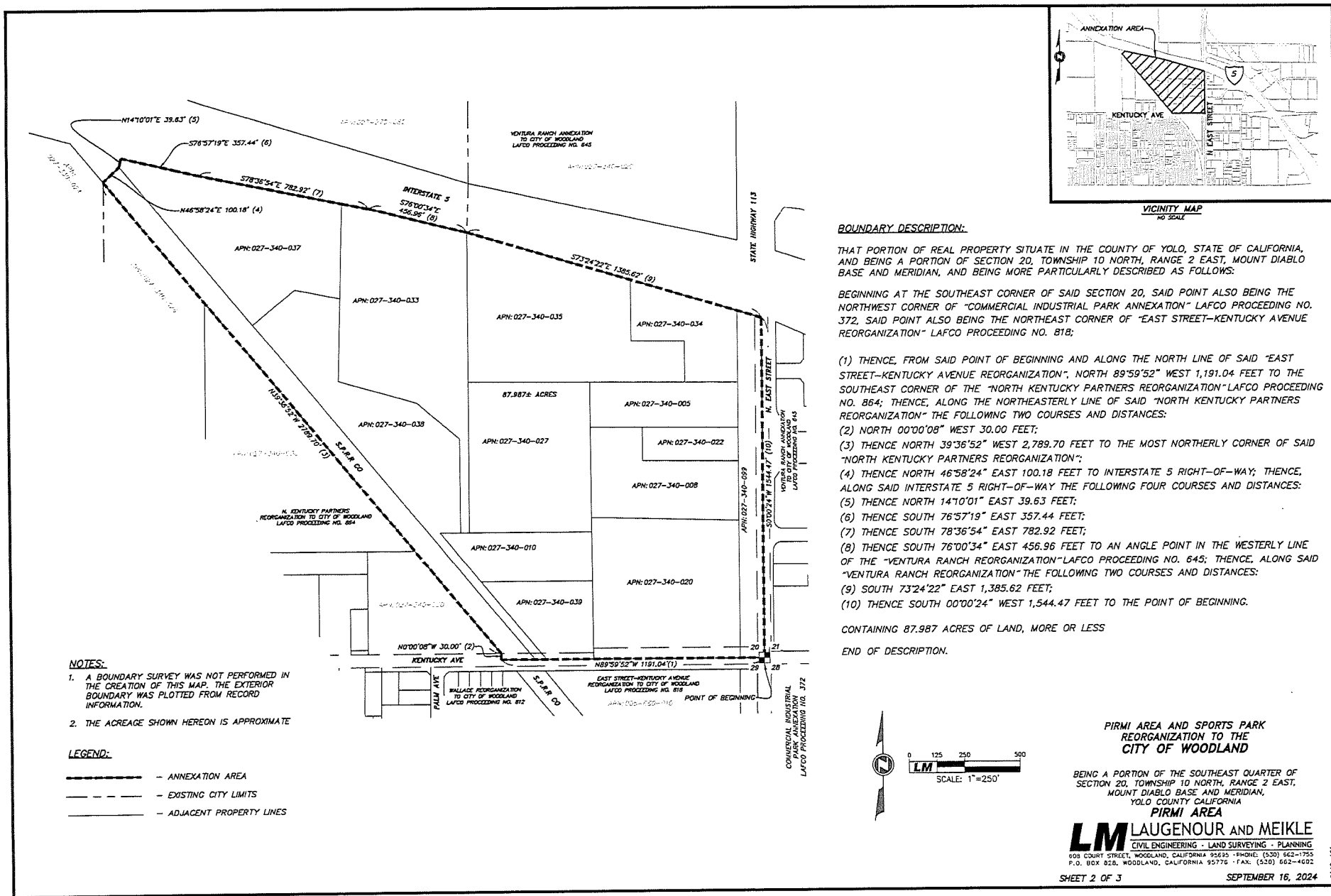
LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

