



City of Woodland
Meeting Agenda
City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

October 21, 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 that the City Council receive the Long Range Calendar for informational purposes only.

F. CONSENT CALENDAR

3. SUBJECT: Proclamation for World Polio Day

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation recognizing October 24th, 2025 as World Polio Day.

4. SUBJECT: Proclamation Recognizing the 75th Anniversary of Yolo County Housing

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation recognizing the 75th anniversary of Yolo County Housing.

5. SUBJECT: Proclamation - Friends of Libraries Week

RECOMMENDATION: Staff recommends that the City Council adopt a proclamation recognizing October 19th through the 25th as Friends of Libraries Week.

6. SUBJECT: Commission on Aging Meeting Minutes for May 15, 2025

RECOMMENDATION FOR ACTION: Staff recommends the City Council receive the May 15, 2025 Commission on Aging meeting minutes.

7. SUBJECT: Allocate Funding and Authorize a Contract Amendment for the Grit System and Screw Pump Rehabilitation Project, CIP 24-12.

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

1. Reallocate \$100,000 from the WPCF Asset Replacement Project, CIP 14-02, to the Grit System and Screw Pump Rehabilitation Project, CIP 24-12, also known as the WPCF Influent Pump Station and Grit Facility Improvements Project, and
2. Authorize the City Manager to execute Amendment No. 1 to the professional services agreement with West Yost for the Grit System and Screw Pump Rehabilitation Project, CIP 24-12, for an additional amount up to \$194,906 and up to 10% total contract contingency (\$54,783).

8. SUBJECT: Carry-Over Unencumbered Appropriations from Fiscal Year 2024/25 to Fiscal Year 2025/26

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the carry-over of unencumbered appropriations from fiscal year 2024/25 to fiscal year 2025/26, totaling \$4,990,201.

9. SUBJECT: Authorization to Purchase a Crane Truck and Appropriate Funds in the Sewer Enterprise Fund (2220) and the Vehicle Replacement Fund (2012)

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

1. Approving the purchase of a Crane Truck for the Water Pollution Control Facility (WPCF) in the amount of \$300,000;
2. Approving the appropriation of \$300,000 from the Sewer Enterprise Fund (2220) and the transfer of those same funds into the Vehicle Replacement Fund (2012);
3. Approving the appropriation of \$300,000 in the Vehicle Replacement Fund (2012) for the purchase of the WPCF Crane Truck; and
4. Authorizing the City Manager to execute all documents necessary to complete the purchase through Inland Kenworth (US) Inc. via the Sourcewell cooperative purchasing program.

10. SUBJECT: Amendment to Previously Approved Vehicle Purchase for Community Services Department's New Pool and Recreation Facilities Technician Position – Change in Vehicle Type and Total Cost

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No ____:

1. Authorizing the purchase of a Ford Lightning electric truck to support the maintenance operations of the Woodland Aquatic Center and other recreation facilities, as opposed to the vehicle previously approved by Council for the Pool and Recreation Facilities Technician position;
2. Approving an increase in the total purchase amount from \$40,000 to \$62,000;
3. Approving the appropriation of an additional \$22,000 in the Vehicle Replacement Fund (2012); and
4. Authorizing the City Manager to execute all documents necessary to complete the purchase.

11. SUBJECT: Fire Station #4 – Approve Owner’s Representative Contract with Kitchell

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____ to authorize the City Manager to execute a Consultant Agreement with Kitchell in an amount not to exceed \$850,000 and approve a contract contingency of 15% (127,500) for owner’s representative services for the progressive design-build project to construct Fire Station #4 (CIP #16-10).

12. SUBJECT: Salary Schedule - October 1, 2025

RECOMMENDATION FOR ACTION: Staff recommends the City Council approve the City of Woodland Salary Schedule effective October 1, 2025.

13. SUBJECT: Approval of Research and Technology Infrastructure Fee (RTIF) Reimbursement Agreement #1 for CIP Modifications and Master Planning and Design Costs.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, approving the RTIF Reimbursement Agreement in the amount of \$216,916 for CIP Modifications and Master Planning and Design Costs and authorizing the City Manager to sign on behalf of the City.

14. SUBJECT: Approval of a Contract for Fire Station 3 Alerting System Replacement

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, authorizing the replacement of the Fire Station 3 Alerting System and approving a contract with US Digital Designs by Honeywell, in the amount of \$151,804.27, for the purchase, installation, and integration of the new system.

15. SUBJECT: Introduction of an Ordinance Adopting the 2025 California Fire Code and Related Amendments

RECOMMENDATION FOR ACTION: Staff recommends that the City Council introduce, waive the first reading and read by title only an Ordinance AMENDING CHAPTER 8.20 OF TITLE 8 OF THE WOODLAND MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2025 CALIFORNIA FIRE CODE IN ITS ENTIRETY (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9), BASED ON THE INTERNATIONAL FIRE CODE, 2024 EDITION, WITH ERRATA, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, TOGETHER WITH THE ADMINISTRATIVE CHAPTERS 1, 2, AND APPENDIX B, APPENDIX C, APPENDIX D, AND APPENDIX E, APPENDIX G, AND APPENDIX P, , AND CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO, AND AMENDING SECTION 15.04.030 OF THE WOODLAND MUNICIPAL CODE AMENDING CERTAIN SECTIONS OF THE 2025 CALIFORNIA BUILDING CODE RELATED TO FIRE PROTECTION SYSTEMS, and schedule a public hearing and second reading for November 18, 2025.

16. SUBJECT: Introduction and First Reading of an Ordinance Amending Title 15 of the Woodland Municipal Code and adopting the California Building Standards Code and Uniform Codes.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council introduce, waive the first reading and read by title only AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING CHAPTER 15.04 OF THE WOODLAND MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA EXISTING CODE, AND THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, THE 1997 EDITION OF THE UNIFORM HOUSING CODE, AND THE 1997 EDITION OF THE UNIFORM SECURITY CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO, and set a public hearing for November 18, 2025 regarding the adoption of the ordinance.

G. REPORTS OF THE CITY MANAGER

17. SUBJECT: Road Maintenance Program

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on the Road Maintenance Program.

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 October 21, 2025 was posted on October 17, 2025 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Marissa Kersey
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: October 21, 2025
ITEM #: D.1
SUBJECT: General Public Comments

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: October 21, 2025
ITEM #: E.2
SUBJECT: Long Range Calendar

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



Ken Hiatt
City Manager

Attachments:

1. Council Long Range Calendar

CITY COUNCIL LONG RANGE CALENDAR

November 4th

REGULAR MEETING

Proclamation – Yolo Philanthropy Awards
Approving License Agreement with Community Care Car
Approve the Public Improvements for Subdivision Final Map Ruby Estates
Approve Recreation Enterprise Funds for Gym Floor Maintenance
Approve Consultant Agreement for SS4A Safety Action Plan, CIP 25-03
Approve Consultant Agreement for Main Street Complete Streets, CIP 22-13
Quarterly Investment Report
FY26 First Quarter Budget Update

November 18th

REGULAR MEETING

Proclamation – Commemorating the Semi-Quincentennial Anniversary of the United States
Downtown Parking Time Limit Changes
Woodland Soccer Club – License Agreement Sports Park
Public Hearing: Adoption of 2025 California Building Standards and Fire Codes
Woodland Public Library Annual Report

December 2nd (MEETING CANCELLED)

December 9th

SPECIAL MEETING

2026 Council Reorganization
Yolo LAFCo Outreach Presentation

December 16th

REGULAR MEETING

Approve 2026 Council Calendar
Approve 2026 Council Assignments
Annual AB 1600 Report
Measure R and F Annual Reports
Presentation on Woodland Cemetery

Future Topics / Study Sessions:

Solar PPA Buyout – Terra Verde (December) Yolo Active Transportation Corridors Project Presentation (January 2026) Sewer and Water Rate Study Presentations (Jan/Feb 2026) Animal Services Governance Model (TBD) Approving a Declaration of Surplus Property at 3 Well Sites (TBD)

Updated 10/17/2025



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.3
SUBJECT: Proclamation for World Polio Day

Recommendation for Action: Staff recommends that the City Council adopt a proclamation recognizing October 24th, 2025 as World Polio Day.



Ken Hiatt
City Manager

Attachments:

1. Proclamation - World Polio Day

Woodland

PROCLAMATION WORLD POLIO DAY 2025

WHEREAS, the Rotary Club of Woodland, the Rotary Club of Woodland Luna Vista, and the Rotary Club of Woodland Sunrise are members of Rotary International, the world’s first, and still one of its largest, non-profit service organizations, founded in Chicago, Illinois, in 1905; and

WHEREAS, the Rotary motto “Service Above Self” inspires members to provide humanitarian service, encourages high ethical standards, and promotes goodwill and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and spearheaded the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, the Bill & Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize all the children of the world against polio; and

WHEREAS, polio cases have dropped by over 99.9 percent since 1988, and the world now stands on the threshold of eradicating this dreaded disease and thereby eliminating the threat of polio-caused paralysis to every child in the world; and

WHEREAS, members of the Rotary Clubs of Woodland continue to contribute their time and their resources to support PolioPlus and the Global Polio Eradication Initiative; and

WHEREAS, their efforts are providing much needed operational support, medical personnel, laboratory equipment, and educational materials for health workers and parents.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland does hereby proclaim October 24th, 2025, as World Polio Day in Woodland, and does hereby encourage all residents to join the Rotarians of our local clubs in the fight for a polio-free world.

DATED: October 21, 2025

Rich Lansburgh, Mayor

Tom Stallard, Mayor Pro Tempore

David Moreno, Council Member

Tania Garcia-Cadena, Council Member

Mayra Vega, Council Member





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.4
SUBJECT: Proclamation Recognizing the 75th Anniversary of
Yolo County Housing

Recommendation for Action: Staff recommends that the City Council adopt a proclamation recognizing the 75th anniversary of Yolo County Housing.



Ken Hiatt
City Manager

Attachments:

1. Proclamation - 75th Anniversary YCH



PROCLAMATION

RECOGNIZING THE 75TH ANNIVERSARY OF YOLO COUNTY HOUSING

WHEREAS, the Housing Authority of the County of Yolo (also known as Yolo County Housing or “YCH”), established in 1950, has provided 75 years of dedicated service in delivering safe, affordable housing and fostering community development for low-income families, seniors, people with disabilities, and migrant agricultural workers throughout Yolo County; and

WHEREAS, YCH’s first public housing developments - Yolano Village (60 units) in Woodland and El Rio Villa I (30 units) in Winters - opened in 1951, followed by a 16-unit development in Esparto in 1952 and the 10-unit Yolito in Yolo in 1953, marking the Authority’s early commitment to addressing local housing needs; and

WHEREAS, in 1961, YCH expanded with the Donnely Circle addition in Woodland and El Rio Villa II in Winters; and

WHEREAS, during the 1980s YCH added Riverbend (63 affordable public housing units) in West Sacramento and El Rio Villas III (50 affordable public housing units) in Winters; with El Rio Villas IV (18 affordable units) completed in 1991; and through a land swap in 2001, acquired Las Casitas (76 affordable units) in West Sacramento, bringing the total number of public housing units to 431, currently serving approximately 920 residents throughout Yolo County; and

WHEREAS, following the Housing Act amendments that created the Section 23 Leased Housing Program, YCH later implemented the Section 8 program in 1974, which evolved into the Housing Choice Voucher program in the 1990s; and

WHEREAS, YCH is currently authorized to administer 2,005 vouchers, serving approximately 3,000 participants throughout Yolo County, including 1,727 Housing Choice Vouchers, 87 Veterans Affairs Supportive Housing (VASH) vouchers, 79 Mainstream vouchers, 26 Family Unification Program (FUP) vouchers, 19 Fair Share vouchers, and 67 Emergency Housing Vouchers (EHV), which provide assistance to very low-income individuals and families to enable them to afford decent, safe and sanitary housing in the private rental market; and

WHEREAS, YCH also operates three migrant centers providing seasonal housing for agricultural workers and their families: the Dixon Migrant Center, originally built in 1940 and expanded through 1997; the Madison Migrant Center, constructed in 1993 with U.S. Rural Development funding and managed in partnership with the State of California’s Office of Migrant Services; and the Davis Migrant Center, rebuilt and reopened in 2004; together, these centers provide 232 units of seasonal housing serving approximately 831 individuals; and

WHEREAS, in 1999, YCH established the New Hope Community Development Corporation (New Hope CDC), formerly known as Yolo Housing Foundation, as its nonprofit affiliate to expand community development initiatives and increase access to affordable housing resources; and

WHEREAS, in 2002, New Hope CDC advanced this mission by acquiring the 47-unit Cottonwood Meadows community in Woodland, thereby strengthening the availability of innovative and affordable housing solutions for Yolo County residents; and

WHEREAS, YCH and New Hope CDC provide ownership, operation, and management support for multiple affordable housing communities in Yolo County that collectively serve approximately 450 individuals, including Crosswood Apartments, Helen Thomson A Home, West Beamer Place, IGT House, Rochdale Grange in Woodland; Eleanor Roosevelt, Cesar Chavez Plaza, Pine Tree Garden East and West, Davis Agricultural Homes in Davis; and 1801 West Capitol, Helen Thomson B Home, Merkley Apartments in West Sacramento; and

WHEREAS, YCH continues to serve as a vital resource for Yolo County residents, providing not only housing assistance but also supportive services that help families achieve stability and self-sufficiency; and

WHEREAS, the dedicated efforts of past and present Commissioners, Executive Directors, staff members, and volunteers have been paramount to YCH's enduring success and its profound impact on the lives of those it serves;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Woodland does hereby proclaim that the Housing Authority of the County of Yolo be congratulated on its 75th anniversary and recognized for the lives it has touched by providing safe, affordable homes and building stronger communities. With gratitude for 75 years of service to families, seniors, farm workers, and neighbors across Yolo County, we extend our heartfelt appreciation and best wishes for continued success in the years ahead.

DATED: October 21, 2025

Rich Lansburgh, Mayor

Tom Stallard, Mayor Pro Tempore

David Moreno, Council Member

Tania Garcia-Cadena, Council Member

Mayra Vega, Council Member





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.5
SUBJECT: Proclamation - Friends of Libraries Week

Recommendation for Action: Staff recommends that the City Council adopt a proclamation recognizing October 19th through the 25th as Friends of Libraries Week.

Staff Contact:

Greta Galindo, Library Director, (530) 661-5984, greta.galindo@cityofwoodland.gov

Background:

Friends of Libraries Week 2025 runs from October 19th to the 25th. The purpose of the week is to celebrate and promote the vital volunteer groups, raising awareness of their work in supporting libraries through activities, such as, fundraising, membership drives, and community outreach. The week also provides an opportunity to recognize the contributions of "Friends" and encourage public support for their efforts to enhance library services.

The Friends of the Woodland Public Library play a crucial role in supporting library programs and services. Their primary source of donations comes through *The Hidden Bookshelf*, the Friends' volunteer-run bookstore located in the basement of the historic Carnegie Library. The City of Woodland invites the community to use Friends of the Library Week as an opportunity to renew their commitment to supporting the library and the Friends, and to visit *The Hidden Bookshelf* often to discover great reads while helping the library thrive.

Conclusion:

Staff recommends that the City Council adopt a proclamation recognizing October 19th through the 25th as Friends of Libraries Week.

Prepared by: Marissa Kersey, City Clerk



Ken Hiatt
City Manager

Attachments:

1. Proclamation - Friends of Libraries Week

Woodland

PROCLAMATION FRIENDS OF LIBRARIES WEEK

WHEREAS, Friends of the Woodland Library raises money that enables our library to move from great to wonderful - providing the resources for additional programming and much needed equipment for children, teen, and adult programs, and special events throughout the year; and

WHEREAS, the work of the Friends highlights the fact that our library is the cornerstone of the community providing opportunities for all to engage in the joy of life-long learning and connect with the thoughts and ideas of others from ages past to the present; and

WHEREAS, the Friends understands the critical importance of well-funded libraries and advocates to ensure that our library gets the resources it needs to provide a wide variety of services to all ages including access to print and electronic materials, along with expert assistance to research, readers advising, and children's services; and

WHEREAS, the Friends' gift of their time and commitment to the library sets an example for all in how volunteerism leads to positive civic engagement and the betterment of our community.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Woodland does hereby proclaim October 18th through the 25th, 2025 as Friends of Libraries week in Woodland, and urges everyone to join the Friends of the Library and thank them for all they do to improve our library and community.

DATED: October 21, 2025

Rich Lansburgh, Mayor

Tom Stallard, Mayor Pro Tempore

David Moreno, Council Member

Tania Garcia-Cadena, Council Member

Mayra Vega, Council Member





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.6
SUBJECT: Commission on Aging Meeting Minutes for May 15, 2025

Recommendation for Action: Staff recommends the City Council receive the May 15, 2025 Commission on Aging meeting minutes.

Staff Contact:

Dallas Tringali, Community Services Program Manager, (530) 661-2005,
dallas.tringali@cityofwoodland.gov

Discussion:

The minutes from the May 15 Commission on Aging meeting were received at the last meeting on September 18, 2025.

Conclusion:

Staff recommends the City Council receive the May 15, 2025 Commission on Aging meeting minutes.

Prepared by: Dallas Tringali, Community Services Program Manager

Reviewed by: Christine Ferrara, Community Services Director



Ken Hiatt
City Manager

Attachments:

1. 2025 05 15 COA Minutes

City of Woodland

Woodland Community & Senior Center
2001 East Street
Woodland, CA 95776



Commission on Aging –

Thursday, May 15, 2025

4:00 PM

A. CALL TO ORDER

B. ROLL CALL

Council Members Present: Commissioner Regan Overholt, Chairperson Don Campbell, Commissioner Kathy Harryman

Absent: Commissioner Eliza Bliss-Moreau, Commissioner Dan Rubin

Staff Present: Dallas Tringali, Christine Ferrara

C. PLEDGE OF ALLEGIANCE

D. REGULAR CALENDAR

1. Approve Minutes from the April 17, 2025 Commission on Aging Meeting
On a motion by Commissioner Regan Overholt, seconded by Commissioner Kathy Harryman and carried on a 5-0 vote, Commissioners Approve Minutes from the April 17, 2025 Commission on Aging Meeting

2. Commissioner Requests for Absence from Future Meetings
No requests made.

E. COMMUNICATIONS - COMMISSION/STAFF STATEMENTS AND REQUESTS

3. Commissioner Reports and Updates
No updates from Commissioners

F. NEW BUSINESS

4. Presentation by Meals on Wheels Yolo County
No presentation.

5. Senior Resource Fair 2025
Staff gave updates on the Senior Resource Fair and shared the final vendor listing.

G. REPORT OF THE STAFF

6. Woodland Senior Center Staff Report
Staff gave updates on the SCI Installation Dinner, the upcoming AARP shred event being moved to the Yolo County Fairgrounds, and shared the department's quarterly report.

H. COMMUNICATIONS - PUBLIC COMMENT

I. AGENDA ITEMS FOR NEXT MEETING

J. ADJOURN

On a motion by Commissioner Regan Overholt, seconded by Commissioner Kathy Harryman and carried on a 3-0 vote, meeting adjourned at 4:30 pm.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.7
SUBJECT: Allocate Funding and Authorize a Contract Amendment for the Grit System and Screw Pump Rehabilitation Project, CIP 24-12.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ to:

1. Reallocate \$100,000 from the WPCF Asset Replacement Project, CIP 14-02, to the Grit System and Screw Pump Rehabilitation Project, CIP 24-12, also known as the WPCF Influent Pump Station and Grit Facility Improvements Project, and
2. Authorize the City Manager to execute Amendment No. 1 to the professional services agreement with West Yost for the Grit System and Screw Pump Rehabilitation Project, CIP 24-12, for an additional amount up to \$194,906 and up to 10% total contract contingency (\$54,783).

Staff Contact:

Mark Miller, Associate Engineer, 530-661-5968 mark.miller@cityofwoodland.gov

Fiscal Impact:

Funding for the WPCF Grit System and Screw Pump Rehabilitation Project, CIP 24-12, (hereafter, "Project") is included in the Capital Budget with \$4,500,000 of Sewer Enterprise Funds. This current funding in CIP 24-12 covers the construction contract award, plus a 10 percent construction contingency, and also covers costs for design, inspection, instrument integration, and project management. Now that the construction period for the two-year-long project has begun, Staff is recommending approval of a professional services amendment with the Project Engineer for engineering support during construction. Staff is also recommending the reallocation of \$100,000 of Sewer Enterprise funds from WPCF Asset Replacement Project, CIP 14-02, to CIP 24-12 to cover the amendment for engineering services during construction, which would bring the total Project budget up to \$4,600,000.

There is no impact to the General Fund.

Background:

The City's entire sanitary sewer system drains to the Water Pollution Control Facility (the "WPCF") where wastewater receives tertiary-level treatment and ultraviolet disinfection before being discharged in accordance with Woodland's National Pollutant Discharge Elimination System Permit No. R5-2003-0031-R01. The WPCF is continuously operated, and City Staff continually review statuses of the equipment and treatment processes necessary for permit compliance. Repair and replacement of WPCF components is based on information obtained from these assessments. Several components were identified for replacement in this Project at the headworks, including the influent pumps and the grit removal system due to deteriorated conditions, operational constraints, and lack of availability for replacement parts. A reliable, properly operating headworks that can be efficiently maintained is imperative for the continued operation of the WPCF.

The City Council approved Resolution No. 8304 in May 2024, which authorized design of the Project with West Yost, who was identified through a quality-based selection process as described below. The original Design Agreement with West Yost did not include budget for engineering services during

construction (hereafter, “ESDC”) but did include ESDC as an optional task should the City elect to award a future contract amendment. Now that construction of the Project is commencing, staff are recommending approval of said contract amendment for construction-phase engineering support.

The City advertised a Request for Qualifications for On-Call Wastewater Engineering Services in February of 2021 and received seven submittals. On April 14, 2021, the City selected six of the firms to be on the City’s on-call engineering services list. City staff selected to use West Yost from the approved list of firms for the WPCF Grit System and Screw Pump Rehabilitation Project, CIP 24-12, due to their experience in design and permitting of wastewater treatment plants and other pump station projects.

Discussion:

The City executed a design services contract on May 28, 2024, with West Yost for \$352,930 and Council approved a design contingency of up to 10% (\$35,293). The design contingency was never implemented. The proposed contract amendment for engineering services during CIP 24-12 construction is for an amount of up to \$194,906 with a 10% contract contingency for the total contract amount. The proposed ESDC includes review of the Contractor’s construction submittals for conformance with the design specifications prepared by West Yost, review of the Contractor’s requests for information regarding interpretation of the design drawings and specifications prepared by West Yost, revisions to and/or clarifications of the design package prepared by West Yost, as well as attendance at construction meetings and eventual preparation of record drawings for the Project.

City Staff will perform the majority of general construction submittal review, but the technical and mechanical submittals are recommended to be reviewed by the Design Engineer who prepared specifications for the Project. Moreover, any interpretations, clarifications, and changes to the design specifications and drawings should be prepared by the engineer responsible for the Project. Engineering Services During Construction are necessary because the WPCF is inherently complex and needs to be in continuous operation during construction. Additionally, the WPCF has undergone several construction projects over the past four decades and unforeseen conditions are anticipated.

The construction contract for the Project provides 430 working days for completion of the Project. Staff anticipate completion in Fall of 2027.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____ to:

1. Reallocate \$100,000 from the WPCF Asset Replacement Project, CIP 14-02, to the Grit System and Screw Pump Rehabilitation Project, CIP 24-12, also known as the WPCF Influent Pump Station and Grit Facility Improvements Project, and
2. Authorize the City Manager to execute Amendment No. 1 to the professional services agreement with West Yost for the Grit System and Screw Pump Rehabilitation Project, CIP 24-12, for an additional amount up to \$194,906 and up to 10% total contract contingency (\$54,783).

Prepared by: Mark Miller, Associate Engineer

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



Ken Hiatt
City Manager

Attachments:

1. New 1st Amendment_Design24-12
2. Proposed Resolution - West Yost Contract Amendment, CIP 24-12
3. Reso_8578 West Yost Contract Amendment, CIP 24-15

ARTICLE 1. PARTIES AND DATE

This First Amendment to the Professional Services Agreement (“First Amendment”) dated as of the _____ day of _____, 2025 is entered into by and between the City of Woodland (“City”) and West Yost (“Consultant”).

ARTICLE 2. RECITALS

2.1 City and Consultant entered into that certain Professional Services Agreement dated May 28, 2024 (“Agreement”), whereby Consultant agreed to **supply the professional engineering consulting services necessary for the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12.**

2.2 City and Consultant now desire to amend the Agreement to include additional compensation & extend the term & scope of services in accordance with the Consultant’s 7-page proposal dated September 9, 2025 attached hereto. The total compensation for the 1st Amendment shall not exceed \$194,906 for a new contract total not to exceed Five Hundred Forty-Seven Thousand, Eight Hundred Thirty-Six Dollars (\$547,836).

ARTICLE 3. TERMS

3.1 Continuing Effect of Agreement. Except as amended by this Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term “Agreement” appears in the Agreement, it shall mean the Agreement as amended by this Amendment.

3.2 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

3.3 Counterparts. This Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

**First Amendment To Professional Services Agreement Between The City Of Woodland
And West Yost** **CM# 200399**

City Of Woodland

West Yost

By: _____
Ken Hiatt
City Manager

By: _____
Greg Chung
Vice President

ATTEST:

Marissa Kersey, City Clerk

REFER TO THE FOLLOWING 7-PAGE CONSULTANT PROPOSAL FOR ADDITIONAL WORK

September 9, 2025

SENT VIA: EMAIL

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

SUBJECT: Proposal to Provide Engineering Services During Construction (ESDC) for the Influent Pump Station and Grit Removal Facility Improvements Project

Dear Tim:

We are pleased to submit this letter proposal which outlines our proposed scope of services, budget, and schedule for providing Engineering Services During Construction (ESDC) for the City of Woodland Water Pollution Control Facility (WPFC) Influent Pump Station and Grit Removal Facility Improvements project (Project).

SCOPE OF SERVICES

The following is a description of the proposed tasks, deliverables and assumptions for the proposed ESDC services.

Task 1. Project Management

The following services will be provided under this task for the full duration of the Project, which is assumed to not exceed 86 weeks or 20 months:

- Overall management of project scope, schedule, and budget
- Coordination and communication with District staff
- Coordination with and management of West Yost subconsultants
- Preparation of monthly progress reports and invoices

Task 1 Deliverables

- Progress reports and invoices: One (1) electronic copy per month

Task 2. Submittal Review

West Yost will review Contractor submittals (e.g. shop drawings, product data, samples, operations and maintenance (O&M) manuals, etc.), as required by the technical specifications, for work related to our scope of design services. This work will be conducted as follows:

- West Yost will review the submittals for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents.
- West Yost's review will not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication process, construction means or methods, coordination of the work with other trades, or construction safety precautions; all of which are the sole responsibility of the Contractor.
- Our review will be conducted with reasonable promptness while allowing sufficient time in our judgment to permit adequate review. In general, submittal reviews will be completed within 10 – 15 business days.
- Review of a specific item will not indicate that we have reviewed the entire assembly of which the item is a component.
- West Yost will not be responsible for any deviations from the contract documents not brought to the attention of us in writing by the Contractor.
- West Yost will not be required to review partial submissions nor those for which submissions of correlated items have not been received.

The budget assumes that the West Yost team will provide responses to the following submittals:

- 0 General Submittals (It is assumed that City staff will review general submittals)
- 15 Civil Submittals
- 6 Structural Submittals
- 20 Mechanical Submittals
- 25 Electrical/Instrumentation Submittals
- Total = 66

It is assumed that the submittal review process will be coordinated by a Construction Manager (CM). It is assumed that the CM will receive submittals from the Contractor and distribute them to West Yost for review. The CM will solicit input from District staff or other parties when needed. West Yost will submit written responses to the CM and the CM will distribute the responses to the Contractor. The CM will be responsible for tracking submittals and keeping an update log of submittals. It is assumed that the CM will use an industry standard construction document management software (e.g. Procore, EADOC, etc.) to coordinate the submittal review process.

Task 2 Deliverables

- Submittal Review Comments: One (1) electronic copy per submittal

Task 3. Respond to Requests for Information (RFIs)

The West Yost team will review requests for information (RFIs) submitted by the Contractor and will provide written responses to each RFI on a West Yost standard response form. The budget assumes that the West Yost team will provide responses to up to 35 RFIs (15 civil & mechanical RFIs; 12 structural RFIs; and 8 electrical & instrumentation RFIs). It is also assumed that the RFI process will be coordinated by a CM, who will receive RFIs from the Contractor and distribute them to West Yost for review. The CM will solicit input from District staff or other parties when needed. West Yost will submit written responses to the CM and the CM will distribute the responses to the Contractor. The CM will be responsible for tracking RFIs and keeping an update log of RFIs. It is assumed that the CM will use an industry standard construction document management software (e.g. Procore, EADOC, etc.) to coordinate the submittal review process.

Task 3 Deliverables

- RFI Responses: One (1) electronic copy per RFI

Task 4. Design Clarifications

The West Yost team will issue design clarifications when requested by the CM to clarify the intent of the Contract Documents or to communicate a change to the Contract Documents initiated by the engineer or Owner. Design clarifications may include narrative descriptions, revised Contract Drawings, and/or revised Contract Specifications. The budget for this task assumes preparation of 4 design clarifications (2 civil/mechanical, 1 structural, and 1 electrical/instrumentation) and includes approximately 80 hours for engineering, drafting, Quality Assurance/Quality Control (QA/QC), and administrative activities associated with design clarifications.

Task 4 Deliverables

- Design Clarifications: One (1) electronic copy with cover page and amended contract documents per design clarification

Task 5. Meetings & Site Visits - Optional Task

The West Yost team can attend regularly scheduled meetings with District staff, the Construction Manager, and Contractor's representatives. In addition, at the Construction Manager's request, the West Yost team will visit the project site to provide advice and assistance, or to answer any questions that may arise concerning design intent. The anticipated meetings and site visits are summarized in Table 1 below. As shown, some meetings are assumed to be teleconferences and some meetings are assumed to be in-person meetings. It is also assumed that the meeting frequency can be reduce to monthly during the period when equipment is being fabricated and delivered to the site.

Table 1. Anticipated Meetings & Site Visits					
Meeting Description	Meeting Type	Frequency	Labor per Meeting (Incl. Travel & Prep)	Number of Meeting	Staff per Meeting
Pre-Construction Meeting	In-Person	Once	6 hours	1	2 + Electrical
Progress Meetings – Weeks 1 – 19; 32 – 86	Phone Call	Bi-weekly	1 hour	37	1
Progress Meetings – Weeks 20 – 31	Phone Call	Monthly	1 hour	3	1
Site Visits	In-Person	As-Needed	6 hours	4	1 – 2
Factory Test Witnessing	In-Person	As-Needed	12 hours	2	1

Task 6. Record Drawings

Upon completion of the Project, West Yost will provide record drawings for the Project. Record drawings will be based upon a single set of red-line mark-ups provided by the Contractor. It is assumed that the Contractor will provide a set of drawings with red-line markups that indicate the changes that were made through the course of construction. It is assumed that the Construction Manager will be responsible for checking that the Contractor is taking necessary steps throughout the course of construction to document record drawing information in the redline markups. It is assumed that all record drawing information will

be included in the red-line markups without the need for separate instructions, interpretations, or separate sheets that are attached to the drawings or provided separately of the drawing set.

Task 6 Deliverables

- Record Drawings: One (1) copy in AutoCAD format and one (1) copy in pdf format.

PROJECT BUDGET

Services will be performed on a time and materials basis in accordance with the West Yost team's standard rates at the time the services are performed. The estimated fees for each task are shown in Table 2. We will not exceed the Total Estimated Fee without prior authorization from the District.

Table 2. Estimated Fee by Task	
Task	Estimated Budget, dollars
Task 1. Project Management	\$26,458
Task 2. Submittal Review	\$95,607
Task 3. Respond to Requests for Information	\$29,672
Task 4. Design Clarifications	\$17,315
Task 5. Meetings & Site Visits - Optional Task	\$49,520
Task 6. Record Drawings	\$25,854
Total	\$194,906
Total Including Optional Task	\$244,426

ANTICIPATED SCHEDULE

The anticipated schedule of services to be performed is shown in Table 3.

Table 3. Anticipated Project Milestones	
Milestone	Approximate Completion Date
Award	August 2025
Notice to Proceed	September 2025
Final Completion	April 2027

Thank you for providing West Yost the opportunity to be of continued service to the City of Woodland. Please call if you have any questions or require additional information.

Sincerely,
WEST YOST


Bill Schilling
Project Manager


Nate Cullen
Treatment Business Sector Leader

Attachment(s): Attachment A. West Yost Cost Proposal
Attachment B. West Yost's 2025 Billing Rates

West Yost Associates	P \$392 Chung	PE/PS/PG II \$355 Schilling	SE/SS/SG II \$315 Hadick	ESG III \$235 Sweeny	TS II \$235 Martin	CAD II \$204 Barber	TS II \$235 Colorado	ADM IV \$176 Admin	P \$392 Banyai	Labor		ATM	VES	Costs		
										Hours	Fee			Sub. w/ markup 5%	Other Direct	Total Costs
PROJECT: Woodland WPCF IPS & Grit ESDC																
Task 1Project Management																
1.01 Project Management	5	5	30		43			18		101	\$ 26,458					\$ 26,458
Subtotal, Task 1 (hours)	5	5	30	0	43	0	0	18	0	101						
Subtotal, Task 1 (\$)	\$ 1,960	\$ 1,775	\$ 9,450		\$ 10,105			\$ 3,168			\$ 26,458					\$ 26,458
Task 2Submittal Review																
2.01 Submittal Reviews		9	62	132	18				9	230	\$ 61,503	\$ 28,040	\$ 4,440	\$ 34,104		\$ 95,607
Subtotal, Task 2 (hours)	0	9	62	132	18	0	0	0	9	230						
Subtotal, Task 2 (\$)		\$ 3,195	\$ 19,530	\$ 31,020	\$ 4,230				\$ 3,528		\$ 61,503			\$ 34,104		\$ 95,607
Task 3Respond to RFIs																
3.01 Respond to RFIs		4	27	27	8				4	70	\$ 19,718	\$ 5,040	\$ 4,440	\$ 9,954		\$ 29,672
Subtotal, Task 3 (hours)	0	4	27	27	8	0	0	0	4	70						
Subtotal, Task 3 (\$)		\$ 1,420	\$ 8,505	\$ 6,345	\$ 1,880				\$ 1,568		\$ 19,718			\$ 9,954		\$ 29,672
Task 4Design Clarifications																
4.01 Design Clarifications		2	8	16	2	16	4		2	50	\$ 12,448	\$ 1,860	\$ 2,775	\$ 4,867		\$ 17,315
Subtotal, Task 4 (hours)	0	2	8	16	2	16	4	0	2	50						
Subtotal, Task 4 (\$)		\$ 710	\$ 2,520	\$ 3,760	\$ 470	\$ 3,264	\$ 940		\$ 784		\$ 12,448			\$ 4,867		\$ 17,315
Task 5Meetings & Site Visits - Optional Task																
5.01 Pre-Construction Meeting			6	6						12	\$ 3,300	\$ 1,500		\$ 1,575	\$ 125	\$ 5,000
5.02 Regular Progress Meetings			40							40	\$ 12,600	\$ 480		\$ 504		\$ 13,104
5.03 Site Visits			24	24						48	\$ 13,200	\$ 7,860	\$ 2,775	\$ 11,167	\$ 750	\$ 25,117
5.04 Factory Testing Witnessing										0		\$ 6,000		\$ 6,300		\$ 6,300
Subtotal, Task 5 (hours)	0	0	70	30	0	0	0	0	0	100						
Subtotal, Task 5 (\$)			\$ 22,050	\$ 7,050							\$ 29,100			\$ 19,546	\$ 875	\$ 49,520
Task 6Record Drawings																
6.01 Record Drawings		4	8	16		64				92	\$ 20,756	\$ 2,080	\$ 2,775	\$ 5,098		\$ 25,854
Subtotal, Task 6 (hours)	0	4	8	16	0	64	0	0	0	92						
Subtotal, Task 6 (\$)		\$ 1,420	\$ 2,520	\$ 3,760		\$ 13,056					\$ 20,756			\$ 5,098		\$ 25,854
TOTAL (hours)	5	24	205	221	71	80	4	18	15	643						
TOTAL (\$)	\$ 1,960	\$ 8,520	\$ 42,525	\$ 44,885	\$ 16,685	\$ 16,320	\$ 940	\$ 3,168	\$ 5,880		\$ 140,883	\$ 52,860	\$ 17,205	\$ 54,022		\$ 194,906
TOTAL (\$) - INCLUDING OPTIONAL TASK	\$ 1,960	\$ 8,520	\$ 64,575	\$ 51,935	\$ 16,685	\$ 16,320	\$ 940	\$ 3,168	\$ 5,880		\$ 169,983	\$ 52,860	\$ 17,205	\$ 73,568	\$ 875	\$ 244,426



2025 Billing Rate Schedule

(Effective January 1, 2025, through December 31, 2025)*

POSITIONS	LABOR CHARGES (DOLLARS PER HOUR)
ENGINEERING	
Principal/Vice President	\$373
Engineer/Scientist/Geologist Manager I / II	\$352 / \$369
Principal Engineer/Scientist/Geologist I / II	\$317 / \$338
Senior Engineer/Scientist/Geologist I / II	\$286 / \$300
Associate Engineer/Scientist/Geologist I / II	\$237 / \$255
Engineer/Scientist/Geologist I / II / III	\$185 / \$215 / \$224
Engineering Aide	\$111
Field Monitoring Services	\$138
Administrative I / II / III / IV	\$102 / \$127 / \$152 / \$168
ENGINEERING TECHNOLOGY	
Engineering Tech Manager I / II	\$366 / \$369
Principal Tech Specialist I / II	\$336 / \$348
Senior Tech Specialist I / II	\$308 / \$321
Senior GIS Analyst	\$278
GIS Analyst	\$264
Technical Specialist I / II / III / IV	\$196 / \$224 / \$251 / \$280
Technical Analyst I / II	\$141 / \$168
Technical Analyst Intern	\$113
Cross-Connection Control Specialist I / II / III / IV	\$147 / \$159 / \$179 / \$198
CAD Manager	\$222
CAD Designer I / II	\$172 / \$194
CONSTRUCTION MANAGEMENT	
Senior Construction Manager	\$355
Construction Manager I / II / III / IV	\$211 / \$226 / \$239 / \$303
Resident Inspector (Prevailing Wage Groups 4 / 3 / 2 / 1)	\$190 / \$211 / \$235 / \$244
Apprentice Inspector	\$172
CM Administrative I / II	\$91 / \$124
Field Services	\$244

- Hourly rates include charges for technology and communication, such as general and CAD computer software, telephone calls, routine in-house copies/prints, postage, miscellaneous supplies, and other incidental project expenses.
- Outside services, such as vendor reproductions, prints, and shipping; major West Yost reproduction efforts; as well as engineering supplies, etc., will be billed at the actual cost plus 15%.
- The Federal Mileage Rate will be used for mileage charges and will be based on the Federal Mileage Rate applicable to when the mileage costs were incurred. Travel other than mileage will be billed at cost.
- Subconsultants will be billed at actual cost plus 10%.
- Expert witness services, research, technical review, analysis, preparation, and meetings will be billed at 150% of standard hourly rates. Expert witness testimony and depositions will be billed at 200% of standard hourly rates.
- A finance charge of 1.5% per month (an annual rate of 18%) on the unpaid balance will be added to invoice amounts if not paid within 45 days from the date of the invoice.

2025 Billing Rate Schedule

(Effective January 1, 2025, through December 31, 2025)*

Equipment Charges

EQUIPMENT	BILLING RATES
2" Purge Pump & Control Box	\$300 / day
Aquacalc / Pygmy or AA Flow Meter	\$28 / day
Emergency SCADA System	\$35 / day
Field Vehicles (Groundwater)	\$1.02 / mile
Gas Detector	\$80 / day
Generator	\$60 / day
Hydrant Pressure Gauge	\$10 / day
Hydrant Pressure Recorder, Impulse (Transient)	\$55 / day
Hydrant Pressure Recorder, Standard	\$40 / day
Low Flow Pump Back Pack	\$135 / day
Low Flow Pump Controller	\$200 / day
Powers Water Level Meter	\$32 / day
Precision Water Level Meter 300ft	\$30 / day
Precision Water Level Meter 500ft	\$40 / day
Precision Water Level Meter 700ft	\$45 / day
QED Sample Pro Bladder Pump	\$65 / day
Skydio 2+ Drone (2 hour minimum)	\$100 / hour
Storage Tank	\$20 / day
Sump Pump	\$24 / day
Transducer Communications Cable	\$10 / day
Transducer Components (per installation)	\$23 / day
Trimble GPS – Geo 7x	\$220 / day
Tube Length Counter	\$22 / day
Turbidity Meter	\$30 / day
Turbidity Meter (2100Q Portable)	\$35 / day
Vehicle (Construction Management)	\$10 / hour
Water Flow Probe Meter	\$20 / day
Water Quality Meter	\$50 / day
Water Quality Multimeter	\$185 / day
Well Sounder	\$30 / day

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING A PROFESSIONAL SERVICES CONTRACT AMENDMENT FOR THE
GRIT SYSTEM AND SCREW PUMP REHABILITATION PROJECT, CIP 24-12**

WHEREAS, on May 7, 2024, the City Council approved Resolution 8304 to execute a professional services contract with West Yost for design of the WPCF Grit System and Screw Pump Rehabilitation Project, CIP 24-12, which is also known as the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12 (the “Project”); and

WHEREAS, on July 15, 2025, the City Council approved Resolution 8542 to approve a construction contract with Cushman Contracting Corporation for construction of the Project; and

WHEREAS, the construction phase of the Project has begun; and

WHEREAS, the City Council wishes to approve the reallocation of \$100,000 of Sewer Enterprise Funds from the WPCF Asset Replacement Project, CIP 14-02, to CIP 24-12; and

WHEREAS, the City Council wishes to authorize the City Manager to approve Professional Services Contract Amendment No. 1 with West Yost for engineering services during construction; and

WHEREAS, the current contract amount is \$352,930 and with this amendment the new contract amount is \$547,836; and

WHEREAS, the City wishes to approve a contingency of up to 10% (\$54,783); and

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

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

SECTION 1. The City Council hereby authorizes the reallocation of \$100,000 of Sewer Enterprise Funds from WPCF Asset Replacement Project, CIP 14-02, to the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12.

SECTION 2. The City Council hereby approves the Professional Services Contract Amendment No. 1 with West Yost in the amount of \$194,906 for a total contract amount of \$547,836 with contingency up to 10% (\$54,783); the City Manager is authorized and directed to execute the contract, subject to City Attorney approval; and, the City Attorney is authorized to make clarifying and confirming changes so long as the total dollar amount authorized herein does not change.

SECTION 3. Copies of the Consultant Agreement Amendment for engineering services during construction are available and on file in the City Clerk's office and are incorporated herein by reference and made a part of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

RESOLUTION NO. 8578

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING A PROFESSIONAL SERVICES CONTRACT AMENDMENT FOR THE
GRIT SYSTEM AND SCREW PUMP REHABILITATION PROJECT, CIP 24-12**

WHEREAS, on May 7, 2024, the City Council approved Resolution 8304 to execute a professional services contract with West Yost for design of the WPCF Grit System and Screw Pump Rehabilitation Project, CIP 24-12, which is also known as the WPCF Influent Pump Station & Grit Facility Improvements Project, CIP 24-12 (the “Project”); and

WHEREAS, on July 15, 2025, the City Council approved Resolution 8542 to approve a construction contract with Cushman Contracting Corporation for construction of the Project; and

WHEREAS, the construction phase of the Project has begun; and

WHEREAS, the City Council wishes to approve the reallocation of \$100,000 of Sewer Enterprise Funds from the WPCF Asset Replacement Project, CIP 14-02, to CIP 24-12; and

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WHEREAS, the current contract amount is \$352,930 and with this amendment the new contract amount is \$547,836; and

WHEREAS, the City wishes to approve a contingency of up to 10% (\$54,783); and

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SECTION 2. The City Council hereby approves the Professional Services Contract Amendment No. 1 with West Yost in the amount of \$194,906 for a total contract amount of \$547,836 with contingency up to 10% (\$54,783); the City Manager is authorized and directed to execute the contract, subject to City Attorney approval; and, the City Attorney is authorized to make clarifying and confirming changes so long as the total dollar amount authorized herein does not change.

SECTION 3. Copies of the Consultant Agreement Amendment for engineering services during construction are available and on file in the City Clerk's office and are incorporated herein by reference and made a part of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025 by the following vote:

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

NOES: None.

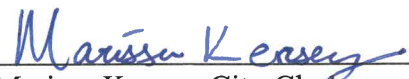
ABSENT: None.

ABSTAIN: None.



Rich Lansburgh, Mayor

ATTEST:



Marissa Kersey, City Clerk

APPROVED AS TO FORM:



Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.8
SUBJECT: Carry-Over Unencumbered Appropriations from
FY2024/25 to FY2025/26

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the carry-over of unencumbered appropriations from fiscal year 2024/25 to fiscal year 2025/26, totaling \$4,990,201.

Staff Contact:

Karie Farnham, Financial Services Manager (530) 661-5846, Karie.Farnham@cityofwoodland.gov

Fiscal Impact:

Approval of the staff recommendations will authorize an amendment to the FY2025/26 budget in the amount of \$4,990,201. Funding for carry-over items was previously approved as part of the FY2024/25 budget for specific projects and program expenditures and is available for re-appropriation in FY2025/26.

The following table summarizes the recommended appropriations by fund source:

Fund Summary		Amount
General Fund	\$	634,569
Internal Service Funds	\$	1,219,209
Enterprise Funds	\$	462,946
Capital Funds	\$	3,125
Special Revenue Funds	\$	2,098,282
Measure F	\$	369,780
Measure R	\$	202,290
	\$	4,990,201

Background:

In general, annual budget appropriations that are not expended or encumbered (set-aside to cover costs of existing contractual obligations) by year-end revert back to fund balance and are subsequently available for reappropriation in future budgets. However, each year, selected funding allocations in the preceding annual budget that support specific projects and/or priority needs may be requested for reappropriation. Reappropriation of unexpended and unencumbered funding is typically limited to funding needed to continue multi-year projects as well as funding allocated in the budget for a specific purpose that was unable to be completed prior to year-end. Carry-over requests submitted by each department have been reviewed by Finance staff and the City Manager, with recommendations to the City Council based on the following criteria:

1. The fund paying for the carry-over, overall, is in good health.
2. Revenue was analyzed at a fund and department level to ensure that revenues received were

consistent with anticipated fiscal year results.