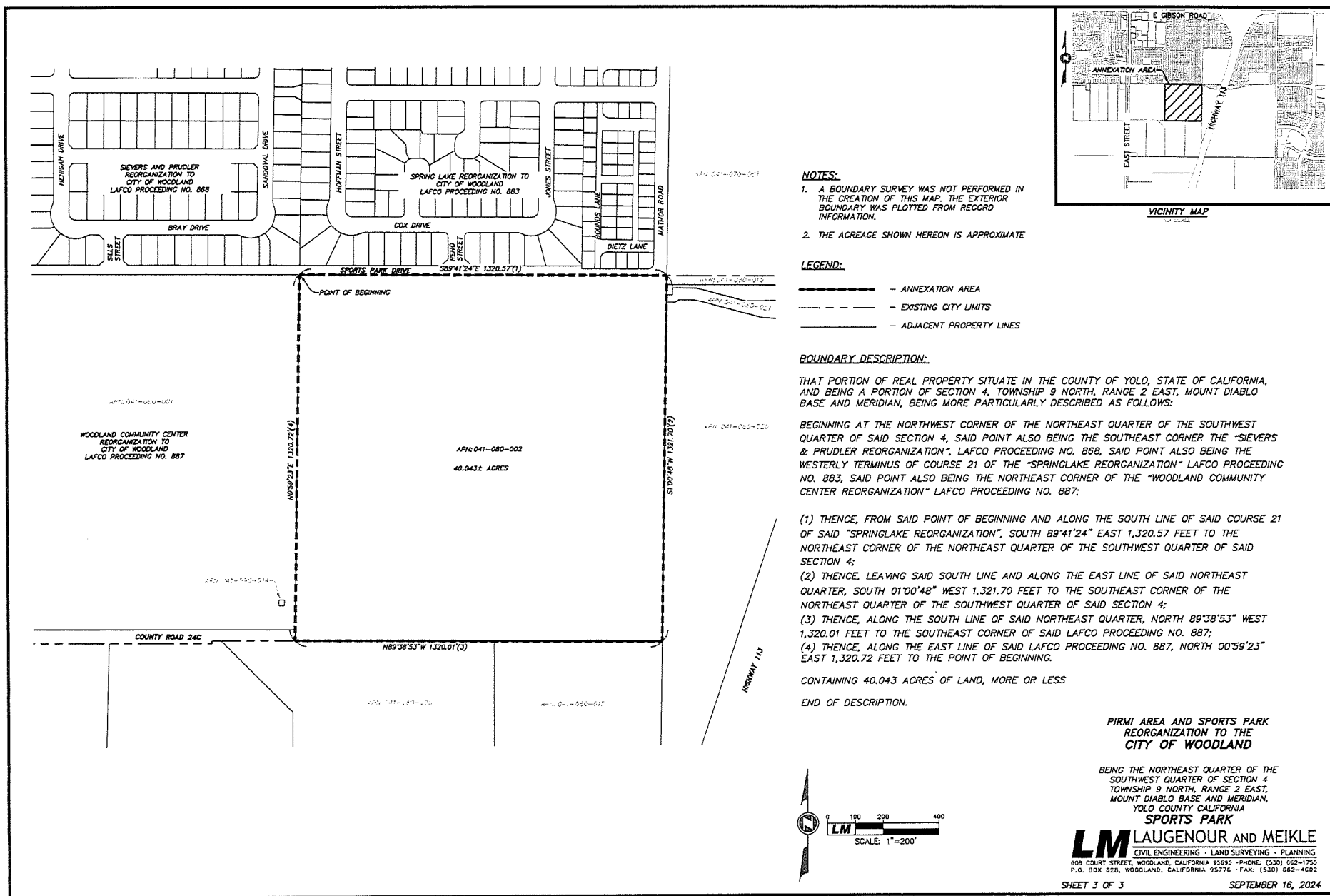
608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602

SHEET 1 OF 3

SEPTEMBER 16, 2024

P449-161





**PIRMI AREA AND SPORTS PARK REORGANIZATION TO THE CITY OF
WOODLAND**

PIRMI AREA

THAT portion of real property situate in the County of Yolo, State of California, and being a portion of Section 20, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 20, said point also being the Northwest corner of "Commercial Industrial Park Annexation" LAFCO Proceeding No. 372, said point also being the Northeast corner of "East Street-Kentucky Avenue Reorganization" LAFCO Proceeding No. 818;

(1) thence, from said POINT OF BEGINNING and along the North line of said "East Street-Kentucky Avenue Reorganization", North 89°59'52" West 1,191.04 feet to the Southeast corner of the "North Kentucky Partners Reorganization" LAFCO Proceeding No. 864; thence, along the Northeasterly line of said "North Kentucky Partners Reorganization" the following two courses and distances:

(2) North 00°00'08" West 30.00 feet;

(3) thence North 39°36'52" West 2,789.70 feet to the most Northerly corner of said "North Kentucky Partners Reorganization";

(4) thence North 46°58'24" East 100.18 feet to Interstate 5 right-of-way; thence, along said Interstate 5 right-of-way the following four courses and distances:

(5) thence North 14°10'01" East 39.63 feet;

(6) thence South 76°57'19" East 357.44 feet;

(7) thence South 78°36'54" East 782.92 feet;

(8) thence South 76°00'34" East 456.96 feet to an angle point in the Westerly line of the "Ventura Ranch Reorganization" LAFCO Proceeding No. 645; thence, along said "Ventura Ranch Reorganization" the following two courses and distances:



A handwritten signature in black ink, appearing to be "MS" or similar, written over a horizontal line.

Matthew K. Souza

9-4-2024

Date

(9) South 73°24'22" East 1,385.62 feet;

(10) thence South 00°00'24" West 1,544.47 feet to the POINT OF BEGINNING.

Containing 87.987 acres of land, more or less.

End of description.

PIRMI AREA AND SPORTS PARK REORGANIZATION TO THE CITY OF
WOODLAND
SPORTS PARK

THAT portion of real property situate in the County of Yolo, State of California, and being a portion of Section 4, Township 9 North, Range 2 East, Mount Diablo Base and Meridian, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 4, said point also being the Southeast corner the "Sievers & Prudler Reorganization", LAFCO Proceeding No. 868, said point also being the Westerly terminus of Course 21 of the "Springlake Reorganization" LAFCO Proceeding No. 883, said point also being the Northeast corner of the "Woodland Community Center Reorganization" LAFCO Proceeding No. 887;

(1) thence, from said POINT OF BEGINNING and along the South line of said Course 21 of said "Springlake Reorganization", South 89°41'24" East 1,320.57 feet to the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 4;

(2) thence, leaving said South line and along the East line of said Northeast Quarter, South 01°00'48" West 1,321.70 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 4;

(3) thence, along the South line of said Northeast Quarter, North 89°38'53" West 1,320.01 feet to the Southeast corner of said LAFCO Proceeding No. 887;

(4) thence, along the East line of said LAFCO Proceeding No. 887, North 00°59'23" East 1,320.72 feet to the POINT OF BEGINNING.

Containing 40.043 acres of land, more or less.

End of description.



A handwritten signature of Matthew K. Souza, consisting of stylized initials and a surname.

Matthew K. Souza

9-4-2024
Date

RESOLUTION № 2024-12

Conducting Authority Resolution Ordering the PIRMI Area and Sports Park Reorganization to the City of Woodland (LAFCo No. 24-01)

WHEREAS, the City initiated the application via Resolution No. 8172 adopted on November 7, 2023, pursuant to Section 56654 of the Government Code; and

WHEREAS, on August 9, 2024, the City of Woodland submitted an application to the Yolo Local Agency Formation Commission (LAFCo) for a reorganization of three areas totaling 144 +/- acres on the periphery of the City of Woodland (City); and

WHEREAS, the application was subsequently amended to remove the "Westucky and Barnard" area because it did not meet the definition of "contiguous" per Government Code Section 56031(b);