3. Expenditures were analyzed at a fund and department level to ensure expenditure budgets were not in excess of anticipated levels and that adequate savings exist to fund carry-over requests.

4. Consistency of carry-over request with intent of original appropriation.

Departments submitted a total of \$5,867,862 in carry-over requests for the funds described herein. Due to the criteria outlined above and budget appropriation authority, staff is recommending that \$4,990,201 be carried-over from FY2024/25 to FY2025/26. The detailed carry-over requests that are recommended for approval are attached to this staff report as Exhibit A.

Carryover of unexpended budgets for ongoing capital improvement projects is automatic at the end of each fiscal year, as authorized in the annual budget adoption resolution. Because of this automatic carryover, none of the budgets assigned to projects are included or discussed herein.

Discussion:

The carry-over recommendation consists of funding requests across seven (7) fund types: General (includes Measure J), Internal Service Funds, Enterprise Funds, Capital Funds, Special Revenue Funds, Measure F, and Measure R.

General Fund

General Fund expenditure budgets include activities for regular General Fund operations totaling \$569,654 and another \$64,915 for Measure J activities. Staff's recommendations within the General Fund carry-overs include items that have been noted as high priority by the City Council, such as funding for downtown improvement efforts, and appropriations in support of economic development and code enforcement abatement. Other carry-overs are for funding that was committed but not spent in the previous fiscal year, such as funding for special events, parking lot upkeep, and other annual operations and maintenance expenses, as well as building improvement upgrades.

Measure J's carry-over item of \$64,915 in User Group Seed Funding was identified and committed by the City Council as seed money to assist various community groups with fundraising for the build-out of the Sports Park at the Community Center; this continues to be carried forward until the user groups submit the required information.

Internal Service Fund

Various appropriations are being requested from Internal Service Funds totaling \$1,219,209. Such requests include an appropriation of \$292,071 to purchase a variety of vehicles identified for replacement, \$258,425 for various facility maintenance needs, and \$225,000 to implement a new citywide Document Management System. This implementation was delayed due to staffing resources being used for the implementation of a separate citywide enterprise resource planning (ERP) project.

Enterprise Funds

Enterprise Funds carry-over requests are largely a continuation of environmental/sustainability funded activities to satisfy the requirements of Senate Bill (SB) 1383, upcoming utility rate studies, and a variety of facility maintenance and equipment needs.

Capital Funds

Capital Funds carry-over item of \$3,125 is to fund the Professional Growth & Development/Education Incentive program available to current full-time employees outlined per respective bargaining units.

Special Revenue Funds

Special Revenue Funds carry-over requests are largely funding grant programs that can span multiple fiscal years. Such requested carry-overs include funding for First-Time Homebuyer Assistance, environmental/sustainability grant funds and funding for the Freeman Garden housing project. Also included is funding for a boring conduit project located at Beamer Street and County Road 102, and a soundwall repair project located in Sping Lake.

Measure F

Measure F includes carry-over requests mainly for various park projects continuing into FY2025/26. Part of this funding is identified each year to carry out citywide park improvement projects. These are priority projects that include deferred maintenance and replacement of structures and amenities. Other requests include funding for various personal protective equipment for the Police Department as well as launching the Squad Pilot Program for the Fire Department to aid in faster emergency response times.

Measure R

Measure R includes a carry-over request of \$200,000 for Advance Peace as well as unused Utility Assistance Program funds to be used in FY26.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the carry-over of unencumbered appropriations from fiscal year 2024/25 to fiscal year 2025/26, totaling \$4,990,201.

Prepared by: Karie Farnham, Financial Services Manager

Reviewed by: Kim McKinney, Administrative Services Director



Ken Hiatt
City Manager

Attachments:

1. Exhibit A - Carryover Items
2. Proposed Resolution - FY25-26 Carry-Over Budget
3. Reso_8579 FY25-26 Carry-Over Budget

**2024/25 BUDGET CARRYOVERS TO 2025/26
UNENCUMBERED DEPARTMENT REQUESTS (DEPARTMENT DISCRETIONARY ITEMS)**

Department	Carry-over Item	Fund	Account	Description/Rationale	Staff Recommendation	Fund Name
Administrative Services	Technology Master Plan	2015	2015-10-133-733200-52620	Project scheduled to begin in August 2025	\$ 68,458.00	Information Systems Fund
Administrative Services	Document Management System Funding	2015	2015-10-133-733200-52620	Implementation of the Document Management System was delayed to FY26.	\$ 225,000.00	Information Systems Fund
Administrative Services	Annual Audits (Government, Cannabis, Other)	1101	1101-10-131-731100-52620	Audits to be completed in FY25 (Annual Government, Cannabis, Other)	\$ 53,959.27	General Fund
Administrative Services	Utility Assistance Program Unspent Funds FY25	1102	1102-10-138-733300-52620	Remaining budget from FY25 to be used in FY26	\$ 1,654.73	Measure R
Administrative Services	Rate Study, Audits and Equipment Purchases	2210	2210-10-132-732200-52620	Water Utility Rate Study, Various Annual Audits and Equipment Purchases	\$ 100,000.00	Water Enterprise Fund
Administrative Services	Rate Study, Audits, Equipment Purchases and Solar Array Purchase Analysis	2220	2220-10-132-732300-52620	Sewer Utility Rate Study, Various Annual Audits, Equipment Purchases and Solar Array Purchase Analysis	\$ 125,000.00	Sewer Enterprise Fund
Administrative Services	Rate Study	2221	2221-10-132-732400-52620	Storm Drain Utility Rate Study	\$ 50,000.00	Storm Drain Enterprise Fund
Administrative Services	Sierra Railroad Settlement	2091	2091-10-134-731800-56600	Settlement to be paid in FY26	\$ 132,822.00	Self Insurance Fund
Administrative Services	Senate Bill (SB) 1383 Appropriation	2250	2250-10-113-781400-52260	Funding appropriated by Council in FY22 for Senate Bill 1383 implementation	\$ 53,301.82	Recycling Fund
Administrative Services	Senate Bill (SB) 1383 Appropriation	2250	2250-10-113-781400-52620	R3 Consulting	\$ 62,336.55	Recycling Fund
Administrative Services	Senate Bill (SB) 1383 Appropriation	2250	2250-10-113-818800-52260	Beverage Container Recycling Grant	\$ 22,328.49	Recycling Fund
Administrative Services	Senate Bill (SB) 1383 Grant	1325	1325-10-113-721500-52260	Grant for Senate Bill 1383 implementation	\$ 83,007.64	State Grants Fund
Administrative Services	Beverage Container Grant	1325	1325-10-113-721501-52260	Beverage Container Recycling Program	\$ 228.30	State Grants Fund
Administrative Services	Woodland Hotel EV Project	1365	1365-10-113-781700-52260	EV Chargers at Hotel Woodland	\$ 43,421.06	Environmental Compliance Fund
Community Development	Planning Contract Services	1101	1101-20-222-720100-52620	Funding for additional staff assistance during EPL implementation.	\$ 7,500.00	General Fund
Community Development	Economic Development Funding	1101	1101-20-226-726100-52260	Funding for special projects including business attraction and retention	\$ 19,873.60	General Fund
Community Development	Upstairs Engineering Bathroom	2220	2220-20-227-787200-52620	City Hall Facility Repairs	\$ 35,000.00	Sewer Enterprise Fund
Community Development	Building Training	1101	1101-20-223-720200-53300	Infrastructure Compliance Regulatory Training	\$ 3,441.73	General Fund
Community Development	Code Enforcement Abatement	1101	1101-20-223-720900-52260	Code Enforcement Abatement Casework	\$ 5,602.89	General Fund
Community Development	Building Contract Services	1101	1101-20-223-720200-52620	Additional assistance for contract plan review and inspection services during EPL implementation	\$ 20,681.80	General Fund
Community Development	First-Time Homebuyer Assistance	1323	1323-40-445-809800-56550	First-time homebuyer loan assistance program to continue in FY26; Funds cover loans for low-income households and costs of homebuyer consultant (income determinations, loan underwriting, and other services)	\$ 452,900.00	Home Grant Fund
Community Development	First-Time Homebuyer Assistance	1323	1323-40-445-809800-52620	First-time homebuyer loan assistance program to continue in FY26. Funds cover loans for low-income households and costs of homebuyer consultant (income determinations, loan underwriting, and other services).	\$ 76,350.00	Home Grant Fund
Community Development	First-Time Homebuyer Assistance	1324	1324-40-445-814600-56550	First-time homebuyer loan assistance program to continue in FY26. Funds cover loans for low-income households and costs of homebuyer consultant (income determinations, loan underwriting, and other services).	\$ 200,000.00	Housing Assistance Grant Fund
Community Development	First-Time Homebuyer Assistance	1324	1324-40-445-814600-52620	First-time homebuyer loan assistance program to continue in FY26. Funds cover loans for low-income households and costs of homebuyer consultant (income determinations, loan underwriting, and other services).	\$ 10,000.00	Housing Assistance Grant Fund
Community Development	Housing Assistance	1324	1324-40-445-814600-56500	PHLA Funding Freeman Garden	\$ 255,068.00	Housing Assistance Grant Fund
Community Development	Housing In-Lieu	1327	1327-40-445-729000-56550	PHLA Funding Freeman Garden	\$ 644,932.00	Affordable Housing In-Lieu
Community Services	Downtown Improvements	1101	1101-40-442-781200-52620	Downtown projects to continue in FY26	\$ 5,758.38	General Fund
Community Services	Parking Lot Maintenance	1101	1101-40-442-783800-52260	Maintenance of downtown parking lots will continue into FY26	\$ 7,471.54	General Fund
Community Services	Parking Lot Maintenance	1101	1101-40-442-783800-52620	Maintenance of downtown parking lots will continue into FY26	\$ 1,889.11	General Fund
Community Services	Special Events	1101	1101-40-443-747000-52260	Special Events to take place in FY26	\$ 6,834.12	General Fund

Department	Carry-over Item	Fund	Account	Description/Rationale	Staff Recommendation	Fund Name
Community Services	Woodland Regional Park Preserve	1101	1101-40-442-742400-52620	Maintenance and projects for FY26	\$ 7,000.00	General Fund
Community Services	Woodland Regional Park Preserve	1372	1372-40-442-742400-52260	Maintenance and projects for FY26	\$ 3,720.56	WRPP Conservation Easement Fund
Community Services	Woodland Regional Park Preserve	1372	1372-40-442-742400-52620	Maintenance and projects for FY26	\$ 30,720.32	WRPP Conservation Easement Fund
Community Services	Measure J - User Group Seed Money	1101	1101-40-448-743300-56200	Remaining budget from FY25 to be used in FY26	\$ 64,915.00	General Fund
Community Services	Measure F Parks Projects	1507	1507-40-442-742100-52620	Parks projects funded in FY24 to continue in FY26 - Ferns Park Courts & Hiddleson Park Improvements	\$ 9,723.19	Measure F
Community Services	Measure F Parks Projects	1507	1507-40-442-742100-55400	Parks projects funded in FY24 to continue in FY26 - Ferns Park Courts & Hiddleson Park Improvements	\$ 282,594.72	Measure F
Police Department	Miscellaneous Items	1101	Various	Miscellaneous unpaid invoices for supplies and services to be paid in FY26	\$ 150,562.00	General Fund
Police Department	Campus Resource Officer Equipment	1101	1101-50-555-752600-52290	Campus Resource Officer Equipment one-time costs	\$ 20,350.00	General Fund
Police Department	Motorola Radio Upgrade Project	1101	1101-50-552-752000-55400	Unpaid bills for Motorola Radio Upgrade Project	\$ 225,488.00	General Fund
Police Department	Motorola Radio Upgrade Project	1353	1353-50-552-752000-55400	Prop 172 share of Radio Upgrade Project	\$ 52,251.00	Prop 172
Police Department	Motorola Radio Maintenance	2091	2091-50-552-752000-52290	Funding to pay final invoices from Motorola from FY25	\$ 92,154.62	Self Insurance Fund
Police Department	Police Department Vehicle Purchases	2012	2012-50-552-784100-55450	Vehicles purchased in FY25 to be completed in FY26	\$ 292,070.66	Equipment Replacement Fund
Police Department	Advance Peace Contract	1102	1102-50-558-755200-52620	Balance of Advance Peace contracts to be paid in FY26	\$ 200,000.00	Measure R
Police Department	Various Patrol Equipment	1507	1507-50-552-752000-52290	One-time funding received in FY24 for gas mask filters, trunk lock boxes and ballistic shields; due to delays, equipment to be purchased in FY26	\$ 17,462.00	Measure F
Police Department	OTS STEP Grant	1325	1325-50-557-758800-51200	Federal grant which expires on 09/30/2024	\$ 69,254.00	State Grants Fund
Police Department	JAG Grant	1330	1330-50-552-752000-52620	Federal grant for the funding of LPR cameras	\$ 18,265.00	Other Federal Grants Fund
Police Department	BHJIS Grant	1330	1330-50-555-752600-52620	State grant awarded in FY24 to be used in FY26	\$ 52,644.00	Other Federal Grants Fund
Fire	Equipment Maintenance	2010	2010-60-661-764000-52620	Continued fleet maintenance specific for Fire vehicle operations	\$ 146,528.49	Equipment Maintenance Fund
Fire	Squad Pilot Program	1507	1507-60-661-760100-51200	Pilot program not started	\$ 60,000.00	Measure F
Fire	Safety Equipment	1101	1101-60-662-761400-52290	Turnout 10 year replacement- New-NFPA 1851	\$ 6,968.72	General Fund
Fire	Safety Equipment	1101	1101-60-662-761400-52620	Turnout 10 year replacement- New-NFPA 1851	\$ 9,032.32	General Fund
Public Works	Office Supplies	1355	1355-80-883-783400-52200	Beamer & 102 Boring Conduit(s) Project	\$ 1,173.51	Gas Tax Fund
Public Works	Department Specific Supplies	1355	1355-80-883-783400-52260	Beamer & 102 Boring Conduit(s) Project	\$ 9,144.33	Gas Tax Fund
Public Works	Contract Services	1355	1355-80-883-783400-52620	Beamer & 102 Boring Conduit(s) Project	\$ 8,075.71	Gas Tax Fund
Public Works	Department Specific Supplies	1355	1355-80-883-783500-52260	Beamer & 102 Boring Conduit(s) Project	\$ 25,545.54	Gas Tax Fund
Public Works	Contract Services	1355	1355-80-883-783500-52620	Beamer & 102 Boring Conduit(s) Project	\$ 2,057.57	Gas Tax Fund
Public Works	Tools	1355	1355-80-883-783400-52310	Upcoming tool purchases aligned with planned projects and operational needs in FY26	\$ 523.10	Gas Tax Fund
Public Works	Conferences, Meetings, Other	1355	1355-80-883-783200-53200	Staff registered to attend conferences in FY26	\$ 513.71	Gas Tax Fund
Public Works	Conferences, Meetings & Other Training	1355	1355-80-883-783400-53200	Staff registered to attend conferences in FY26	\$ 1,737.64	Gas Tax Fund
Public Works	Machinery and Equipment	2011	2011-80-884-786000-55400	Library Roof Replacement Project	\$ 258,425.38	Facilities Replacement Fund
Public Works	Tools	1389	1389-80-883-741600-52310	Rollover requested to support upcoming tool purchases aligned with planned projects and operational needs	\$ 295.80	Spring Lake LLD Fund
Public Works	Department Specific Supplies	1389	1389-80-883-741600-52260	Soundwall Repair	\$ 4,699.57	Spring Lake LLD Fund
Public Works	Contract Services	1389	1389-80-883-741600-52620	Soundwall Repair	\$ 47,254.08	Spring Lake LLD Fund
Public Works	Equipment Rental	1354	1354-80-883-783000-52500	Planned rental of EV heavy equipment for testing	\$ 2,000.00	Transportation Development Fund
Public Works	Cell Phones	2210	2210-80-886-785100-52380	Rollover needed to support pending device upgrades and new staff activations.	\$ 1,524.17	Water Enterprise Fund
Public Works	Cell Phones	2220	2220-80-881-785800-52380	Rollover needed to support pending device upgrades and new staff activations.	\$ 1,080.00	Sewer Enterprise Fund
All Departments	Professional Growth & Development/Education Incentive	Various	Various	Carryover balance for unused \$625 in FY25 to be carried over in FY26 per citywide MOUs	\$ 39,625.46	Various

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AMENDMENTS TO THE FISCAL YEAR 2025-2026
ANNUAL BUDGET**

WHEREAS, a balanced annual budget for the City of Woodland was prepared for fiscal year 2025-2026 and adopted by the City Council on June 17, 2025; and

WHEREAS, the adopted budget also includes the fiscal year 2025-2026 budgets for the Woodland Finance Authority and the Successor Agency to the former Woodland Redevelopment Agency; and

WHEREAS, the budget for Capital Improvement Plan for fiscal year 2025-2026 has been prepared; and

WHEREAS, an amended annual budget has been prepared for fiscal year 2025-2026; and

WHEREAS, all appropriations for the prior fiscal year shall lapse at the end of fiscal year 2025-2026 and any remaining amounts shall be credited against their respective fund balances, except for:

- a. Any unexpended but encumbered amounts for specific orders outstanding at the end of the Fiscal Year, and
- b. Any appropriations for incomplete capital projects at the end of fiscal year 2025-2026; and

WHEREAS, for these exceptions, such carry-overs may be made without further City Council action,

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

SECTION 1. The 2025-2026 Annual Amended Budget is hereby adjusted to include supplemental appropriations totaling \$4,990,201 shown in Exhibit A.

SECTION 2. Appropriations are hereby made at the individual fund level. The City Manager and Administrative Services Director are authorized to make budgetary transfers within an individual fund, so long as total appropriations for such fund remain unchanged. Interfund loans and/or transfers necessary to support fund level appropriations are hereby approved and authorized. Any changes to total fund level appropriations require further Council action.

SECTION 3. The City Manager and Administrative Services Director are hereby authorized to implement this resolution, including issuing the 2025-2026 Amended Budget, together with any non-substantive corrections to the proposed budget adopted by this Council.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

RESOLUTION NO. 8579

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AMENDMENTS TO THE FISCAL YEAR 2025-2026
ANNUAL BUDGET**

WHEREAS, a balanced annual budget for the City of Woodland was prepared for fiscal year 2025-2026 and adopted by the City Council on June 17, 2025; and

WHEREAS, the adopted budget also includes the fiscal year 2025-2026 budgets for the Woodland Finance Authority and the Successor Agency to the former Woodland Redevelopment Agency; and

WHEREAS, the budget for Capital Improvement Plan for fiscal year 2025-2026 has been prepared; and

WHEREAS, an amended annual budget has been prepared for fiscal year 2025-2026; and

WHEREAS, all appropriations for the prior fiscal year shall lapse at the end of fiscal year 2025-2026 and any remaining amounts shall be credited against their respective fund balances, except for:

- a. Any unexpended but encumbered amounts for specific orders outstanding at the end of the Fiscal Year, and
- b. Any appropriations for incomplete capital projects at the end of fiscal year 2025-2026; and

WHEREAS, for these exceptions, such carry-overs may be made without further City Council action,

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

SECTION 1. The 2025-2026 Annual Amended Budget is hereby adjusted to include supplemental appropriations totaling \$4,990,201 shown in Exhibit A.

SECTION 2. Appropriations are hereby made at the individual fund level. The City Manager and Administrative Services Director are authorized to make budgetary transfers within an individual fund, so long as total appropriations for such fund remain unchanged. Interfund loans and/or transfers necessary to support fund level appropriations are hereby approved and authorized. Any changes to total fund level appropriations require further Council action.

SECTION 3. The City Manager and Administrative Services Director are hereby authorized to implement this resolution, including issuing the 2025-2026 Amended Budget, together with any non-substantive corrections to the proposed budget adopted by this Council.

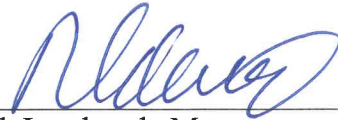
PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

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

NOES: None.

ABSENT: None.

ABSTAIN: None.



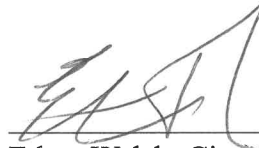
Rich Lansburgh, Mayor

ATTEST:



Marissa Kersey, City Clerk

APPROVED AS TO FORM:



Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.9
SUBJECT: Authorization to Purchase Crane Truck and
Appropriate Funds in the Sewer Enterprise Fund
(2220) and the Vehicle Replacement Fund (2012)

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____:

1. Approving the purchase of a Crane Truck for the Water Pollution Control Facility (WPCF) in the amount of \$300,000;
2. Approving the appropriation of \$300,000 from the Sewer Enterprise Fund (2220) and the transfer of those same funds into the Vehicle Replacement Fund (2012);
3. Approving the appropriation of \$300,000 in the Vehicle Replacement Fund (2012) for the purchase of the WPCF Crane Truck; and
4. Authorizing the City Manager to execute all documents necessary to complete the purchase through Inland Kenworth (US) Inc. via the Sourcewell cooperative purchasing program.

Staff Contact:

Reece Ulrich, Fleet & Facilities Manager; reece.ulrich@cityofwoodland.gov; (530) 661-5828

Fiscal Impact:

The total estimated purchase price for the replacement crane truck is \$300,000.

Funding for this purchase will be from the Sewer Enterprise Fund (2220) reserve balance. Because of accounting requirements, all City vehicles are purchased from the Vehicle Replacement Fund (2012), so the money from the Sewer Enterprise Fund will be transferred and appropriated to the Vehicle Replacement Fund for the actual purchase of the truck.

The truck will be purchased through Sourcewell, a cooperative purchasing program that meets competitive bidding requirements, providing a streamlined and compliant procurement process. The selected vendor for this purchase is Inland Kenworth (US) Inc.

Background:

The Water Pollution Control Facility (WPCF) relies on specialized vehicles and equipment to perform essential wastewater treatment functions, conduct repairs, and maintain compliance with state and federal regulations.

The current crane truck at WPCF has reached its planned replacement date. The previous vehicle was leased, and at the time it was anticipated that its replacement would be as well. Staff recommends an outright purchase using fund balance to avoid interest charges and to facilitate the annual accumulation of funds to be set aside for the purchase of its replacement.

A replacement vehicle has been identified that has the proper configuration, has been constructed, and is on the lot. The recently purchased crane truck for the water department took over one year to construct and be delivered.

Discussion:

The crane/service truck is a critical tool for WPCF operations. It is used for a variety of essential tasks, including:

- Pulling pumps, gearboxes, and motors for repair or replacement at a variety of locations at the WPCF Plant.
- Providing a high pick point for confined space entries, ensuring staff safety during maintenance work.
- Performing preventative maintenance at the City's various wastewater lift stations to maintain system reliability.
- Assisting other City departments with crane-related needs when required, fostering interdepartmental collaboration and helping keep City operations running smoothly.

The replacement vehicle will be purchased through Sourcewell, a cooperative purchasing contract that allows the City to utilize national bid pricing and meet competitive bidding requirements without conducting a separate formal bid process. The vendor for this purchase is Inland Kenworth (US) Inc., a company with expertise in providing heavy-duty vehicles and custom upfitting services for municipal operations.

The new crane truck will feature a heavy-duty chassis, modern crane body, and specialized upfitting tailored to meet WPCF's operational demands.

Per the City's Purchasing Ordinance, any purchase exceeding \$100,000 must be approved by the City Council. Upon approval, Fleet Services will create a purchase order, and Inland Kenworth will proceed with production and delivery.