WHEREAS, the amended application includes an annexation of the "PIRMI" (Pacific International Rice Mills) area (88 +/- acres) Assessor's Parcel Numbers (APNs): 027-340-005, 027-340-008, 027-340-010; 027-340-020; 027-340-022; 027-340-027; 027-340-033; 027-340-034; 027-340-035; 027-340-037; 027-340-038; 027-340-039; and the two adjacent UPRR rights of way which have been assigned a portion of APN 027-340-099; and of the "Sports Park" area (40 +/- acres) APN 041-080-002 (collectively, "subject territory") to the City of Woodland and a concurrent detachment of the subject territory from the Springlake Fire Protection District; and

WHEREAS, the proposal is subject to a negotiated tax exchange per Revenue and Taxation Code Section 99 which was approved by the Yolo County Board of Supervisors (Agreement No. 22-251) and the City of Woodland (Agreement No. 23-01), filed on February 1, 2023; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to LAFCo's September 26, 2024, meeting during which the project was set to be considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the California Environmental Quality Act (CEQA) documentation and the Executive Officer's Report including all the information, recommendations, findings, and conditions contained therein; and

WHEREAS, on September 26, 2024, the Commission adopted Resolution 2024-11 approving the PIRMI Area and Sports Park Reorganization to the City of Woodland (LAFCo No. 24-01), initiating conducting authority proceedings and set October 31, 2024, as the date of the protest hearing date; and

WHEREAS, notices of the October 31, 2024 protest hearing were published in the Woodland Democrat on October 9, 2024, and mailed to all landowners of record within the affected territory plus a 300-foot radius; and

WHEREAS, Government Code §57000 et seq. designates the Commission as the Conducting Authority for protest proceedings; and

WHEREAS, on October 31, 2024, the Commission conducted a public hearing, summarized LAFCo Resolution 2024-11, and provided an opportunity to all interested persons, organizations, and agencies to present oral or written protests, objections, and any other information concerning the proposal and all related matters; and

WHEREAS, following the close of the protest hearing, the Commission determined the value of all valid written protests filed and not withdrawn.

NOW, THEREFORE, BE IT RESOLVED that the Yolo Local Agency Formation Commission, acting as the Conducting Authority for these proceedings, orders the PIRMI Area and Sports Park Reorganization to the City of Woodland (LAFCo No. 24-01), subject to the following findings and conditions of approval:

Finding

1. Finding: The number of the written protests of landowners filed and not withdrawn is less than 50 percent of the assessed value of land within the affected territory.

Evidence: Protest was received from landowners who own \$0.00 or 0% of the \$12,367,027 total assessed value of land in the affected territory.

Conditions of Approval

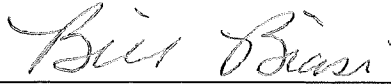
1. The applicant and the real party of interest, if different, agree to defend, indemnify, hold harmless and release the Yolo Local Agency Formation Commission, its agents, officers, attorney and employees from any claim, action or proceeding brought against any of them, the purpose of which to attack, set aside, void, or annul the approval of this application or adoption of the environmental review which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence of the part of the Yolo Local Agency Formation Commission its agents, officers, attorney or employees.
2. The project will be subject to all appropriate LAFCo, State Board of Equalization, and County Clerk-Recorder fees prior to recording the Certificate of Completion for the PIRMI Area and Sports Park Reorganization to the City of Woodland (LAFCo No 24-01).
3. The Executive Officer shall record a Certificate of Completion with the County Recorder.
4. The effective date of the approval of this annexation is five (5) days after the date the Certificate of Completion is recorded by the County Recorder.

PASSED AND ADOPTED by the Local Agency Formation Commission, County of Yolo, State of California, this 31st day of October 2024, by the following vote.

AYES: Frerichs, Miller, Partida, Villegas, Woods

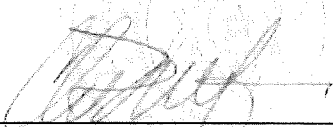
NOES: None

ABSENT: None



Bill Biasi, Chair
Yolo Local Agency Formation Commission

ATTEST:



Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

APPROVED AS TO FORM:



Eric May, Commission Counsel