Conclusion:

Staff recommends that the City Council adopt Resolution No. ____:

1. Approving the purchase of a Crane Truck for the Water Pollution Control Facility (WPCF) in the amount of \$300,000.
2. Approving the appropriation of \$300,000 from the Sewer Enterprise Fund (2220) and the transfer of those same funds into the Vehicle Replacement Fund (2012).
3. Approving the appropriation of \$300,000 in the Vehicle Replacement Fund (2012) for the purchase of the WPCF Crane Truck.
4. Authorizing the City Manager to execute all documents necessary to complete the purchase through Inland Kenworth (US) Inc. via the Sourcewell cooperative purchasing program.

Prepared by: Courtney Morgan, Management Analyst

Reviewed by: Craig Locke, Public Works Director



Ken Hiatt
City Manager

Attachments:

1. WPCF Crane Truck Sourcewell Quote
2. Proposed Resolution - WPCF Crane Truck
3. Reso_8580 WPCF Crane Truck



BUYERS ORDER & PURCHASE AGREEMENT

INLAND KENWORTH (US) INC.

1600 Washington Boulevard

Montebello, CA 90640

Phone : (323) 278-4100 Fax: (323) 278-4199

DATE:	9/2/2025	BUYER'S NAME:	City of Woodland
ADDRESS:	42929 County Rd 24	PHONE:	(530) 635-3250
CITY:	Woodland	STATE:	CA
ZIP:	95776		

QUANTITY:	1	NEW:	New	COLOR:	White	DESCRIPTION:	
YEAR:	2025	MAKE:	Kenworth	MODEL:	T280		T280_PX7-300_AT_AR_84CA
SERIAL # (s):	2NK3HM6X8SM184786						
STOCK # (s):	SM184786						

SALESPERSON: Dave Hand

Price / Unit	Qty	Purchase Total
\$275,945.00	1	\$275,945.00
FET		\$0.00
Documentation		\$0.00
Sales Tax		\$22,075.60
Ext. Warranty		\$0.00
Administration		\$0.00
License & Title		\$0.00
Insurance Waiver		\$0.00
Tire Disposal Fee		\$10.50
Out of State Delivery		\$0.00
Total		\$298,031.10
Cash Deposit		\$0.00
Trade Equity		\$0.00
Amount Financed		\$0.00
Cash on Delivery		\$298,031.10

BUYER HEREBY SUBMITS THE ABOVE ORDER WHICH SHALL CONSTITUTE BUYER'S OFFER TO PURCHASE THE VEHICLE(S), CHASSIS OR ACCESSORY (IES) (INDIVIDUALLY AND TOGETHER , THE "VEHICLE") AS IDENTIFIED ABOVE FOR THE PURCHASE PRICE AND ON THE TERMS AND CONDITIONS SET FORTH IN THE ABOVE ORDER AND THIS AGREEMENT (TOGETHER, THE "AGREEMENT"), WHICH INCLUDES THE ABOVE ORDER AND THE ADDITIONAL TERMS AND CONDITIONS AND ANY ADDENDUM, WHICH BUYER REPRESENTS IT HAS REVIEWED AND UNDERSTANDS.

AGREED BY PURCHASER

Signature

Title

Date

SELLER HEREBY ACCEPTS BUYER'S OFFER AND AGREES TO SELL TO BUYER THE IDENTIFIED VEHICLE ON THE TERMS AND CONDITIONS SET FORTH IN THIS AGREEMENT.

ACCEPTED BY SELLER

Signature

Title

Date

THANK YOU FOR YOUR BUSINESS!

2025 SOURCEWELL PRICING CALCULATOR

CUSTOMER NAME:

CITY OF WOODLAND

CUSTOMER PO:

(1) T280 SERVICE BODY

KENWORTH MODEL:

SM184786 _T280 PX7 AT

PRICING SCHEDULE:

SQ_95031

1/1/2024 LIST

CHASSIS LIST PRICE:

10/22/2024

SOURCEWELL PROGRAM DISCOUNT:

0.85

MINIMUM LIST SURCHARGE:

SOURCEWELL CHASSIS QUOTE:

\$

131,801.00

OSTE - STELLAR TMAX2

Q.1772_8.27.25

\$

145,944.17

CARB22 EMISSIONS WARRANTY

\$

1,224.00

Truck Tech 5-yr

\$

799.00

ADDED COSTS SUBTOTAL

\$

147,967.17

SOURCEWELL ADDED COSTS MARKUP

5%

\$

7,398.36

SOURCEWELL ADDED COST SUBTOTAL

\$

155,365.53

SOURCEWELL CONTRACT TOTAL:

\$

287,166.53

INLAND KENWORTH UNIT SELL PRICE

\$

275,945.00

CA SALES TAX

\$

-

TIRE DISPOSAL FEE

\$1.75 X (6)

\$

10.50

INLAND KENWORTH TOTAL SELL PRICE

\$

275,955.50

INLAND KENWORTH CUSTOMER DISCOUNT

\$

(11,221.53)

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING THE PURCHASE OF A CRANE TRUCK FOR THE WATER
POLLUTION CONTROL FACILITY, AUTHORIZING THE APPROPRIATION OF
FUNDS FROM THE SEWER ENTERPRISE FUND (2220), AND AUTHORIZING THE
APPROPRIATION OF FUNDS IN THE VEHICLE REPLACEMENT FUND (2012) FOR
THE PURCHASE**

WHEREAS, the City of Woodland Water Pollution Control Facility (WPCF) relies on specialized equipment to safely and efficiently conduct wastewater treatment operations, maintenance, and emergency responses; and

WHEREAS, the existing crane truck has reached the end of its service life when more frequent mechanical issues, higher maintenance costs, and decreased reliability occur; and

WHEREAS, the crane truck is essential for a variety of tasks; including pulling pumps, gearboxes, and motors; providing a high pick point for confined space entries; and performing preventative maintenance at the City's various wastewater lift stations, while also assisting other City departments with crane needs when required; and

WHEREAS, Inland Kenworth (US) Inc. has been identified as the vendor to provide the replacement crane truck through a Sourcewell cooperative purchasing contract, which satisfies competitive bidding requirements and streamlines the procurement process; and

WHEREAS, the total estimated cost of the replacement crane truck is \$300,000, and funding is available in the Sewer Enterprise Fund (2220) reserve balance for appropriation and transfer to the Vehicle Replacement Fund (2012) to complete the purchase; and

WHEREAS, appropriations are needed in the Vehicle Replacement Fund to complete the purchase of the crane truck.

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

SECTION 1. The City Council hereby approves the purchase of the WPCF Crane Truck for \$300,000 from Inland Kenworth (US) Inc. through the Sourcewell cooperative purchasing program.

SECTION 2. The City Council hereby authorizes the appropriation of \$300,000 from the Sewer Enterprise Fund (2220) and the transfer of those same funds to the Vehicle Replacement Fund (2012).

SECTION 3. The City Council hereby authorizes the appropriation of \$300,000 into the Vehicle Replacement Fund (2012) for the purchase of the WPCF Crane Truck.

SECTION 4. The City Manager, or their designee, is authorized and directed to execute all documents necessary to facilitate this purchase.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

RESOLUTION NO. 8580

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING THE PURCHASE OF A CRANE TRUCK FOR THE WATER POLLUTION CONTROL FACILITY, AUTHORIZING THE APPROPRIATION OF FUNDS FROM THE SEWER ENTERPRISE FUND (2220), AND AUTHORIZING THE APPROPRIATION OF FUNDS IN THE VEHICLE REPLACEMENT FUND (2012) FOR THE PURCHASE

WHEREAS, the City of Woodland Water Pollution Control Facility (WPCF) relies on specialized equipment to safely and efficiently conduct wastewater treatment operations, maintenance, and emergency responses; and

WHEREAS, the existing crane truck has reached the end of its service life when more frequent mechanical issues, higher maintenance costs, and decreased reliability occur; and

WHEREAS, the crane truck is essential for a variety of tasks; including pulling pumps, gearboxes, and motors; providing a high pick point for confined space entries; and performing preventative maintenance at the City's various wastewater lift stations, while also assisting other City departments with crane needs when required; and

WHEREAS, Inland Kenworth (US) Inc. has been identified as the vendor to provide the replacement crane truck through a Sourcewell cooperative purchasing contract, which satisfies competitive bidding requirements and streamlines the procurement process; and

WHEREAS, the total estimated cost of the replacement crane truck is \$300,000, and funding is available in the Sewer Enterprise Fund (2220) reserve balance for appropriation and transfer to the Vehicle Replacement Fund (2012) to complete the purchase; and

WHEREAS, appropriations are needed in the Vehicle Replacement Fund to complete the purchase of the crane truck.

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

SECTION 1. The City Council hereby approves the purchase of the WPCF Crane Truck for \$300,000 from Inland Kenworth (US) Inc. through the Sourcewell cooperative purchasing program.

SECTION 2. The City Council hereby authorizes the appropriation of \$300,000 from the Sewer Enterprise Fund (2220) and the transfer of those same funds to the Vehicle Replacement Fund (2012).

SECTION 3. The City Council hereby authorizes the appropriation of \$300,000 into the Vehicle Replacement Fund (2012) for the purchase of the WPCF Crane Truck.

SECTION 4. The City Manager, or their designee, is authorized and directed to execute all documents necessary to facilitate this purchase.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

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

NOES: None.

ABSENT: None.

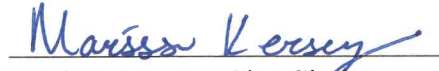
ABSTAIN: None.



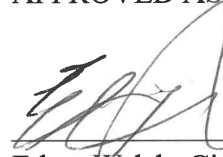
Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:



Marissa Kersey, City Clerk



Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.10
SUBJECT: Amendment to Previously Approved Vehicle Purchase for Community Services Department's New Pool and Recreation Facilities Technician Position – Change in Vehicle Type and Total Cost

Recommendation for Action: Staff recommends that the City Council adopt Resolution No ____:

1. Authorizing the purchase of a Ford Lightning electric truck to support the maintenance operations of the Woodland Aquatic Center and other recreation facilities, as opposed to the vehicle previously approved by Council for the Pool and Recreation Facilities Technician position;
2. Approving an increase in the total purchase amount from \$40,000 to \$62,000;
3. Approving the appropriation of an additional \$22,000 in the Vehicle Replacement Fund (2012); and
4. Authorizing the City Manager to execute all documents necessary to complete the purchase.

Staff Contact:

Reece Ulrich, Fleet & Facilities Manager, reece.ulrich@cityofwoodland.gov; (530) 661-5828

Fiscal Impact:

The revised purchase price for the Ford Lightning requires an additional transfer of \$22,000 from the Measure F Fund (1507) per the previously adopted budget in the FY2025/26 Measure F Spending Plan. Due to accounting requirements, all vehicles are purchased from a single fund, the Vehicle Replacement Fund (Fund 2012). Other City funds contribute or transfer money into this fund to complete purchases, so budget appropriations are required in both funds to complete a new vehicle purchase. Sufficient budget exists in Measure F to pay for the increased cost of the vehicle, but the appropriations within the Vehicle Replacement Fund will need to be increased to accommodate the changed purchase price.

Background:

The Woodland Aquatic Center is currently under construction and scheduled to open in January 2026. As part of the project requirements, the City must maintain a minimum number of electric vehicles (EVs) to support the facility's operations and align with state and local sustainability mandates.

To prepare for the opening of the Woodland Aquatic Center, City Council previously approved the addition of a Pool and Recreation Facilities Technician position within the Community Services Department, along with an appropriation of \$40,000 from Measure F (1507) for the purchase of a dedicated vehicle for this position. This vehicle is essential for daily maintenance, transportation of equipment, and rapid response to operational needs at the Woodland Aquatic Center and other recreation facilities.

Discussion:

The vehicle originally approved by Council was sold before staff could execute a contract. This

provided staff with an opportunity to find an EV vehicle for this position and fulfill state requirements. These vehicles were difficult to acquire before the Federal Government ceased the consumer incentive at the end of September.

Purchasing a light duty EV pickup for this position aligns with Woodland's long history of environmentally responsible and sustainable policies. The state has also adopted California's Advanced Clean Fleets regulation that requires 50% of new vehicle purchases by local fleets be zero-emission beginning in 2024. This will increase to 100% of new purchases in 2027.

A zero-emission fleet requires charging facilities. Staff has engaged in PG&E's EV infrastructure Program, which provides utility-side engineering and the make-ready work for transformers and switchgear, which energize the charging stations for the public and CSD Fleet. The program saved the city approximately \$250,000. To meet the requirements of the program, an additional EV fleet vehicle must utilize this station during the next year, and this vehicle satisfies the requirement. In addition to meeting next year's requirement, fleet EV pickups have lower operational costs and reduced maintenance needs compared to conventional vehicles.

The EV light duty pickup is more expensive than the Chevy Colorado originally proposed. At \$62,000, the purchase price estimate is 50% higher than the \$40,000 originally approved by Council. Under the City of Woodland Purchasing Policy, any increase exceeding 25% of the original authorization must return to City Council for approval.

Conclusion:

Staff recommends that the City Council adopt Resolution No ____:

1. Authorizing the purchase of a Ford Lightning electric truck to support the maintenance operations of the Woodland Aquatic Center and other recreation facilities, as opposed to the vehicle previously approved by Council for the Pool and Recreation Facilities Technician position;
2. Approving an increase in the total purchase amount from \$40,000 to \$62,000;
3. Approving the appropriation of an additional \$22,000 in the Vehicle Replacement Fund (2012); and
4. Authorizing the City Manager to execute all documents necessary to complete the purchase.

Prepared by: Courtney Morgan, Management Analyst

Reviewed by: Craig Locke, Public Works Director



Ken Hiatt
City Manager

Attachments:

1. CSD Pool Tech Ford Lightning Quote
2. Proposed Resolution- CSD Pool Tech Vehicle
3. Reso_8581 CSD Pool Tech Vehicle

WOODLAND FORD



530.662.2817

www.WoodlandFord.com

524 Quality Cir, Woodland, CA 95776

City of Woodland

10/01/25

655 N. Pioneer Ave

Woodland Ca, 95776

Attention:Reece Ulrich

New 2026 Ford F-150 Lightning

Invoice# 100125

Sale Price\$55093.00

Sales Tax.....\$4414.16

Doc Fee\$85.00

CVR\$35.00

Tire Tax.....\$8.75

.....
Total\$59634.91

Thank you in advance

Freddie Garcia

Fleet Manager

530-723-2059

REMIT to: Woodland Ford

524 Quality Circle

Woodland Ca 95776



Preview Order C026 - W1B - 4x4 Pro SuperCrew: Order Summary Time of Preview: 10/01/2025 09:52:12 Receipt: NA

Dealership Name: Woodland Ford

Sales Code : F72424

Dealer Rep.	Alfred Garcia	Type	Fleet	Vehicle Line	F-150	Order Code	C026
Customer Name	City of woodl	Priority Code	M1	Model Year	2026	Price Level	615

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F150 4X4 SUPERCREW PRO - 145	\$54780	FLEET EV NET INVOICE CREDIT	\$0
145 INCH WHEELBASE	\$0	FRONT LICENSE PLATE BRACKET	\$0
TOTAL BASE VEHICLE	\$54780	18" SPARE WHEEL AND TIRE	\$175
OXFORD WHITE	\$0	20" ALLOY DARK CARBONIZED GRAY	\$0
VINYL BUCKETS SEATS	\$0	CONN PKG: 1 YR INCL W/FORD APP	\$0
MEDIUM DARK SLATE	\$0	PRICE CONCESSION INDICATOR	\$0
EQUIPMENT GROUP 110A	\$0	REMARKS TRAILER	\$0
.PRO SERIES	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
.ZERO EMISSIONS VEHICLE	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
131KWH EXT BAT-DUAL CHGR	\$3500	FUEL CHARGE	\$0
SINGLE-SPEED TRANSMISSION	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
275/60R20 BSW ALL-SEASON	\$0	PRICED DORA	\$0
ELECTRIC DRIVE REGULAR AXLE	\$0	ADVERTISING ASSESSMENT	\$0
8550# GVWR PACKAGE	\$0	DESTINATION & DELIVERY	\$2195
CA NEW MTR VEHICLE BOARD FEES	\$0		
TOTAL BASE AND OPTIONS		MSRP	\$60650
DISCOUNTS		NA	
TOTAL			\$60650

ORDERING FIN: QC339 END USER FIN: QC339

INCENTIVES

Acc. Code ID :10 Contract/Ref # :27-293T Bid Date :09/25/25State : CA

DISCOUNTS:

\$-4100.00

Customer Name:
Customer Address:

Customer Email:

Customer Phone:

Customer Signature

Date

This order has not been submitted to the order bank.

This is not an invoice.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING A CHANGE IN VEHICLE TYPE AND TOTAL PURCHASE PRICE FOR
THE COMMUNITY SERVICES DEPARTMENT POOL AND RECREATION
FACILITIES TECHNICIAN VEHICLE AND APPROPRIATING ADDITIONAL FUNDS
IN THE EQUIPMENT REPLACEMENT FUND (2012)**

WHEREAS, the City of Woodland is constructing the Woodland Aquatic Center, which is scheduled to open in January 2026; and

WHEREAS, the City Council previously approved the addition of a Pool and Recreation Facilities Technician position within the Community Services Department to maintain the Woodland Aquatic Center and other recreation facilities; and

WHEREAS, the Council previously approved the appropriation of \$40,000 to the Vehicle Purchasing Fund (2012) for the purchase of a dedicated vehicle for this position, which was transferred from the Measure F Fund (1507); and

WHEREAS, the Woodland Aquatic Center project includes a requirement that a specified number of electric vehicles (EVs) be housed at the Community Services Department to support the City's sustainability and environmental compliance goals; and

WHEREAS, the originally approved vehicle could no longer be held for the City due to supply chain and manufacturer limitations, requiring staff to secure an alternative vehicle to ensure operational readiness for the Woodland Aquatic Center opening; and

WHEREAS, staff has determined that a Ford Lightning electric truck best meets the operational needs of the technician position and furthers the City's compliance with the Woodland Aquatic Center project EV requirement while supporting long-term sustainability objectives; and

WHEREAS, the total cost of the Ford Lightning is estimated at \$62,000, which represents a 50% increase over the original \$40,000 authorization; and

WHEREAS, under the City of Woodland Purchasing Policy, any increase in cost exceeding 25% of the original authorization requires additional City Council approval; and

WHEREAS, to proceed with the purchase, an additional appropriation of \$22,000 to the Equipment Replacement Fund (2012) is necessary. These funds in the Equipment Replacement Fund will originate from a transfer of existing appropriations within the Measure F Fund (1507).

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

SECTION 1. The City Council hereby approves the purchase of a Ford Lightning electric truck to serve as the dedicated vehicle for the Pool and Recreation Facilities Technician

position within the Community Services Department, as opposed to the previously approved vehicle.

SECTION 2. The City Council hereby authorizes an increase in the total vehicle purchase amount from \$40,000 to \$62,000.

SECTION 3. The City Council hereby authorizes the appropriation of \$22,000 into the Vehicle Purchasing Fund (2012) for the purchase of a Ford Lightning.

SECTION 5. The City Manager, or their designee, is authorized to execute all necessary documents to complete the purchase and take any actions needed to implement this resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

RESOLUTION NO. 8581

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING A CHANGE IN VEHICLE TYPE AND TOTAL PURCHASE PRICE FOR
THE COMMUNITY SERVICES DEPARTMENT POOL AND RECREATION
FACILITIES TECHNICIAN VEHICLE AND APPROPRIATING ADDITIONAL FUNDS
IN THE EQUIPMENT REPLACEMENT FUND (2012)**

WHEREAS, the City of Woodland is constructing the Woodland Aquatic Center, which is scheduled to open in January 2026; and

WHEREAS, the City Council previously approved the addition of a Pool and Recreation Facilities Technician position within the Community Services Department to maintain the Woodland Aquatic Center and other recreation facilities; and

WHEREAS, the Council previously approved the appropriation of \$40,000 to the Vehicle Purchasing Fund (2012) for the purchase of a dedicated vehicle for this position, which was transferred from the Measure F Fund (1507); and

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WHEREAS, staff has determined that a Ford Lightning electric truck best meets the operational needs of the technician position and furthers the City's compliance with the Woodland Aquatic Center project EV requirement while supporting long-term sustainability objectives; and

WHEREAS, the total cost of the Ford Lightning is estimated at \$62,000, which represents a 50% increase over the original \$40,000 authorization; and

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PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

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

NOES: None.

ABSENT: None.

ABSTAIN: None.



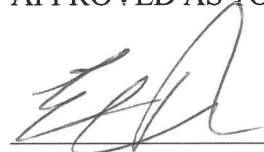
Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:



Marissa Kersey, City Clerk



Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.11
SUBJECT: Fire Station #4 – Approve Owner’s Representative Contract with Kitchell

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ to authorize the City Manager to execute a Consultant Services Agreement with Kitchell in an amount not to exceed \$876,500 and approve a contract contingency of 15% (131,475) for owner’s representative services for the progressive design-build project to construct Fire Station #4 (CIP #16-10).

Staff Contact:

Ed Wisniewski, Principal Civil Engineer, (530) 661-5975, ed.wisniewski@cityofwoodland.gov

Council Goals:

This action advances key initiatives called for within the Strengthen Public Safety & Infrastructure Goal of the City Council Priority Goals & Strategic Plan, including updating the Fire Department Strategic plan and evaluating service delivery models to inform future fire station facility planning.

Fiscal Impact:

Construction of Fire Station #4 is being funded from a variety of sources. A portion of the project has been included in the City's Development Impact Fee Program and in the Spring Lake Infrastructure Fee (SLIF) program, which established fees to be collected at the time of building permit to go toward the cost of constructing new public facilities and infrastructure needed to serve new growth. Additionally, development agreements approved for various housing projects have been negotiated to include payment of a Community Benefit payment, which is also intended, in part, to contribute towards construction costs for a new fire station.

The proposed contract for owner’s representative services is for an amount not to exceed \$876,500. The General Fund has allocated \$1 million from reserves towards the project. The Measure F spending plan, approved for FY2024/25, allocated \$2 million toward construction of the fire station. Additionally, as of July 1, 2025, the Development Impact Fee Fund has accumulated more than \$4 million in available funding for the project, and the SLIF Fund has \$1.3 million available. Based on these amounts, there is more than \$8 million in currently available funding for the project, with anticipated future collections from impact fees of close to \$1 million over the coming years depending on development activity.

Total project costs are not fully known at this time. However, based on research of recently completed and comparably sized stations built within the region, it is estimated that the total project cost for the new station will be in the range of 10 million to 12 million dollars. One of the first steps of the pre-design/programming phase will be to refine project cost estimates with Kitchell to more accurately reflect the cost of key project criteria. Once the design-build team is selected in the spring of 2026, City staff, in coordination with Kitchell, will work towards establishing a guaranteed maximum price (GMP) to design and construct the fire station. It is likely that additional funding sources will need to be identified to complete the project. Potential funding sources could include additional use of Measure F sales tax revenues, proceeds from the sale of City-owned surplus land at the project site, and internal or external borrowing. Staff will return to Council with a complete

funding plan as the project costs are better defined and prior to soliciting bids for a progressive design-build team.

Background:

In 2018, the City acquired the Willow Spring School Site at E. Gibson Road and Bourn Drive from the School District with the intent of constructing a new fire station to better serve the southeast area of Woodland, including Spring Lake. After considerable analysis to define the programmatic needs of the new fire station, as well as the City's Fire Master Plan, the following project scope was identified for Fire Station #4:

Proposed Fire Station #4 Scope

- Approximately 1 acre developed site
- Paved access to accommodate apparatus turning movements with access from Bourn Drive
- Two drive through single depth apparatus bays
- Interior living quarters to accommodate four personnel 24/7, 365 days a year
- Contamination reduction and containment features / facility design
- Dayroom sized for current and future staffing and functional as training space
- Office Area equipped with a publicly accessible customer service counter and ADA restroom
- Commercial grade kitchen
- Three dedicated office spaces for Company Officer plus 1-2 spaces for collateral assignments designed for future conversion to dorm rooms when/if needed.
- Fitness room
- Fleet maintenance and reserve storage outbuilding
- Energy efficient features and solar panels
- Construction to be durable to ensure it is low maintenance and long-lasting consistent with a life cycle cost analysis of 50+ years.

On September 2, 2025, the City Council received a presentation regarding the next steps in advancing the design and construction of the project. Confirmation of the preferred project delivery method was discussed. Traditionally, City projects are constructed using the Design-Bid-Build (or "hard bid") method of delivery. For vertical construction projects such as this one, alternative methods are often employed to deliver the project in a quicker, more efficient manner, and with lower risk of excessive change orders. After considerable research and conversing with other agencies in the region, staff recommended that the project be delivered through the Progressive Design-Build approach. Progressive Design-Build (PDB) is a project delivery method that combines design and construction services under a single contract (typically held with the general contractor), with a focus on early collaboration and a 2-phased contracting approach. It emphasizes a qualifications-based selection process for selecting the design-build team, followed by a collaborative design development phase where the owner and design-build team work together to define the project design, schedule, budget, and ultimately construct the project. PDB has become a popular method of executing fire station projects, offering increased efficiency, expediency, and cost management. Council directed staff to proceed with the PDB delivery method.

Staff also identified a need to hire an "Owner's Representative" to guide the City through each phase of the PDB process, from programming through construction. Having a representative with specialized experience and expertise with PDB fire station projects will be critical to ensuring the project goals, budget, and schedule can be met with the Design-Builder's approach. Council authorized staff to move forward with a quality-based selection process to select an Owner's Representative to guide the City through the PDB process.

Discussion:

On September 8, 2025, staff issued a Request for Proposal (RFP) for owner's representative services for the fire station progressive design build project. On September 29, the City received three proposals for consideration. A consultant selection committee was formed, and the proposals were reviewed and ranked. Kitchell was unanimously named the firm with the highest proposal scores and rankings. Their proposal demonstrated the most experience in successfully delivering fire station projects using the progressive design-build method of delivery. Additionally, having provided construction management services on the new aquatics center and community center parking expansion projects, Kitchell is familiar with City staff and procedures which will lend to a seamless transition to the fire station project. With the selection process complete, the City notified Kitchell that they were the preferred consultant, and negotiations began to further define the scope and fee for owner's representative services. Staff and Kitchell ultimately agreed to the attached scope and fee for a contract not to exceed \$876,500.

Initially, Kitchell will usher the City through the Qualifications/RFP process to select the Design-Build Team. This will include further development of programming needs and detailed performance criteria, as well as preparation of the RFP documents so that the City's goals are clearly conveyed through the quality-based selection process. During the preconstruction phase, Kitchell will review cost estimates to ensure competitive pricing and advise the City on the GMP. Once the construction phase begins, Kitchell will also serve as Construction Manager to the City, as well as coordinating special inspections and material testing to ensure the quality of the final product.

Kitchell has indicated that they are available to begin the pre-design/Design-Build Entity procurement phase of the project as soon as the contract is executed. The preliminary schedule suggests an RFP for the design build team could be issued as soon as January, with award of a contract in Spring 2026. From there, final design would progress through the latter half of 2026. Construction will likely begin as soon as weather permits in 2027, but there is also a hope that sitework and building foundation construction could start in late Summer 2026. Construction is expected to be completed by the end of 2027 or early 2028.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____ to authorize the City Manager to execute a Consultant Services Agreement with Kitchell in an amount not to exceed \$876,500 and approve a contract contingency of 15% (131,475) for owner's representative services for the progressive design-build project to construct Fire Station #4 (CIP #16-10).

Prepared by: Ed Wisniewski, Principal Civil Engineer

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



Ken Hiatt
City Manager

Attachments:

1. Kitchell Proposal
2. Proposed Resolution - Fire Station #4 Contract
3. Reso_8582 Fire Station #4 Contract



CITY OF
WOODLAND
CALIFORNIA

REQUEST FOR PROPOSALS
**Woodland Fire Station #4 Project
Owner's Representative
Consulting Services**



SEPTEMBER 29, 2025

*Progressive Approach, Advancing Safety,
Strengthening Community*



September 29, 2025

Ed Wisniewski, Senior Civil Engineer
City of Woodland Community Development Department
300 First Street, Woodland, CA 95695

RE: Request for Proposals Woodland Fire Station #4 Project Owner's Representative Consulting Services

Dear Ed and Members of the Selection Committee:

At Kitchell, we believe that delivering public safety facilities is more than a professional service—it is a profound responsibility and privilege. These projects are the backbone of community resilience, and we are honored to be delivering value as a trusted steward of City funds on two current projects—and we welcome the opportunity to continue our partnership on Fire Station #4. This facility will serve as a critical hub for emergency response, and we are committed to helping the City realize its vision for a safe, efficient, and future-ready station.

We understand the City is seeking a trusted advisor to guide, implement, and oversee the internal processes necessary to successfully utilize the Progressive Design-Build (PDB) method. **Kitchell brings extensive experience in PDB delivery and will serve as a strategic partner** to help the City navigate this complex effort with care, integrity, and technical expertise. Our goal is to ensure that the project reflects the operational priorities and strategic plan of the Woodland Fire Department while honoring the City's fiscal responsibilities and commitment to responsible stewardship.

Leading our team will be **Project Director Brian Anastacio**, whose experience in fire station delivery, stakeholder coordination, and field management will be instrumental in guiding this project from concept through completion. Supporting Brian is **Project/Construction Manager Kris Bogar**, who continues to provide steady leadership on the City of Woodland Southeast Area Aquatics Complex and brings a deep understanding of the City's values and expectations.

Our team is well-versed in public sector delivery and bring versatile experience tailored to the specific needs of essential service facilities. In addition to our core team, the City will benefit from access to **Kitchell's fully in-house Technical Support Services Team**, which includes specialists in community outreach, labor compliance, business analytics, project controls, and alternative delivery methods. Our **in-house Engineering & Architectural Services Department** can provide constructability reviews, value engineering, and technical oversight throughout the life of the project. We are also proud to include subject matter advisors with unmatched expertise:

- » **Retired Fire Chief Mark Heine** brings over 41 years of fire service experience, ensuring operational alignment and functional design.

Progressive Approach, Advancing Safety, Strengthening Community

Authorized to Represent Kitchell

Jennifer Frahm, Principal-in-Charge
2450 Venture Oaks Way, Suite 500
Sacramento, CA 95833
tel. 916.713.6954 | jfracm@kitchell.com

- » **Progressive Design-Build Expert George Dyckes** offers strategic guidance to help the City manage risk, maintain budget and schedule integrity, and foster early collaboration with the design-build team.
- » **Public Safety Subject Matter Expert Steve Dewan** brings 29 years of experience delivering complex fire station and essential services facilities across Northern California. His deep understanding of operational requirements, stakeholder coordination, and public agency collaboration has made him a trusted leader in fire facility development.

Kitchell is committed to helping the City deliver a facility that is appropriately scaled, context-sensitive, and integrated with the surrounding residential environment. We understand the importance of maximizing the use of City-owned property, anticipating future development, and ensuring operational flexibility for evolving service demands. Our team will work closely with City staff to ensure that neighborhood concerns are respected while advancing the Woodland Fire Department's mission to serve and protect the community.

In the pages that follow, you'll find a detailed overview of Kitchell's qualifications, our proposed team, and our tailored approach is designed to supporting the City of Woodland on Fire Station #4. We appreciate your consideration and welcome the opportunity to demonstrate further how our experience, leadership, and collaborative mindset can help bring this vital public safety facility to life.

Sincerely,

Geoff Bachanas, CCM
President/Officer of the firm
(Authorized to bind the firm to all commitments made in this submittal)

Jennifer Frahm, MBA, LEED AP
Principal-in-Charge

**Kitchell certifies that, within the last five years, we have not been involved in any false claims, debarments, or civil litigation.*



B. METHODOLOGY, PROJECT UNDERSTANDING, & SCOPE OF WORK

Maximum five (5) page description which enables the City of Woodland to assess the proposer's experience and capability to perform the services as outlined in the Scope of Work in a structured and efficient fashion.

Project Understanding

The City of Woodland is embarking on a significant investment in public safety with the design and construction of Fire Station #4, located at Bourn Drive and E. Gibson Road on a portion of the former Willow Spring Elementary School property. The new station will house a 24/7 engine company, with the ability to expand for future service demands, including wildland fire apparatus and support functions. This facility will improve emergency response times in the southeast area of the community, align with the City's adopted Fire Master Plan and Woodland Fire Department's Strategic Plan, and strengthen resiliency in Woodland's public safety network.

The project represents more than a building; it is a commitment to the community. Fire Station #4 must be designed and delivered in a way that reflects your communities values and objectives to deliver a new fire station and associated support facilities that strengthen public safety operations while meeting the budgetary constraints of the City's capital and operational fiscal realities. **Our team understands the importance of ensuring the facility not only meets current operational requirements but also anticipates future needs while being sensitive to its context within a residential neighborhood.**

Key Project Goals

- » Delivering a modern fire station that supports operational readiness, firefighter wellness, and future adaptability while maximizing the effective and efficient use of the City-owned property.
- » Maintaining the project within the established budget and ensuring cost transparency at every phase.
- » Meeting the City's schedule objective, beginning in November 2025 and completing by February 2028.

- » Utilizing the progressive design-build (PDB) delivery method to foster collaboration, innovation, and accountability.
- » Providing strong project management, clear communication, and documented processes to reduce risks.
- » Incorporating sustainability measures, energy efficiency, and lifecycle cost considerations.

As the City's owner's representative (OR), our role is to safeguard these goals throughout the life of the project. Success will require:

- » Translation of City objectives into clear procurement documents, design criteria, and contract terms.
- » Establishment of a collaborative team culture integrating City staff, Fire Department stakeholders, the Progressive Design-Build (PDB) Entity, and neighborhood residents.
- » Robust project controls for cost, schedule, and quality at every step.
- » Proactive community engagement to maintain trust, transparency, and compatibility with surrounding development.
- » Alignment with state and local regulatory requirements, including labor compliance and reporting obligations under PCC §22185.8.

By combining technical expertise, proven experience in fire station delivery, and an emphasis on collaboration, Kitchell will help the City of Woodland achieve its vision for Fire Station #4, a resilient, efficient, and community-centered facility that serves generations to come.



Project Approach

Our team will provide expert guidance and advice to the City of Woodland. Kitchell will work with the City to develop and implement the necessary strategies, processes, and documents to successfully implement the PDB delivery model on the new Fire Station #4. Our leadership will establish a collaborative team environment integrating City Public Works, Fire Department, progressive design-build team, and other key project stakeholders. We will create effective and efficient processes with a continuous focus on ensuring achievement of the project's operational goals and priorities for the facility.

Task 1: Pre-Design/Procurement Phase

1. Kick-Off Meeting

Project Director Brian Anastacio and Project/Construction Manager Kris Bogar will convene a project kick-off with City staff, Fire Department representatives, and other stakeholders to:

- » Review existing efforts to date

- » Confirm project goals, objectives, and success factors
- » Review scope, budget, and schedule milestones
- » Establish a draft Project Management Plan (PMP)
- » Initiate stakeholder engagement and communication protocols

2. Establish Conflict-of-Interest Guidelines

Kitchell will prepare conflict of interest policies consistent with PCC §22185.2 to ensure fairness in PDB procurement. We will work with the City to define limitations on firm participation in PDB teams. We can advise on typical public sector practices and will draft conflict of interest policy statements for inclusion in design-builder Requests for Qualifications (RFQ) and Requests for Proposals (RFP).

3. Development of Progressive Design-Build Procurement Procedures

Our team will develop procurement workflows tailored to PDB, including RFQ/RFP templates, scoring systems, and interview protocols. Drawing from proven public sector examples, we will help the City define criteria emphasizing collaboration, innovation, and value-based decision making. Kitchell will present tested examples and industry best practices for structuring PDB procurements for City consideration. Options and alternatives, with benefits and drawbacks, will be discussed. Together, we will craft a solicitation strategy that best suits the project's needs, considering:

- » Compliance with codes and regulations, including employment of a skilled workforce
- » Market conditions and potential industry interest
- » Ability to attract capable and desirable firms
- » Maintaining fairness and transparency

We will consider evaluation criteria for the RFQ and RFP, along with scoring methodologies and weighting strategies, to select the PDB team best aligned with City goals. Considerations include:

- » Firm and team member experience and qualifications
- » Team's approach to project implementation and innovation
- » Team member interactions, dynamics, and ability to collaborate
- » Inherent value of the team's proposal

We will identify necessary participants in the progressive design-build selection process, including the evaluation committee and interview panel, and document the process with a work plan and schedule. RFQ, RFP, and interview evaluation manuals will also be prepared, and described below.

4. Implement Design-Build Entity Procurement Process

Based on the criteria and process established in Step 3, Kitchell will prepare the RFQ and RFP documents for City review and approval. The documents will clearly define the City's goals and priorities, project scope, budget, schedule, and expectations for all project phases, including:

- » Programming and validation
- » Design process and phasing
- » Cost management procedures
- » Guaranteed Maximum Price (GMP) development and presentation
- » Schedule management
- » Permitting, construction, and closeout

The RFQ and RFP will outline:

- » Selection processes
- » Team interaction, coordination, collaboration, and performance expectations
- » Desired team attributes
- » Response requirements
- » Selection criteria and weighting

In coordination with the City, Kitchell will assist in preparing the Progressive Design-Build Agreement, including insurance, bonds, payment, and retention withholding requirements. We will assemble all required exhibits and attachments, ensuring documents are complete, clear, and coordinated, including:

- » Existing studies and investigations
- » Project criteria and other requirements
- » Preliminary phasing and schedules

- » Selection criteria evaluation forms

5. Participate in the Design-Build Entity Selection Process & Contract Negotiation

During this phase, Kitchell will lead the design-build selection process. We will work with the City to schedule and conduct proposer briefing meetings and site walks, coordinate responses to proposer questions, and prepare addenda and notifications.

When SOQs and RFPs are received, **Project Director Brian Anastacio** will lead the review and scoring process, with **PDB Subject Matter Expert George Dyckes** supporting and will be available as-needed. Brian will coordinate evaluation committee participation, brief members on technical responses, and provide summaries and reports documenting results.

For interviews, Kitchell will develop agendas outlining proposer topics. We have found it beneficial to have a team problem-solving scenario used in the interviews to observe creativity, collaboration, and team interaction with both their peers and the panel, helping to assess cultural fit with the City. The goal is to select the best team for the project.

Once the PDB design-build team is chosen, Kitchell will assist the City with negotiation and execution of the agreement, review and advise on requested changes to contract language, scope, and workflow strategies, and coordinate with the PDB entity to secure required documentation.

Kitchell worked effectively with the client, general contractor, and architects to successfully deliver **Contra Costa Fire's Fire Station No. 86**. This collaborative

approach allowed for the majority of potential conflicts to be identified and resolved before they occurred. Kitchell regularly met with the contractor and relevant subcontractors to map out upcoming work, detect issues, and determine mutually agreed upon solutions. The open lines of communication established from the start of the project allowed for work to progress according to schedule and achieve all quality benchmarks.



6. Coordinate Project Budgeting & Funding Oversight

We will work with the City to review and validate the initial project budget. In addition to design and construction costs, the budget will include soft costs, contingencies, escalation, and allowances for undefined scopes. From this budget, we can provide cash flow projections for City fund planning. Kitchell will also help establish a project cost management and reporting system to identify and document funding sources and allocations, tracking expenditures against each source and noting any changes over the project's life.

We recommend applying Lean Value Management to keep the design aligned with the budget leading up to the GMP. Target Value Design will manage budgets by trade, while Choosing by Advantages will support value-based systems selection and decision making.

Task 2: Design Phase (PDB Phase 1)

This phase includes architectural programming, design, and GMP establishment. The PDB team's efforts will be kicked off with a series of orientation meetings to integrate them into the City's team.

The PDB team will lead architectural programming to determine and document the specific needs and requirements of the project. The City will support the PDB team in their validation of the foregoing work, and Kitchell will organize internal and external stakeholders to support the PDB team in their determination of the project's needs. Concurrently, Kitchell will support the PDB team in their performance of any site investigations that may be required to further understand existing conditions. These may include surveys, hazardous materials assessments, and geotechnical investigations. Coordination efforts will be initiated with the local utility companies, Water District, and the internet service provider.

Design will be led by the PDB team. The City's responsibility is to support the PDB team in their efforts, and Kitchell will organize internal and external stakeholders to assist. **Fire Service Subject Matter Expert Mark Heine** is available to provide veteran advice and recommendations for consideration based upon his 41 years of fire service experience. Kitchell will organize efforts to review design progress and ensure the design aligns with the project's goals, objectives, and charter.

Over the course of the design phase, we will manage project costs and schedule to ensure compliance with no surprises. We will implement Lean Value Management principles to ensure the design aligns with the project budget, leading up to the establishment of the GMP. This will include Target Value Design to set and manage budgets by trade, continuous cost estimating with trend reports checking against target values, and Choosing by Advantages cost analysis to support value-based design decision-making and systems selection. Value engineering sessions will help to ensure the project costs align with the City's priorities and the City receives a high-value project.

Early alignment of expectations of the PDB team and City for project cost performance is important, together with outlining the GMP process, format, and required supporting documentation. We recommend that Kitchell's in-house estimating team perform an independent estimate of costs to be used as a basis for negotiation of the GMP. When the GMP is received, Kitchell will lead the review and negotiation, including application of any contingencies and allowances, the completion schedule, and contract terms.

Task 3: Construction Phase (PDB Phase 2)

We will work with the PDB team and the City to establish the construction phase processes. A document management system will be agreed upon and set up to support processing requests for information (RFIs) and product submittals. A payment application format will be used that accommodates the project's schedule of values with appropriate retention withholding. Applications for payment will be reviewed with recommendations for approval. We will establish and conduct standing meetings, including:

- » Weekly City/PDB team meetings
- » Quality assurance/compliance coordination meetings
- » Change management meetings
- » Schedule update review meetings

Our team will actively identify and manage risks. A Risk Management Log will track risks and associated mitigation measures to be employed to eliminate/mitigate exposure. The change management process will be established and documented. We will

review change requests for entitlement, negotiate fair pricing, and make recommendations for acceptance of proposed change orders. Documentation required for contract change orders will be provided for incorporation into the contract.

We will monitor the PDB team's schedule performance and conduct reviews of their monthly schedule updates. Monthly reporting will include project progress reports and skilled and trained workforce compliance.

Kitchell will support the quality assurance process, including review of work in the field, coordination of inspections, special inspections, and material testing. We will align expectations, monitor performance, and ensure required documentation and reporting.

Furniture, fixtures, and equipment (FF&E) will be coordinated with the City and the PDB team, including planning/design of required owner-provided FF&E, its procurement, and its receipt and installation.



For the **City of Hayward, Fire Station #6 & Fire Training Center, Public Safety Subject Matter Expert Steve Dewan** successfully guided the design and construction process through the AHJ's rigorous review. This included addressing unique site-specific challenges related to structural components and accessibility compliance for nine buildings while ensuring alignment with fire safety standards. He worked closely with the Inspector of Record (IOR) and design team throughout the construction phase to ensure proper testing and material inspections were conducted, as well as to facilitate IOR inspections required for the AHJ approval process.



Task 4: Post-Construction Phase

This phase includes closeout, commissioning, completion/acceptance, transition to operations, and move-in. Commissioning begins during design but becomes most active as systems are started and tested. Kitchell will coordinate commissioning to ensure systems perform as intended. Even at construction's peak, Kitchell will manage closeout procedures to enable smooth, timely completion. Required closeout items will be identified and coordinated until delivered to the City. Closeout deliverables will include O&M manuals, training, warranties, spare stock, as-builts, documentation, lien releases, and final payment.

As construction nears completion, we will coordinate City and Fire Department staff in the punch list process, and work with the PDB team and Building Department for final inspections and testing leading to the Certificate of Occupancy. We will then make recommendations for City acceptance.

Kitchell will assist the Fire Department in planning the transition to operations. New facilities, systems, and equipment often require updated procedures. **Fire Service Subject Matter Expert Mark Heine**, with extensive experience opening new stations, is available to help adapt and develop operational procedures as needed.

The Fire Department's move into the new facility will require logistical planning and careful execution. Kitchell will coordinate these efforts to ensure uninterrupted critical operations.



Task 5: Legislative Reporting

As required by PCC §22185.8, we will develop a data collection and reporting system beginning in 2027, culminating in a draft legislative report for City review by November 1, 2027, ahead of the December 31, 2028 deadline. The process will include:

Establish a Data Collection System (2027)

- » Identify required information for PCC §22185.8 compliance, including:
 - Project scope, budget, and schedule performance
 - Procurement and selection process details

- Skilled and trained workforce utilization
- Change order data (frequency, causes, costs)
- Community engagement activities
- Sustainability and equity outcomes (if applicable)

Ongoing Documentation During Project

- » Capture cost, schedule, and performance metrics throughout design and construction
- » Maintain records of PDB procurement, evaluation scoring, and interviews
- » Track training sessions and lessons-learned workshops

Draft Legislative Report (By Nov 1, 2027)

- » Prepare a structured draft summarizing project delivery, outcomes, and lessons learned
- » Submit to the City for review, comments, and revisions

Finalize Report (By Dec 31, 2028)

- » Incorporate City feedback
- » Ensure compliance with PCC §22185.8 formatting and content requirements
- » Submit final report to the State Legislature (typically via the City Clerk's Office or City Manager)

Roles & Responsibilities

- » Kitchell will develop and manage the data system and report. The City will provide records access, review the draft, and submit the final report.



Approach to Project Issues

Our team is structured to proactively address and resolve issues throughout the PDB process for the design and construction of Fire Station #4. Leveraging clear communication, timely coordination, and a hands-on approach, the team identifies potential challenges early, evaluates solutions collaboratively, and implements corrective actions to maintain schedule, budget, and quality objectives. This responsive management ensures that design and construction decisions are informed, risks are mitigated, and project outcomes meet the City's operational and community needs.

Integrating Equity & Sustainability

Kitchell demonstrates a deep understanding of equity and sustainability through its longstanding commitment to inclusive project delivery and environmentally responsible practices. Kitchell brings extensive experience integrating equitable community engagement, workforce diversity, and sustainable design principles into public safety facilities. We have successfully delivered **183 LEED certified and three Net Zero Energy projects**, emphasizing resilience, energy efficiency, and environmental stewardship. Our collaborative approach ensures that all stakeholders—especially underserved communities—are meaningfully included in the planning and execution process, aligning with City of Woodland's values of integrity, work ethic, teamwork, service excellence, and dedication.

Communication Updates

Kitchell will develop and implement a team-informed strategy that aligns design and construction activities with the stated project deadlines. Leveraging the expertise of the full project team, Kitchell ensures that all decisions are collaborative and well-coordinated, optimizing workflow and minimizing risk. To maintain transparency and client engagement, Kitchell will provide structured updates at least weekly, keeping the City informed on progress, challenges, and upcoming milestones throughout the project lifecycle. Kitchell is currently providing these construction updates on the Southeast Aquatic Complex.

Knowledge of the Public Sector

Kitchell brings extensive public sector experience, having completed **\$59 billion in construction across more than 5,000 projects**. We offer a deep understanding of construction management, budgeting, scheduling, and stakeholder coordination. Our team applies proven methodologies to monitor project costs, maintain schedule adherence, and ensure quality control while balancing the priorities of city staff, community members, and regulatory agencies. This integrated approach enables proactive decision-making, minimizes risk, and ensures the project meets all public sector requirements and operational goals.

Understanding of the City of Woodland & Project Site

Kitchell has a clear understanding of the City of Woodland and the surrounding neighborhood of the Fire Station #4 site. Our team's ongoing involvement in the City's Aquatic Center project has provided valuable insight into local community priorities, traffic patterns, and municipal operations. This experience enables us to plan construction activities that minimize disruption, engage effectively with residents and stakeholders, and ensure the project integrates seamlessly into the community while meeting the City's operational objectives.

KITCHELL PROJECTS IN THE CITY OF WOODLAND



City of Woodland, Woodland Community Center Parking Lot



City of Woodland, Southeast Aquatic Complex



Judicial Council of California, Yolo County - Woodland Courthouse

City Responsibilities

The City of Woodland will provide:

- » A designated City Representative empowered to provide approvals and direction.
- » Access to prior studies, budget records, and site information.
- » Coordination with the Finance and Public Works Capital Division on funding and approvals.
- » Participation in procurement evaluations, design reviews, and key decision milestones.
- » Processing of lot line adjustments, permits, and required City Council approvals.

Our approach demonstrates a thorough understanding of the City of Woodland's goals for Fire Station #4 and the unique opportunities and challenges of delivering this project through PDB. By combining disciplined project controls, proven delivery methods, community-sensitive engagement, and transparent communication, we will ensure the successful delivery of a modern, efficient, and sustainable facility that strengthens public safety and reflects the values of the Woodland community.

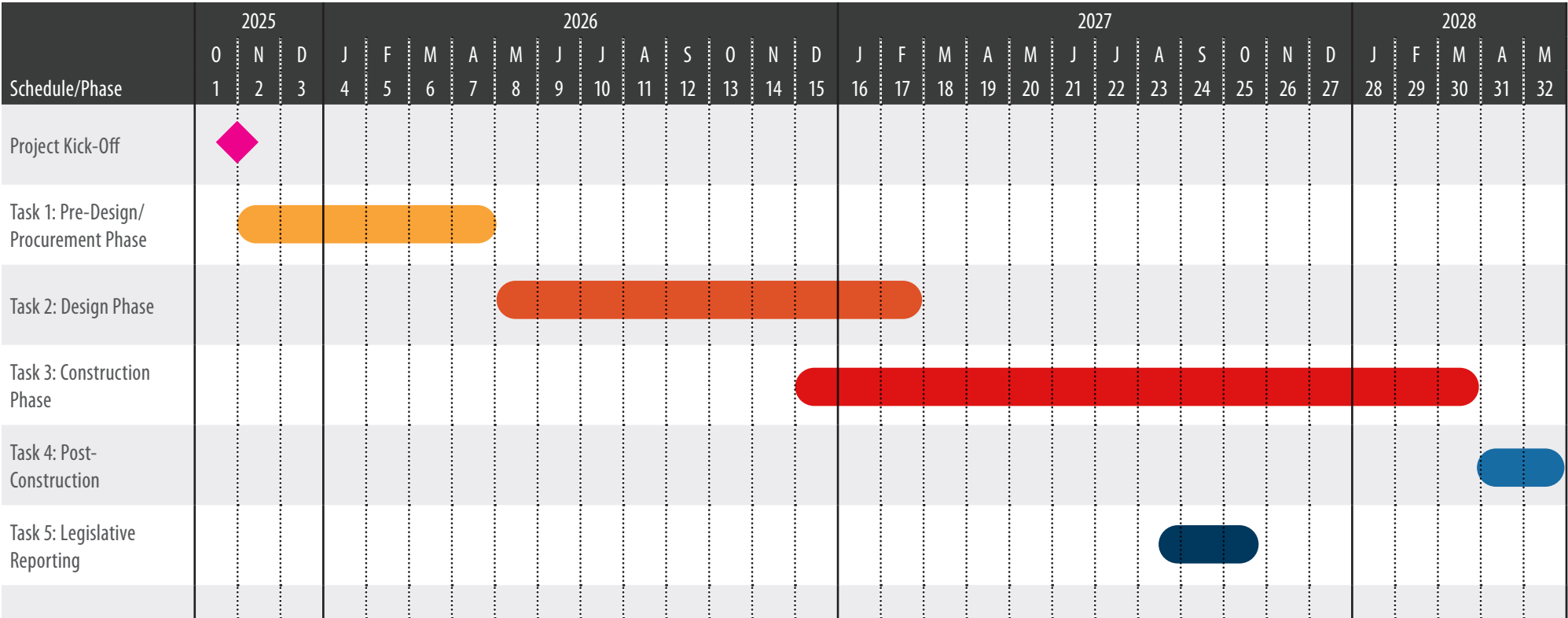


Kitchell is an Industry Leader in Progressive Design-Build Delivery

As an early adopter and innovator, Kitchell developed the new progressive design-build procurement process for California Department of General Services. Our services included modification, including modification of all related procurement and contract documents as well as the related processes, procedures and controls needed to successfully manage the progressive design-build delivery method. Kitchell also prepared a white paper and case studies specifically for distribution to legislators to inform them on the legislation, used to establish the State's best practices and communicate the delivery method and its benefits.



G. COST ESTIMATES OF CONSULTING FEE



Kitchell's philosophy for determining our compensation for services is driven by matching value to cost. In other words, we strive to provide the most appropriate complement of services and delivery methods to meet your objectives. Our primary goal is to align our understanding of the project success factors with your expectations. We typically structure our fees based on the consideration of scope, duration, and delivery method. Our proposed hourly rates are fully burdened with employee benefits, statutory requirements, overhead, profit, and associated material expenses. These rates are applicable to services requested on an individualized hourly billing basis.

If selected, Kitchell would welcome the opportunity to meet with you to carefully evaluate our fee proposal to ensure our understanding of the scope aligns with your project's expectations. If necessary, we will adjust the fee to ensure alignment with the client's expectations.

Position/Classification																															1	2	3	4	5	Total Hours	Hourly Rates	PH1 Fee	PH2 Fee	PH3 Fee	PH4 Fee	PH5 Fee	Total \$					
Brian Anastacio, Project Director		20	20	20	20	20	20	16	16	16	16	16	16	16	16	16	16	8	8	8	8	8	8	8	8	8	8	8	8	0	120	112	136	8	24	400	\$225	\$27,000	\$25,200	\$30,600	\$1,800	\$5,400	\$90,000					
Kris Bogar, Project/Construction Manager				40	40	40	40	80	80	80	80	80	80	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	160	80	80	160	560	2560	160	-	3,440	\$205	\$32,800	\$114,800	\$524,800	\$32,800	\$-	\$705,200				
Rick Stassi, Scheduling Manager			20									40	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8			20	56	128	0	-	204	\$175	\$3,500	\$9,800	\$22,400	\$-	\$-	\$35,700					
Matt Chappell, Estimating Director			40									40																			40	40	0	0	-	80	\$195	\$7,800	\$7,800	\$-	\$-	\$-	\$15,600					
ALLOWANCES																																											\$30,000					
Retired Chief Mark Heine, Fire Service Subject Matter Expert																																											\$250					
Steve Dewan, Public Safety Subject Matter Expert																																											\$225					
George Dyckes, Progressive Design-Build Subject Matter Expert																																											\$225					
Hours	0	20	80	60	60	60	60	96	96	96	96	176	104	104	184	184	184	184	176	176	176	176	176	176	176	176	176	176	88	80	340	768	2824	168	24	4,124												

\$71,100	\$157,600	\$577,800	\$34,600	\$5,400	\$876,500
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2450 Venture Oaks Way, Suite 500
Sacramento, CA 95833
www.kitchell.com

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT
AGREEMENT FOR OWNER’S REPRESENTATIVE SERVICES WITH KITCHELL
FOR THE FIRE STATION #4 PROGRESSIVE-DESIGN-BUILD PROJECT, CIP 16-10**

WHEREAS, the City has acquired the former school site at E. Gibson Road and Bourn Drive with the intent of constructing a new fire station to better serve the southeast area of Woodland, including Spring Lake; and

WHEREAS, on September 2, 2025, the City Council authorized staff to proceed with the design and construction of Fire Station #4 utilizing the progressive-design-build (PDB) delivery model; and

WHEREAS, the City would benefit from contracting with an “owner’s representative” with specialized experience and expertise with PDB fire station projects to ensure the project goals, budget, and schedule are met; and

WHEREAS, on September 2, 2025, a request for proposals (RFP) for Owner’s Representative services for the Fire Station #4 project was advertised, and on September 29, 2025, staff received 3 proposals; and

WHEREAS, a consultant selection committee was formed and evaluations concluded that Kitchell’s proposal demonstrated the most experience and expertise in acting as an owner’s representative for PDB fire station projects; and

WHEREAS, Kitchell was selected through the competitive quality-based selection process; and

WHEREAS, the City Council wishes to approve the consultant services agreement with Kitchell 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 a consultant services agreement with Kitchell in an amount not to exceed \$876,500 and approves a fifteen percent (15%) contingency in the amount of \$131,475 for Owner’s Representative Services for the Fire Station #4 Progressive-Design-Build Project (CIP 16-10).

SECTION 2. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement is within the Council authorization.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

RESOLUTION NO. 8582

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT
AGREEMENT FOR OWNER'S REPRESENTATIVE SERVICES WITH KITCHELL
FOR THE FIRE STATION #4 PROGRESSIVE-DESIGN-BUILD PROJECT, CIP 16-10**

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SECTION 2. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement is within the Council authorization.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

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

NOES: None.

ABSENT: None.

ABSTAIN: None.



Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:



Marissa Kersey, City Clerk



Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.12
SUBJECT: Approval of the Salary Schedule Effective October 1, 2025

Recommendation for Action: Staff recommends that the City Council approve the City of Woodland Salary Schedule effective October 1, 2025.

Staff Contact:

Rachael Smith, Human Resources Manager, (530) 661-5809, rachael.smith@cityofwoodland.gov

Fiscal Impact:

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

Background:

The California Public Employees' Retirement System (CalPERS) requires that the City Council adopt and approve the salary schedule on a quarterly basis, and this staff report serves to meet the CalPERS requirements for the quarter effective October 1, 2025.

Discussion:

CalPERS requires that the salary schedule be reviewed and updated by City Council action on a quarterly basis. Two new temporary/part-time positions (Level II Reserve Police Officer and Transportation Officer) have been added to the salary schedule since the previous adoption in July 2025.

Conclusion:

Staff recommends the City Council approve the City of Woodland Salary Schedule effective October 1, 2025.

Prepared by: Rachael Smith, Human Resources Manager

Reviewed by: Kim McKinney, Administrative Services Director

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

Ken Hiatt
City Manager

Attachments:

1. Salary Schedule - October 2025

CITY OF WOODLAND - SALARY SCHEDULE

Effective October 1, 2025

REGULAR FULL-TIME EMPLOYEES - BIWEEKLY/MONTHLY SALARY

CLASSIFICATION	GRADE	GROUP	Period	1	2	3	4	5	6	7	8
ACCOUNTANT I	M116	MMPA	Bi-Weekly	\$2,637.02	\$2,768.87	\$2,907.32	\$3,052.68	\$3,205.31	\$3,365.57	-	-
			Monthly	\$5,713.54	\$5,999.22	\$6,299.19	\$6,614.13	\$6,944.84	\$7,292.07	-	-
ACCOUNTANT II	M120	MMPA	Bi-Weekly	\$2,910.78	\$3,056.31	\$3,209.12	\$3,369.59	\$3,538.08	\$3,714.96	-	-
			Monthly	\$6,306.70	\$6,622.00	\$6,953.10	\$7,300.78	\$7,665.83	\$8,049.09	-	-
ACCOUNTING TECHNICIAN	G45	WCEA	Bi-Weekly	\$2,363.11	\$2,481.25	\$2,605.32	\$2,735.59	\$2,872.38	\$3,015.98	-	-
			Monthly	\$5,120.07	\$5,376.04	\$5,644.85	\$5,927.11	\$6,223.48	\$6,534.63	-	-
ADMIN SERVICES DIRECTOR	116	MGMT	Bi-Weekly	\$6,228.23	-	-	-	\$7,996.15	-	-	-
			Monthly	\$13,494.50	-	-	-	\$17,325.00	-	-	-
ADMINISTRATIVE CLERK I	G28	WCEA	Bi-Weekly	\$1,553.01	\$1,630.68	\$1,712.21	\$1,797.81	\$1,887.71	\$1,982.09	-	-
			Monthly	\$3,364.86	\$3,533.14	\$3,709.78	\$3,895.25	\$4,090.04	\$4,294.53	-	-
ADMINISTRATIVE CLERK II	G32	WCEA	Bi-Weekly	\$1,714.24	\$1,799.96	\$1,889.94	\$1,984.45	\$2,083.67	\$2,187.85	-	-
			Monthly	\$3,714.19	\$3,899.90	\$4,094.88	\$4,299.64	\$4,514.62	\$4,740.33	-	-
ADMINISTRATIVE CLERK III	G36	WCEA	Bi-Weekly	\$1,892.19	\$1,986.82	\$2,086.16	\$2,190.47	\$2,300.00	\$2,414.99	-	-
			Monthly	\$4,099.75	\$4,304.79	\$4,520.00	\$4,746.02	\$4,983.33	\$5,232.48	-	-
ADMINISTRATIVE SECRETARY	G42	WCEA	Bi-Weekly	\$2,194.37	\$2,304.10	\$2,419.29	\$2,540.26	\$2,667.28	\$2,800.64	-	-
			Monthly	\$4,754.47	\$4,992.22	\$5,241.79	\$5,503.90	\$5,779.10	\$6,068.04	-	-
ADMINISTRATIVE SUPERVISOR	G47	WCEA	Bi-Weekly	\$2,482.74	\$2,606.86	\$2,737.21	\$2,874.06	\$3,017.78	\$3,168.66	-	-
			Monthly	\$5,379.26	\$5,648.21	\$5,930.62	\$6,227.13	\$6,538.51	\$6,865.43	-	-
ASSISTANT ENGINEER	M125	MMPA	Bi-Weekly	\$3,293.28	\$3,457.94	\$3,630.84	\$3,812.37	\$4,002.99	\$4,203.14	-	-
			Monthly	\$7,135.43	\$7,492.20	\$7,866.82	\$8,260.13	\$8,673.15	\$9,106.81	-	-
ASSISTANT PLANNER	M118	MMPA	Bi-Weekly	\$2,770.52	\$2,909.05	\$3,054.49	\$3,207.23	\$3,367.58	\$3,535.96	-	-
			Monthly	\$6,002.80	\$6,302.94	\$6,618.06	\$6,948.99	\$7,296.43	\$7,661.24	-	-
ASSOCIATE CIVIL ENGINEER	M131	MMPA	Bi-Weekly	\$3,819.19	\$4,010.15	\$4,210.65	\$4,421.19	\$4,642.24	\$4,874.36	-	-
			Monthly	\$8,274.92	\$8,688.65	\$9,123.07	\$9,579.24	\$10,058.19	\$10,561.11	-	-
ASSOCIATE ENGINEER	M127	MMPA	Bi-Weekly	\$3,460.00	\$3,633.00	\$3,814.64	\$4,005.38	\$4,205.65	\$4,415.93	-	-
			Monthly	\$7,496.67	\$7,871.50	\$8,265.05	\$8,678.32	\$9,112.24	\$9,567.84	-	-
ASSOCIATE PLANNER	M124	MMPA	Bi-Weekly	\$3,212.95	\$3,373.60	\$3,542.27	\$3,719.39	\$3,905.36	\$4,100.63	-	-
			Monthly	\$6,961.40	\$7,309.47	\$7,674.92	\$8,058.68	\$8,461.61	\$8,884.70	-	-
BUILDING INSPECTOR I	G49	WCEA	Bi-Weekly	\$2,608.42	\$2,738.84	\$2,875.78	\$3,019.57	\$3,170.54	\$3,329.07	-	-
			Monthly	\$5,651.57	\$5,934.15	\$6,230.85	\$6,542.39	\$6,869.51	\$7,212.98	-	-
BUILDING INSPECTOR II	G53	WCEA	Bi-Weekly	\$2,879.20	\$3,023.18	\$3,174.32	\$3,333.05	\$3,499.69	\$3,674.67	-	-
			Monthly	\$6,238.27	\$6,550.21	\$6,877.70	\$7,221.60	\$7,582.67	\$7,961.79	-	-
BUS ENGAGE/RSRCE CONS PROG MGR	M124	MMPA	Bi-Weekly	\$3,212.95	\$3,373.60	\$3,542.27	\$3,719.39	\$3,905.36	\$4,100.63	-	-
			Monthly	\$6,961.40	\$7,309.47	\$7,674.92	\$8,058.68	\$8,461.61	\$8,884.70	-	-
CDD DEPUTY DIRECTOR	120	MGMT	Bi-Weekly	\$4,925.32	-	-	-	\$6,314.76	-	-	-
			Monthly	\$10,671.53	-	-	-	\$13,681.99	-	-	-

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CHIEF BUILDING OFFICIAL	M140	MMPA	Bi-Weekly	\$4,769.64	\$5,008.12	\$5,258.52	\$5,521.46	\$5,797.52	\$6,087.40	-	-
			Monthly	\$10,334.21	\$10,850.92	\$11,393.47	\$11,963.16	\$12,561.30	\$13,189.37	-	-
CHIEF COLLECTION SYSTEM OPER	M132	MMPA	Bi-Weekly	\$3,914.66	\$4,110.40	\$4,315.92	\$4,531.70	\$4,758.30	\$4,996.22	-	-
			Monthly	\$8,481.77	\$8,905.86	\$9,351.17	\$9,818.69	\$10,309.66	\$10,825.15	-	-
CHIEF INFORMATION OFFICER	M142	MMPA	Bi-Weekly	\$5,011.10	\$5,261.66	\$5,524.74	\$5,800.98	\$6,091.03	\$6,395.58	-	-
			Monthly	\$10,857.39	\$11,400.27	\$11,970.28	\$12,568.79	\$13,197.23	\$13,857.09	-	-
CHIEF WATER SYSTEM OP	M132	MMPA	Bi-Weekly	\$3,914.66	\$4,110.40	\$4,315.92	\$4,531.70	\$4,758.30	\$4,996.22	-	-
			Monthly	\$8,481.77	\$8,905.86	\$9,351.17	\$9,818.69	\$10,309.66	\$10,825.15	-	-
CIRCULATION SUPERVISOR	G37	WCEA	Bi-Weekly	\$1,939.50	\$2,036.47	\$2,138.31	\$2,245.21	\$2,357.49	\$2,475.36	-	-
			Monthly	\$4,202.25	\$4,412.36	\$4,633.00	\$4,864.63	\$5,107.89	\$5,363.27	-	-
CITY CLERK	125	MGMT	Bi-Weekly	\$4,804.62	-	-	-	\$6,130.38	-	-	-
			Monthly	\$10,410.00	-	-	-	\$13,282.50	-	-	-
CITY COUNCIL	110	CNCL	Bi-Weekly	\$115.38	-	-	-	-	-	-	-
			Monthly	\$250.00	-	-	-	-	-	-	-
CITY ENGINEER	M145	MMPA	Bi-Weekly	\$5,396.41	\$5,666.23	\$5,949.53	\$6,247.02	\$6,559.37	\$6,887.33	-	-
			Monthly	\$11,692.23	\$12,276.84	\$12,890.65	\$13,535.22	\$14,211.97	\$14,922.55	-	-
CITY MANAGER	101	CM	Bi-Weekly	\$12,033.05	-	-	-	-	-	-	-
			Monthly	\$26,071.62	-	-	-	-	-	-	-
CODE COMPLIANCE OFFICER I	G46	WCEA	Bi-Weekly	\$2,422.17	\$2,543.29	\$2,670.44	\$2,803.97	\$2,944.18	\$3,091.37	-	-
			Monthly	\$5,248.04	\$5,510.45	\$5,785.96	\$6,075.27	\$6,379.05	\$6,697.96	-	-
CODE COMPLIANCE OFFICER II	G50	WCEA	Bi-Weekly	\$2,673.63	\$2,807.31	\$2,947.67	\$3,095.05	\$3,249.82	\$3,412.30	-	-
			Monthly	\$5,792.86	\$6,082.51	\$6,386.61	\$6,705.95	\$7,041.28	\$7,393.32	-	-
COMM & STRATEGIC POLICY MGR	M134	MMPA	Bi-Weekly	\$4,112.86	\$4,318.48	\$4,534.41	\$4,761.12	\$4,999.19	\$5,249.16	-	-
			Monthly	\$8,911.19	\$9,356.71	\$9,824.56	\$10,315.77	\$10,831.57	\$11,373.17	-	-
COMM ENHANCEMENT SPECIALIST	G46	WCEA	Bi-Weekly	\$2,422.17	\$2,543.29	\$2,670.44	\$2,803.97	\$2,944.18	\$3,091.37	-	-
			Monthly	\$5,248.04	\$5,510.45	\$5,785.96	\$6,075.27	\$6,379.05	\$6,697.96	-	-
COMM RISK REDUCTION SPEC I	185A	WPFA	Bi-Weekly	\$2,547.85	\$2,675.37	\$2,809.13	\$2,949.59	\$3,097.06	-	-	-
			Monthly	\$5,520.35	\$5,796.64	\$6,086.45	\$6,390.78	\$6,710.29	-	-	-
COMM RISK REDUCTION SPEC II	185B	WPFA	Bi-Weekly	\$2,739.79	\$2,876.78	\$3,020.62	\$3,171.65	\$3,330.24	-	-	-
			Monthly	\$5,936.20	\$6,233.03	\$6,544.68	\$6,871.91	\$7,215.52	-	-	-
COMMUNITY DEVELOPMENT CLERK I	G32	WCEA	Bi-Weekly	\$1,714.24	\$1,799.96	\$1,889.94	\$1,984.45	\$2,083.67	\$2,187.85	-	-
			Monthly	\$3,714.19	\$3,899.90	\$4,094.88	\$4,299.64	\$4,514.62	\$4,740.33	-	-
COMMUNITY DEVELOPMENT CLERK II	G37	WCEA	Bi-Weekly	\$1,939.50	\$2,036.47	\$2,138.31	\$2,245.21	\$2,357.49	\$2,475.36	-	-
			Monthly	\$4,202.25	\$4,412.36	\$4,633.00	\$4,864.63	\$5,107.89	\$5,363.27	-	-
COMMUNITY DEVELOPMENT DIRECTOR	119	MGMT	Bi-Weekly	\$6,228.23	-	-	-	\$7,996.15	-	-	-
			Monthly	\$13,494.50	-	-	-	\$17,325.00	-	-	-
COMMUNITY DEVELOPMENT TECH I	G42	WCEA	Bi-Weekly	\$2,194.37	\$2,304.10	\$2,419.29	\$2,540.26	\$2,667.28	\$2,800.64	-	-
			Monthly	\$4,754.47	\$4,992.22	\$5,241.79	\$5,503.90	\$5,779.10	\$6,068.04	-	-
COMMUNITY DEVELOPMENT TECH II	G46	WCEA	Bi-Weekly	\$2,422.17	\$2,543.29	\$2,670.44	\$2,803.97	\$2,944.18	\$3,091.37	-	-

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			Monthly	\$5,248.04	\$5,510.45	\$5,785.96	\$6,075.27	\$6,379.05	\$6,697.96	-	-
COMMUNITY SERVICES DIRECTOR	122	MGMT	Bi-Weekly	\$6,228.23	-	-	-	\$7,996.15	-	-	-
			Monthly	\$13,494.50	-	-	-	\$17,325.00	-	-	-
COMMUNITY SVCS OFFICER	228	WPOA	Bi-Weekly	\$2,204.20	\$2,314.42	\$2,430.14	\$2,551.65	\$2,679.24	\$2,813.20	-	-
			Monthly	\$4,775.77	\$5,014.58	\$5,265.31	\$5,528.57	\$5,805.01	\$6,095.26	-	-
COMMUNITY SVCS PROGRAM MGR	M125	MMPA	Bi-Weekly	\$3,293.28	\$3,457.94	\$3,630.84	\$3,812.37	\$4,002.99	\$4,203.14	-	-
			Monthly	\$7,135.43	\$7,492.20	\$7,866.82	\$8,260.13	\$8,673.15	\$9,106.81	-	-
CONSERVATION COORDINATOR	G46	WCEA	Bi-Weekly	\$2,422.17	\$2,543.29	\$2,670.44	\$2,803.97	\$2,944.18	\$3,091.37	-	-
			Monthly	\$5,248.04	\$5,510.45	\$5,785.96	\$6,075.27	\$6,379.05	\$6,697.96	-	-
CONTRUCTION PROJECT MANAGER	M129	MMPA	Bi-Weekly	\$3,635.16	\$3,816.91	\$4,007.76	\$4,208.14	\$4,418.56	\$4,639.48	-	-
			Monthly	\$7,876.19	\$8,269.97	\$8,683.47	\$9,117.63	\$9,573.55	\$10,052.21	-	-
CRIME PREVENTION SPECIALIST	231	WPOA	Bi-Weekly	\$2,204.20	\$2,314.42	\$2,430.14	\$2,551.65	\$2,679.24	\$2,813.20	-	-
			Monthly	\$4,775.77	\$5,014.58	\$5,265.31	\$5,528.57	\$5,805.01	\$6,095.26	-	-
DATA SERVICES MANAGER	M136	MMPA	Bi-Weekly	\$4,321.06	\$4,537.11	\$4,763.97	\$5,002.17	\$5,252.28	\$5,514.88	-	-
			Monthly	\$9,362.29	\$9,830.41	\$10,321.94	\$10,838.04	\$11,379.93	\$11,948.91	-	-
DEPUTY FIRE CHIEF	162	FMMA	Bi-Weekly	\$5,710.39	\$5,995.91	\$6,295.70	\$6,610.48	\$6,997.49	-	-	-
			Monthly	\$12,372.51	\$12,991.13	\$13,640.69	\$14,322.71	\$15,161.24	-	-	-
DEPUTY POLICE CHIEF	205	PMMA	Bi-Weekly	\$5,662.61	\$5,945.75	\$6,243.03	\$6,555.19	\$6,882.95	\$7,227.10	\$7,588.45	\$7,967.88
			Monthly	\$12,269.00	\$12,882.47	\$13,526.57	\$14,202.92	\$14,913.06	\$15,658.71	\$16,441.65	\$17,263.73
DEPUTY PW DIRECTOR - UTILITIES	138	MGMT	Bi-Weekly	\$4,925.32	-	-	-	\$6,314.76	-	-	-
			Monthly	\$10,671.53	-	-	-	\$13,681.99	-	-	-
DNU - FOR TESTING	G28	WCEA	Bi-Weekly	\$1,553.01	\$1,630.68	\$1,712.21	\$1,797.81	\$1,887.71	\$1,982.09	-	-
			Monthly	\$3,364.86	\$3,533.14	\$3,709.78	\$3,895.25	\$4,090.04	\$4,294.53	-	-
ELECTRICAL/SIGNS & MARK SUPER	M134	MMPA	Bi-Weekly	\$4,112.86	\$4,318.48	\$4,534.41	\$4,761.12	\$4,999.19	\$5,249.16	-	-
			Monthly	\$8,911.19	\$9,356.71	\$9,824.56	\$10,315.77	\$10,831.57	\$11,373.17	-	-
ELECTRICIANS ASSISTANT	G43	WCEA	Bi-Weekly	\$2,249.23	\$2,361.68	\$2,479.78	\$2,603.78	\$2,733.97	\$2,870.65	-	-
			Monthly	\$4,873.32	\$5,116.97	\$5,372.85	\$5,641.52	\$5,923.59	\$6,219.74	-	-
ENGINEERING AIDE I	G33	WCEA	Bi-Weekly	\$1,757.10	\$1,844.95	\$1,937.20	\$2,034.05	\$2,135.76	\$2,242.56	-	-
			Monthly	\$3,807.05	\$3,997.39	\$4,197.27	\$4,407.10	\$4,627.48	\$4,858.87	-	-
ENGINEERING AIDE II	G37	WCEA	Bi-Weekly	\$1,939.50	\$2,036.47	\$2,138.31	\$2,245.21	\$2,357.49	\$2,475.36	-	-
			Monthly	\$4,202.25	\$4,412.36	\$4,633.00	\$4,864.63	\$5,107.89	\$5,363.27	-	-
ENGINEERING ASSISTANT	G56	WCEA	Bi-Weekly	\$3,100.59	\$3,255.62	\$3,418.41	\$3,589.33	\$3,768.79	\$3,957.22	-	-
			Monthly	\$6,717.95	\$7,053.85	\$7,406.55	\$7,776.88	\$8,165.72	\$8,573.98	-	-
ENGINEERING TECH I	G44	WCEA	Bi-Weekly	\$2,305.46	\$2,420.73	\$2,541.77	\$2,668.86	\$2,802.30	\$2,942.42	-	-
			Monthly	\$4,995.17	\$5,244.91	\$5,507.17	\$5,782.54	\$6,071.65	\$6,375.24	-	-
ENGINEERING TECH II	G48	WCEA	Bi-Weekly	\$2,544.79	\$2,672.04	\$2,805.63	\$2,945.93	\$3,093.22	\$3,247.87	-	-
			Monthly	\$5,513.72	\$5,789.42	\$6,078.87	\$6,382.85	\$6,701.97	\$7,037.06	-	-
ENGINEERING TECH III	G52	WCEA	Bi-Weekly	\$2,808.97	\$2,949.42	\$3,096.91	\$3,251.74	\$3,414.34	\$3,585.05	-	-
			Monthly	\$6,086.10	\$6,390.42	\$6,709.97	\$7,045.44	\$7,397.73	\$7,767.61	-	-

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ENV COMPLIANCE INSPECTOR I	G39	WCEA	Bi-Weekly	\$2,037.70	\$2,139.57	\$2,246.57	\$2,358.88	\$2,476.82	\$2,600.67	-	-
			Monthly	\$4,415.01	\$4,635.74	\$4,867.58	\$5,110.90	\$5,366.45	\$5,634.79	-	-
ENV COMPLIANCE INSPECTOR II	G43	WCEA	Bi-Weekly	\$2,249.23	\$2,361.68	\$2,479.78	\$2,603.78	\$2,733.97	\$2,870.65	-	-
			Monthly	\$4,873.32	\$5,116.97	\$5,372.85	\$5,641.52	\$5,923.59	\$6,219.74	-	-
ENV COMPLIANCE SPECIALIST	G49	WCEA	Bi-Weekly	\$2,608.42	\$2,738.84	\$2,875.78	\$3,019.57	\$3,170.54	\$3,329.07	-	-
			Monthly	\$5,651.57	\$5,934.15	\$6,230.85	\$6,542.39	\$6,869.51	\$7,212.98	-	-
ENV RESOURCES ANALYST	M127	MMPA	Bi-Weekly	\$3,460.00	\$3,633.00	\$3,814.64	\$4,005.38	\$4,205.65	\$4,415.93	-	-
			Monthly	\$7,496.67	\$7,871.50	\$8,265.05	\$8,678.32	\$9,112.24	\$9,567.84	-	-
EQUIPMENT MECHANIC HEAVY	G46	WCEA	Bi-Weekly	\$2,422.17	\$2,543.29	\$2,670.44	\$2,803.97	\$2,944.18	\$3,091.37	-	-
			Monthly	\$5,248.04	\$5,510.45	\$5,785.96	\$6,075.27	\$6,379.05	\$6,697.96	-	-
EQUIPMENT MECHANIC LIGHT	G41	WCEA	Bi-Weekly	\$2,140.85	\$2,247.89	\$2,360.29	\$2,478.31	\$2,602.23	\$2,732.33	-	-
			Monthly	\$4,638.52	\$4,870.43	\$5,113.96	\$5,369.66	\$5,638.16	\$5,920.04	-	-
EQUIPMENT MECHANIC SENIOR	G50	WCEA	Bi-Weekly	\$2,673.63	\$2,807.31	\$2,947.67	\$3,095.05	\$3,249.82	\$3,412.30	-	-
			Monthly	\$5,792.86	\$6,082.51	\$6,386.61	\$6,705.95	\$7,041.28	\$7,393.32	-	-
EQUIPMENT SERVICE CLERK	G32	WCEA	Bi-Weekly	\$1,714.24	\$1,799.96	\$1,889.94	\$1,984.45	\$2,083.67	\$2,187.85	-	-
			Monthly	\$3,714.19	\$3,899.90	\$4,094.88	\$4,299.64	\$4,514.62	\$4,740.33	-	-
EQUIPMENT SERVICE WORKER	G34	WCEA	Bi-Weekly	\$1,801.02	\$1,891.08	\$1,985.63	\$2,084.90	\$2,189.16	\$2,298.61	-	-
			Monthly	\$3,902.21	\$4,097.35	\$4,302.20	\$4,517.29	\$4,743.18	\$4,980.31	-	-
EXECUTIVE ASSISTANT	G49	WCEA	Bi-Weekly	\$2,608.42	\$2,738.84	\$2,875.78	\$3,019.57	\$3,170.54	\$3,329.07	-	-
			Monthly	\$5,651.57	\$5,934.15	\$6,230.85	\$6,542.39	\$6,869.51	\$7,212.98	-	-
EXECUTIVE ASST TO CM	G50	WCEA	Bi-Weekly	\$2,673.63	\$2,807.31	\$2,947.67	\$3,095.05	\$3,249.82	\$3,412.30	-	-
			Monthly	\$5,792.86	\$6,082.51	\$6,386.61	\$6,705.95	\$7,041.28	\$7,393.32	-	-
FACILITY MAINT WORKER III	G45	WCEA	Bi-Weekly	\$2,363.11	\$2,481.25	\$2,605.32	\$2,735.59	\$2,872.38	\$3,015.98	-	-
			Monthly	\$5,120.07	\$5,376.04	\$5,644.85	\$5,927.11	\$6,223.48	\$6,534.63	-	-
FACILITY MAINTENANCE WORKER I	G35	WCEA	Bi-Weekly	\$1,846.06	\$1,938.35	\$2,035.27	\$2,137.03	\$2,243.88	\$2,356.08	-	-
			Monthly	\$3,999.79	\$4,199.76	\$4,409.76	\$4,630.23	\$4,861.73	\$5,104.84	-	-
FACILITY MAINTENANCE WORKER II	G41	WCEA	Bi-Weekly	\$2,140.85	\$2,247.89	\$2,360.29	\$2,478.31	\$2,602.23	\$2,732.33	-	-
			Monthly	\$4,638.52	\$4,870.43	\$5,113.96	\$5,369.66	\$5,638.16	\$5,920.04	-	-
FINANCE CLERK I	G32	WCEA	Bi-Weekly	\$1,714.24	\$1,799.96	\$1,889.94	\$1,984.45	\$2,083.67	\$2,187.85	-	-
			Monthly	\$3,714.19	\$3,899.90	\$4,094.88	\$4,299.64	\$4,514.62	\$4,740.33	-	-
FINANCE CLERK II	G37	WCEA	Bi-Weekly	\$1,939.50	\$2,036.47	\$2,138.31	\$2,245.21	\$2,357.49	\$2,475.36	-	-
			Monthly	\$4,202.25	\$4,412.36	\$4,633.00	\$4,864.63	\$5,107.89	\$5,363.27	-	-
FINANCE OFFICER	M141	MMPA	Bi-Weekly	\$4,888.89	\$5,133.32	\$5,389.99	\$5,659.49	\$5,942.47	\$6,239.60	-	-
			Monthly	\$10,592.59	\$11,122.20	\$11,678.32	\$12,262.22	\$12,875.36	\$13,519.14	-	-
FINANCE SPECIALIST	G41	WCEA	Bi-Weekly	\$2,140.85	\$2,247.89	\$2,360.29	\$2,478.31	\$2,602.23	\$2,732.33	-	-
			Monthly	\$4,638.52	\$4,870.43	\$5,113.96	\$5,369.66	\$5,638.16	\$5,920.04	-	-
FINANCE SUPERVISOR	G54	WCEA	Bi-Weekly	\$2,951.19	\$3,098.74	\$3,253.69	\$3,416.35	\$3,587.20	\$3,766.54	-	-
			Monthly	\$6,394.25	\$6,713.93	\$7,049.67	\$7,402.09	\$7,772.26	\$8,160.84	-	-
FINANCIAL SERVICES MGR	M136	MMPA	Bi-Weekly	\$4,321.06	\$4,537.11	\$4,763.97	\$5,002.17	\$5,252.28	\$5,514.88	-	-

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			Monthly	\$9,362.29	\$9,830.41	\$10,321.94	\$10,838.04	\$11,379.93	\$11,948.91	-	-
FIRE BATTALION CHIEF-REG	152	FMMA	Bi-Weekly	\$5,005.97	\$5,256.26	\$5,519.07	\$5,795.03	\$6,084.78	-	-	-
			Monthly	\$10,846.26	\$11,388.56	\$11,957.99	\$12,555.90	\$13,183.69	-	-	-
FIRE CAPTAIN BASE ONLY	178	WPFA	Bi-Weekly	\$4,038.79	\$4,240.72	\$4,452.75	\$4,675.41	\$4,909.17	-	-	-
			Monthly	\$8,750.71	\$9,188.23	\$9,647.63	\$10,130.05	\$10,636.53	-	-	-
FIRE CHIEF	128	MGMT	Bi-Weekly	\$6,275.77	-	-	-	\$8,461.54	-	-	-
			Monthly	\$13,597.50	-	-	-	\$18,333.34	-	-	-
FIRE ENGINEER BASE ONLY	175	WPFA	Bi-Weekly	\$3,505.24	\$3,680.49	\$3,864.52	\$4,057.75	\$4,260.62	-	-	-
			Monthly	\$7,594.68	\$7,974.39	\$8,373.13	\$8,791.80	\$9,231.34	-	-	-
FIRE MARSHAL	165	FMMA	Bi-Weekly	\$5,005.96	\$5,256.26	\$5,519.07	\$5,795.03	\$6,084.78	-	-	-
			Monthly	\$10,846.26	\$11,388.56	\$11,957.99	\$12,555.90	\$13,183.69	-	-	-
FIREFIGHTER BASE ONLY	172	WPFA	Bi-Weekly	\$3,088.55	\$3,242.98	\$3,405.12	\$3,575.39	\$3,754.15	-	-	-
			Monthly	\$6,691.85	\$7,026.46	\$7,377.76	\$7,746.67	\$8,133.98	-	-	-
FIREFIGHTER RECRUIT BASE	182	WPFA	Bi-Weekly	\$2,779.70	-	-	-	-	-	-	-
			Monthly	\$6,022.68	-	-	-	-	-	-	-
FLEET & FACILITIES MGR	M131	MMPA	Bi-Weekly	\$3,819.19	\$4,010.15	\$4,210.65	\$4,421.19	\$4,642.24	\$4,874.36	-	-
			Monthly	\$8,274.92	\$8,688.65	\$9,123.07	\$9,579.24	\$10,058.19	\$10,561.11	-	-
GIS ANALYST	G62	WCEA	Bi-Weekly	\$3,595.72	\$3,775.53	\$3,964.30	\$4,162.51	\$4,370.62	\$4,589.17	-	-
			Monthly	\$7,790.72	\$8,180.31	\$8,589.32	\$9,018.77	\$9,469.68	\$9,943.19	-	-
GIS COORDINATOR	M131	MMPA	Bi-Weekly	\$3,819.19	\$4,010.15	\$4,210.65	\$4,421.19	\$4,642.24	\$4,874.36	-	-
			Monthly	\$8,274.92	\$8,688.65	\$9,123.07	\$9,579.24	\$10,058.19	\$10,561.11	-	-
GIS TECHNICIAN I	G49	WCEA	Bi-Weekly	\$2,608.42	\$2,738.84	\$2,875.78	\$3,019.57	\$3,170.54	\$3,329.07	-	-
			Monthly	\$5,651.57	\$5,934.15	\$6,230.85	\$6,542.39	\$6,869.51	\$7,212.98	-	-
GIS TECHNICIAN II	G53	WCEA	Bi-Weekly	\$2,879.20	\$3,023.18	\$3,174.32	\$3,333.05	\$3,499.69	\$3,674.67	-	-
			Monthly	\$6,238.27	\$6,550.21	\$6,877.70	\$7,221.60	\$7,582.67	\$7,961.79	-	-
HOUSING ANALYST I	M120	MMPA	Bi-Weekly	\$2,910.78	\$3,056.31	\$3,209.12	\$3,369.59	\$3,538.08	\$3,714.96	-	-
			Monthly	\$6,306.70	\$6,622.00	\$6,953.10	\$7,300.78	\$7,665.83	\$8,049.09	-	-
HOUSING ANALYST II	M124	MMPA	Bi-Weekly	\$3,212.95	\$3,373.60	\$3,542.27	\$3,719.39	\$3,905.36	\$4,100.63	-	-
			Monthly	\$6,961.40	\$7,309.47	\$7,674.92	\$8,058.68	\$8,461.61	\$8,884.70	-	-
HUMAN RESOURCES ANALYST I	M121	MMPA	Bi-Weekly	\$2,983.54	\$3,132.72	\$3,289.35	\$3,453.83	\$3,626.53	\$3,807.85	-	-
			Monthly	\$6,464.34	\$6,787.56	\$7,126.93	\$7,483.29	\$7,857.48	\$8,250.34	-	-
HUMAN RESOURCES ANALYST II	M126	MMPA	Bi-Weekly	\$3,375.61	\$3,544.39	\$3,721.61	\$3,907.68	\$4,103.07	\$4,308.22	-	-
			Monthly	\$7,313.82	\$7,679.51	\$8,063.49	\$8,466.63	\$8,889.98	\$9,334.48	-	-
HUMAN RESOURCES CLERK	G39	WCEA	Bi-Weekly	\$2,037.70	\$2,139.57	\$2,246.57	\$2,358.88	\$2,476.82	\$2,600.67	-	-
			Monthly	\$4,415.01	\$4,635.74	\$4,867.58	\$5,110.90	\$5,366.45	\$5,634.79	-	-
HUMAN RESOURCES MANAGER	M140	MMPA	Bi-Weekly	\$4,769.64	\$5,008.12	\$5,258.52	\$5,521.46	\$5,797.52	\$6,087.40	-	-
			Monthly	\$10,334.21	\$10,850.92	\$11,393.47	\$11,963.16	\$12,561.30	\$13,189.37	-	-
HUMAN RESOURCES TECH I	G45	WCEA	Bi-Weekly	\$2,363.11	\$2,481.25	\$2,605.32	\$2,735.59	\$2,872.38	\$3,015.98	-	-
			Monthly	\$5,120.07	\$5,376.04	\$5,644.85	\$5,927.11	\$6,223.48	\$6,534.63	-	-

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HUMAN RESOURCES TECH II	G50	WCEA	Bi-Weekly	\$2,673.63	\$2,807.31	\$2,947.67	\$3,095.05	\$3,249.82	\$3,412.30	-	-
			Monthly	\$5,792.86	\$6,082.51	\$6,386.61	\$6,705.95	\$7,041.28	\$7,393.32	-	-
IND ELECTRICAL/ELECT TECH	G58	WCEA	Bi-Weekly	\$3,257.56	\$3,420.44	\$3,591.47	\$3,771.02	\$3,959.59	\$4,157.55	-	-
			Monthly	\$7,058.06	\$7,410.95	\$7,781.51	\$8,170.55	\$8,579.10	\$9,008.03	-	-
INFORMATION SYSTEMS TECH I	G48	WCEA	Bi-Weekly	\$2,544.79	\$2,672.04	\$2,805.63	\$2,945.93	\$3,093.22	\$3,247.87	-	-
			Monthly	\$5,513.72	\$5,789.42	\$6,078.87	\$6,382.85	\$6,701.97	\$7,037.06	-	-
INFORMATION SYSTEMS TECH II	G52	WCEA	Bi-Weekly	\$2,808.97	\$2,949.42	\$3,096.91	\$3,251.74	\$3,414.34	\$3,585.05	-	-
			Monthly	\$6,086.10	\$6,390.42	\$6,709.97	\$7,045.44	\$7,397.73	\$7,767.61	-	-
INFRA ADMINISTRATOR	M141	MMPA	Bi-Weekly	\$4,888.89	\$5,133.32	\$5,389.99	\$5,659.49	\$5,942.47	\$6,239.60	-	-
			Monthly	\$10,592.59	\$11,122.20	\$11,678.32	\$12,262.22	\$12,875.36	\$13,519.14	-	-
JUNIOR ENGINEER	M121	MMPA	Bi-Weekly	\$2,983.54	\$3,132.72	\$3,289.35	\$3,453.83	\$3,626.53	\$3,807.85	-	-
			Monthly	\$6,464.34	\$6,787.56	\$7,126.93	\$7,483.29	\$7,857.48	\$8,250.34	-	-
JUNIOR PLANNER	M113	MMPA	Bi-Weekly	\$2,448.74	\$2,571.17	\$2,699.73	\$2,834.72	\$2,976.46	\$3,125.28	-	-
			Monthly	\$5,305.60	\$5,570.86	\$5,849.41	\$6,141.90	\$6,448.99	\$6,771.43	-	-
LAB SUPERVISOR	M127	MMPA	Bi-Weekly	\$3,460.00	\$3,633.00	\$3,814.64	\$4,005.38	\$4,205.65	\$4,415.93	-	-
			Monthly	\$7,496.67	\$7,871.50	\$8,265.05	\$8,678.32	\$9,112.24	\$9,567.84	-	-
LABRATORY TECHNICIAN I	G43	WCEA	Bi-Weekly	\$2,249.23	\$2,361.68	\$2,479.78	\$2,603.78	\$2,733.97	\$2,870.65	-	-
			Monthly	\$4,873.32	\$5,116.97	\$5,372.85	\$5,641.52	\$5,923.59	\$6,219.74	-	-
LABRATORY TECHNICIAN II	G47	WCEA	Bi-Weekly	\$2,482.74	\$2,606.86	\$2,737.21	\$2,874.06	\$3,017.78	\$3,168.66	-	-
			Monthly	\$5,379.26	\$5,648.21	\$5,930.62	\$6,227.13	\$6,538.51	\$6,865.43	-	-
LIBRARY PROGRAM MANAGER I	M122	MMPA	Bi-Weekly	\$3,058.14	\$3,211.05	\$3,371.58	\$3,540.16	\$3,717.18	\$3,903.04	-	-
			Monthly	\$6,625.97	\$6,957.28	\$7,305.10	\$7,670.35	\$8,053.89	\$8,456.58	-	-
LIBRARY PROGRAM MANAGER II	M125	MMPA	Bi-Weekly	\$3,293.28	\$3,457.94	\$3,630.84	\$3,812.37	\$4,002.99	\$4,203.14	-	-
			Monthly	\$7,135.43	\$7,492.20	\$7,866.82	\$8,260.13	\$8,673.15	\$9,106.81	-	-
LIBRARY SERVICES DIRECTOR	131	MGMT	Bi-Weekly	\$4,804.62	-	-	-	\$6,130.38	-	-	-
			Monthly	\$10,410.00	-	-	-	\$13,282.50	-	-	-
LIBRARY TECH ASSISTANT I	G29	WCEA	Bi-Weekly	\$1,591.85	\$1,671.43	\$1,755.01	\$1,842.77	\$1,934.90	\$2,031.63	-	-
			Monthly	\$3,449.00	\$3,621.44	\$3,802.52	\$3,992.66	\$4,192.28	\$4,401.87	-	-
LIBRARY TECH ASSISTANT II	G33	WCEA	Bi-Weekly	\$1,757.10	\$1,844.95	\$1,937.20	\$2,034.05	\$2,135.76	\$2,242.56	-	-
			Monthly	\$3,807.05	\$3,997.39	\$4,197.27	\$4,407.10	\$4,627.48	\$4,858.87	-	-
LITERACY COORDINATOR	G46	WCEA	Bi-Weekly	\$2,422.17	\$2,543.29	\$2,670.44	\$2,803.97	\$2,944.18	\$3,091.37	-	-
			Monthly	\$5,248.04	\$5,510.45	\$5,785.96	\$6,075.27	\$6,379.05	\$6,697.96	-	-
MAINTENANCE SUPERVISOR	G53	WCEA	Bi-Weekly	\$2,879.20	\$3,023.18	\$3,174.32	\$3,333.05	\$3,499.69	\$3,674.67	-	-
			Monthly	\$6,238.27	\$6,550.21	\$6,877.70	\$7,221.60	\$7,582.67	\$7,961.79	-	-
MAINTENANCE WORKER I	G35	WCEA	Bi-Weekly	\$1,846.06	\$1,938.35	\$2,035.27	\$2,137.03	\$2,243.88	\$2,356.08	-	-
			Monthly	\$3,999.79	\$4,199.76	\$4,409.76	\$4,630.23	\$4,861.73	\$5,104.84	-	-
MAINTENANCE WORKER II	G40	WCEA	Bi-Weekly	\$2,088.65	\$2,193.07	\$2,302.72	\$2,417.85	\$2,538.74	\$2,665.69	-	-
			Monthly	\$4,525.41	\$4,751.65	\$4,989.23	\$5,238.68	\$5,500.61	\$5,775.66	-	-
MAINTENANCE WORKER III	G44	WCEA	Bi-Weekly	\$2,305.46	\$2,420.73	\$2,541.77	\$2,668.86	\$2,802.30	\$2,942.42	-	-

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			Monthly	\$4,995.17	\$5,244.91	\$5,507.17	\$5,782.54	\$6,071.65	\$6,375.24	-	-
MANAGEMENT ANALYST I	M120	MMPA	Bi-Weekly	\$2,910.78	\$3,056.31	\$3,209.12	\$3,369.59	\$3,538.08	\$3,714.96	-	-
			Monthly	\$6,306.70	\$6,622.00	\$6,953.10	\$7,300.78	\$7,665.83	\$8,049.09	-	-
MANAGEMENT ANALYST II	M125	MMPA	Bi-Weekly	\$3,293.28	\$3,457.94	\$3,630.84	\$3,812.37	\$4,002.99	\$4,203.14	-	-
			Monthly	\$7,135.43	\$7,492.20	\$7,866.82	\$8,260.13	\$8,673.15	\$9,106.81	-	-
MARKTNG & BUS RELATIONS SPEC	M118	MMPA	Bi-Weekly	\$2,770.52	\$2,909.05	\$3,054.49	\$3,207.23	\$3,367.58	\$3,535.96	-	-
			Monthly	\$6,002.80	\$6,302.94	\$6,618.06	\$6,948.99	\$7,296.43	\$7,661.24	-	-
PARK MAINTENANCE WORKER I	G35	WCEA	Bi-Weekly	\$1,846.06	\$1,938.35	\$2,035.27	\$2,137.03	\$2,243.88	\$2,356.08	-	-
			Monthly	\$3,999.79	\$4,199.76	\$4,409.76	\$4,630.23	\$4,861.73	\$5,104.84	-	-
PARK MAINTENANCE WORKER II	G39	WCEA	Bi-Weekly	\$2,037.70	\$2,139.57	\$2,246.57	\$2,358.88	\$2,476.82	\$2,600.67	-	-
			Monthly	\$4,415.01	\$4,635.74	\$4,867.58	\$5,110.90	\$5,366.45	\$5,634.79	-	-
PARK MAINTENANCE WORKER III	G43	WCEA	Bi-Weekly	\$2,249.23	\$2,361.68	\$2,479.78	\$2,603.78	\$2,733.97	\$2,870.65	-	-
			Monthly	\$4,873.32	\$5,116.97	\$5,372.85	\$5,641.52	\$5,923.59	\$6,219.74	-	-
PARK SUPERINTENDENT	M132	MMPA	Bi-Weekly	\$3,914.66	\$4,110.40	\$4,315.92	\$4,531.70	\$4,758.30	\$4,996.22	-	-
			Monthly	\$8,481.77	\$8,905.86	\$9,351.17	\$9,818.69	\$10,309.66	\$10,825.15	-	-
PARK SUPERVISOR	G51	WCEA	Bi-Weekly	\$2,740.48	\$2,877.49	\$3,021.37	\$3,172.43	\$3,331.08	\$3,497.61	-	-
			Monthly	\$5,937.70	\$6,234.57	\$6,546.29	\$6,873.59	\$7,217.33	\$7,578.16	-	-
POLICE CHIEF	134	MGMT	Bi-Weekly	\$7,734.16	-	-	-	\$10,176.52	-	-	-
			Monthly	\$16,757.34	-	-	-	\$22,049.13	-	-	-
POLICE CRIME & INTEL ANALYST	212	WPSA	Bi-Weekly	\$2,825.80	\$2,967.10	\$3,115.44	\$3,271.21	\$3,434.77	-	-	-
			Monthly	\$6,122.56	\$6,428.72	\$6,750.12	\$7,087.63	\$7,442.00	-	-	-
POLICE LIEUTENANT	202	PMMA	Bi-Weekly	\$5,152.08	\$5,409.68	\$5,680.16	\$5,964.18	\$6,262.38	\$6,575.51	\$6,904.28	\$7,249.50
			Monthly	\$11,162.85	\$11,720.96	\$12,307.02	\$12,922.38	\$13,568.48	\$14,246.93	\$14,959.28	\$15,707.24
POLICE OFFICER RECRUIT	222	WPOA	Bi-Weekly	\$3,013.82	-	-	-	-	-	-	-
			Monthly	\$6,529.94	-	-	-	-	-	-	-
POLICE OFFICER-BASE ONLY	225	WPOA	Bi-Weekly	\$3,348.69	\$3,516.13	\$3,691.94	\$3,876.51	\$4,070.36	\$4,273.88	\$4,487.57	-
			Monthly	\$7,255.51	\$7,618.29	\$7,999.21	\$8,399.12	\$8,819.11	\$9,260.08	\$9,723.06	-
POLICE RECORDS SPECIALIST	234A	WPOA	Bi-Weekly	\$1,956.43	\$2,054.26	\$2,156.96	\$2,264.82	\$2,378.06	-	-	-
			Monthly	\$4,238.93	\$4,450.89	\$4,673.42	\$4,907.10	\$5,152.46	-	-	-
POLICE RECORDS SUPERVISOR	215	WPSA	Bi-Weekly	\$2,650.79	\$2,783.33	\$2,922.48	\$3,068.63	\$3,222.06	-	-	-
			Monthly	\$5,743.37	\$6,030.54	\$6,332.04	\$6,648.69	\$6,981.12	-	-	-
POLICE SERGEANT	218	WPSA	Bi-Weekly	\$3,873.69	\$4,067.38	\$4,270.76	\$4,484.29	\$4,708.50	\$4,943.93	\$5,191.12	\$5,450.68
			Monthly	\$8,393.00	\$8,812.65	\$9,253.31	\$9,715.95	\$10,201.75	\$10,711.86	\$11,247.43	\$11,809.80
POOL FACILITIES TECH	G46	WCEA	Bi-Weekly	\$2,422.17	\$2,543.29	\$2,670.44	\$2,803.97	\$2,944.18	\$3,091.37	-	-
			Monthly	\$5,248.04	\$5,510.45	\$5,785.96	\$6,075.27	\$6,379.05	\$6,697.96	-	-
PRINCIPAL CIVIL ENGINEER	M141	MMPA	Bi-Weekly	\$4,888.89	\$5,133.32	\$5,389.99	\$5,659.49	\$5,942.47	\$6,239.60	-	-
			Monthly	\$10,592.59	\$11,122.20	\$11,678.32	\$12,262.22	\$12,875.36	\$13,519.14	-	-
PRINCIPAL PLANNER	M136	MMPA	Bi-Weekly	\$4,321.06	\$4,537.11	\$4,763.97	\$5,002.17	\$5,252.28	\$5,514.88	-	-
			Monthly	\$9,362.29	\$9,830.41	\$10,321.94	\$10,838.04	\$11,379.93	\$11,948.91	-	-

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PRINCIPAL UTILITIES CIVIL ENG	M141	MMPA	Bi-Weekly	\$4,888.89	\$5,133.32	\$5,389.99	\$5,659.49	\$5,942.47	\$6,239.60	-	-
			Monthly	\$10,592.59	\$11,122.20	\$11,678.32	\$12,262.22	\$12,875.36	\$13,519.14	-	-
PROGRAMMER ANALYST	G63	WCEA	Bi-Weekly	\$3,685.62	\$3,869.91	\$4,063.40	\$4,266.57	\$4,479.90	\$4,703.88	-	-
			Monthly	\$7,985.51	\$8,384.80	\$8,804.03	\$9,244.24	\$9,706.46	\$10,191.74	-	-
PUBLIC WORKS DIRECTOR	137	MGMT	Bi-Weekly	\$6,228.23	-	-	-	\$7,996.15	-	-	-
			Monthly	\$13,494.50	-	-	-	\$17,325.00	-	-	-
RECREATION COORDINATOR	G36	WCEA	Bi-Weekly	\$1,892.19	\$1,986.82	\$2,086.16	\$2,190.47	\$2,300.00	\$2,414.99	-	-
			Monthly	\$4,099.75	\$4,304.79	\$4,520.00	\$4,746.02	\$4,983.33	\$5,232.48	-	-
RECREATION SUPERVISOR	G50	WCEA	Bi-Weekly	\$2,673.63	\$2,807.31	\$2,947.67	\$3,095.05	\$3,249.82	\$3,412.30	-	-
			Monthly	\$5,792.86	\$6,082.51	\$6,386.61	\$6,705.95	\$7,041.28	\$7,393.32	-	-
SIGNS AND MARKINGS TECH I	G39	WCEA	Bi-Weekly	\$2,037.70	\$2,139.57	\$2,246.57	\$2,358.88	\$2,476.82	\$2,600.67	-	-
			Monthly	\$4,415.01	\$4,635.74	\$4,867.58	\$5,110.90	\$5,366.45	\$5,634.79	-	-
SIGNS AND MARKINGS TECH II	G43	WCEA	Bi-Weekly	\$2,249.23	\$2,361.68	\$2,479.78	\$2,603.78	\$2,733.97	\$2,870.65	-	-
			Monthly	\$4,873.32	\$5,116.97	\$5,372.85	\$5,641.52	\$5,923.59	\$6,219.74	-	-
SOCIAL SERVICES MANAGER	M132	MMPA	Bi-Weekly	\$3,914.66	\$4,110.40	\$4,315.92	\$4,531.70	\$4,758.30	\$4,996.22	-	-
			Monthly	\$8,481.77	\$8,905.86	\$9,351.17	\$9,818.69	\$10,309.66	\$10,825.15	-	-
SR ACCOUNTANT	M125	MMPA	Bi-Weekly	\$3,293.28	\$3,457.94	\$3,630.84	\$3,812.37	\$4,002.99	\$4,203.14	-	-
			Monthly	\$7,135.43	\$7,492.20	\$7,866.82	\$8,260.13	\$8,673.15	\$9,106.81	-	-
SR ASSOCIATE CIVIL ENG	M134	MMPA	Bi-Weekly	\$4,112.86	\$4,318.48	\$4,534.41	\$4,761.12	\$4,999.19	\$5,249.16	-	-
			Monthly	\$8,911.19	\$9,356.71	\$9,824.56	\$10,315.77	\$10,831.57	\$11,373.17	-	-
SR BUILDING INSPECTOR	G57	WCEA	Bi-Weekly	\$3,178.10	\$3,337.01	\$3,503.86	\$3,679.06	\$3,863.02	\$4,056.15	-	-
			Monthly	\$6,885.88	\$7,230.19	\$7,591.69	\$7,971.29	\$8,369.88	\$8,788.33	-	-
SR BUILDING PLAN EXAMINER	G58	WCEA	Bi-Weekly	\$3,257.56	\$3,420.44	\$3,591.47	\$3,771.02	\$3,959.59	\$4,157.55	-	-
			Monthly	\$7,058.06	\$7,410.95	\$7,781.51	\$8,170.55	\$8,579.10	\$9,008.03	-	-
SR CIVIL ENGINEER	M138	MMPA	Bi-Weekly	\$4,539.81	\$4,766.80	\$5,005.13	\$5,255.40	\$5,518.17	\$5,794.08	-	-
			Monthly	\$9,836.26	\$10,328.06	\$10,844.44	\$11,386.71	\$11,956.03	\$12,553.83	-	-
SR COMM RISK REDUCTION SPEC	185C	WPFA	Bi-Weekly	\$3,033.63	\$3,185.32	\$3,344.59	\$3,511.81	\$3,687.41	-	-	-
			Monthly	\$6,572.86	\$6,901.53	\$7,246.60	\$7,608.91	\$7,989.39	-	-	-
SR CONTRUCTION PROJECT MANAGER	M131	MMPA	Bi-Weekly	\$3,819.19	\$4,010.15	\$4,210.65	\$4,421.19	\$4,642.24	\$4,874.36	-	-
			Monthly	\$8,274.92	\$8,688.65	\$9,123.07	\$9,579.24	\$10,058.19	\$10,561.11	-	-
SR ENGINEERING ASSISTANT	G58	WCEA	Bi-Weekly	\$3,257.56	\$3,420.44	\$3,591.47	\$3,771.02	\$3,959.59	\$4,157.55	-	-
			Monthly	\$7,058.06	\$7,410.95	\$7,781.51	\$8,170.55	\$8,579.10	\$9,008.03	-	-
SR ENV RESOURCES ANALYST	M131	MMPA	Bi-Weekly	\$3,819.19	\$4,010.15	\$4,210.65	\$4,421.19	\$4,642.24	\$4,874.36	-	-
			Monthly	\$8,274.92	\$8,688.65	\$9,123.07	\$9,579.24	\$10,058.19	\$10,561.11	-	-
SR HUMAN RESOURCES ANALYST	M132	MMPA	Bi-Weekly	\$3,914.66	\$4,110.40	\$4,315.92	\$4,531.70	\$4,758.30	\$4,996.22	-	-
			Monthly	\$8,481.77	\$8,905.86	\$9,351.17	\$9,818.69	\$10,309.66	\$10,825.15	-	-
SR MANAGEMENT ANALYST	M131	MMPA	Bi-Weekly	\$3,819.19	\$4,010.15	\$4,210.65	\$4,421.19	\$4,642.24	\$4,874.36	-	-
			Monthly	\$8,274.92	\$8,688.65	\$9,123.07	\$9,579.24	\$10,058.19	\$10,561.11	-	-
SR PLANNER	M132	MMPA	Bi-Weekly	\$3,914.66	\$4,110.40	\$4,315.92	\$4,531.70	\$4,758.30	\$4,996.22	-	-

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			Monthly	\$8,481.77	\$8,905.86	\$9,351.17	\$9,818.69	\$10,309.66	\$10,825.15	-	-
SR POLICE RECORDS SPECIALIST	234B	WPOA	Bi-Weekly	\$2,152.09	\$2,259.69	\$2,372.67	\$2,491.30	\$2,615.86	-	-	-
			Monthly	\$4,662.85	\$4,896.00	\$5,140.79	\$5,397.81	\$5,667.70	-	-	-
SR PROGRAMMER ANALYST	G67	WCEA	Bi-Weekly	\$4,068.24	\$4,271.64	\$4,485.24	\$4,709.50	\$4,944.98	\$5,192.21	-	-
			Monthly	\$8,814.52	\$9,255.22	\$9,718.01	\$10,203.92	\$10,714.12	\$11,249.80	-	-
SR SIGNING AND MARKING TECH	G45	WCEA	Bi-Weekly	\$2,363.11	\$2,481.25	\$2,605.32	\$2,735.59	\$2,872.38	\$3,015.98	-	-
			Monthly	\$5,120.07	\$5,376.04	\$5,644.85	\$5,927.11	\$6,223.48	\$6,534.63	-	-
SR TRAFFIC SIGNAL STREET LIGHT	G60	WCEA	Bi-Weekly	\$3,422.47	\$3,593.59	\$3,773.27	\$3,961.95	\$4,160.05	\$4,368.04	-	-
			Monthly	\$7,415.34	\$7,786.11	\$8,175.42	\$8,584.22	\$9,013.44	\$9,464.08	-	-
SR TREE TRIMMER	G45	WCEA	Bi-Weekly	\$2,363.11	\$2,481.25	\$2,605.32	\$2,735.59	\$2,872.38	\$3,015.98	-	-
			Monthly	\$5,120.07	\$5,376.04	\$5,644.85	\$5,927.11	\$6,223.48	\$6,534.63	-	-
SR UTIL MAINT WORKER WATER	G49	WCEA	Bi-Weekly	\$2,608.42	\$2,738.84	\$2,875.78	\$3,019.57	\$3,170.54	\$3,329.07	-	-
			Monthly	\$5,651.57	\$5,934.15	\$6,230.85	\$6,542.39	\$6,869.51	\$7,212.98	-	-
SR UTIL MAINT WORKER WWC	G54	WCEA	Bi-Weekly	\$2,951.19	\$3,098.74	\$3,253.69	\$3,416.35	\$3,587.20	\$3,766.54	-	-
			Monthly	\$6,394.25	\$6,713.93	\$7,049.67	\$7,402.09	\$7,772.26	\$8,160.84	-	-
SR WATER POLLUTION CR OP	G67	WCEA	Bi-Weekly	\$4,068.24	\$4,271.64	\$4,485.24	\$4,709.50	\$4,944.98	\$5,192.21	-	-
			Monthly	\$8,814.52	\$9,255.22	\$9,718.01	\$10,203.92	\$10,714.12	\$11,249.80	-	-
SR WATER QUALITY SPECIALIST	G62	WCEA	Bi-Weekly	\$3,595.72	\$3,775.53	\$3,964.30	\$4,162.51	\$4,370.62	\$4,589.17	-	-
			Monthly	\$7,790.72	\$8,180.31	\$8,589.32	\$9,018.77	\$9,469.68	\$9,943.19	-	-
SR WATER SYSTEM OPERATOR	G54	WCEA	Bi-Weekly	\$2,951.19	\$3,098.74	\$3,253.69	\$3,416.35	\$3,587.20	\$3,766.54	-	-
			Monthly	\$6,394.25	\$6,713.93	\$7,049.67	\$7,402.09	\$7,772.26	\$8,160.84	-	-
SR WATER WASTEWATER INST TECH	G66	WCEA	Bi-Weekly	\$3,969.00	\$4,167.47	\$4,375.83	\$4,594.62	\$4,824.37	\$5,065.58	-	-
			Monthly	\$8,599.51	\$9,029.52	\$9,480.97	\$9,955.00	\$10,452.80	\$10,975.43	-	-
TECHNICAL SERVICES MANAGER	M136	MMPA	Bi-Weekly	\$4,321.06	\$4,537.11	\$4,763.97	\$5,002.17	\$5,252.28	\$5,514.88	-	-
			Monthly	\$9,362.29	\$9,830.41	\$10,321.94	\$10,838.04	\$11,379.93	\$11,948.91	-	-
TRAFFIC SIG/STREET LIGHT TECH	G56	WCEA	Bi-Weekly	\$3,100.59	\$3,255.62	\$3,418.41	\$3,589.33	\$3,768.79	\$3,957.22	-	-
			Monthly	\$6,717.95	\$7,053.85	\$7,406.55	\$7,776.88	\$8,165.72	\$8,573.98	-	-
TRANSPORTATION ENGINEER	M134	MMPA	Bi-Weekly	\$4,112.86	\$4,318.48	\$4,534.41	\$4,761.12	\$4,999.19	\$5,249.16	-	-
			Monthly	\$8,911.19	\$9,356.71	\$9,824.56	\$10,315.77	\$10,831.57	\$11,373.17	-	-
TREATMENT PLANT MECHANIC	G54	WCEA	Bi-Weekly	\$2,951.19	\$3,098.74	\$3,253.69	\$3,416.35	\$3,587.20	\$3,766.54	-	-
			Monthly	\$6,394.25	\$6,713.93	\$7,049.67	\$7,402.09	\$7,772.26	\$8,160.84	-	-
TREATMENT PLANT SUPERINTENDENT	M137	MMPA	Bi-Weekly	\$4,429.08	\$4,650.54	\$4,883.06	\$5,127.22	\$5,383.57	\$5,652.77	-	-
			Monthly	\$9,596.34	\$10,076.17	\$10,579.96	\$11,108.98	\$11,664.40	\$12,247.67	-	-
TREE TRIMMER I	G39	WCEA	Bi-Weekly	\$2,037.70	\$2,139.57	\$2,246.57	\$2,358.88	\$2,476.82	\$2,600.67	-	-
			Monthly	\$4,415.01	\$4,635.74	\$4,867.58	\$5,110.90	\$5,366.45	\$5,634.79	-	-
TREE TRIMMER II	G43	WCEA	Bi-Weekly	\$2,249.23	\$2,361.68	\$2,479.78	\$2,603.78	\$2,733.97	\$2,870.65	-	-
			Monthly	\$4,873.32	\$5,116.97	\$5,372.85	\$5,641.52	\$5,923.59	\$6,219.74	-	-
UNDERGRND UTIL SVC WRKR	G46	WCEA	Bi-Weekly	\$2,422.17	\$2,543.29	\$2,670.44	\$2,803.97	\$2,944.18	\$3,091.37	-	-
			Monthly	\$5,248.04	\$5,510.45	\$5,785.96	\$6,075.27	\$6,379.05	\$6,697.96	-	-

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UTILITIES ADMINISTRATOR	M141	MMPA	Bi-Weekly	\$4,888.89	\$5,133.32	\$5,389.99	\$5,659.49	\$5,942.47	\$6,239.60	-	-
			Monthly	\$10,592.59	\$11,122.20	\$11,678.32	\$12,262.22	\$12,875.36	\$13,519.14	-	-
UTILITY MAINT SUPERVISOR	G53	WCEA	Bi-Weekly	\$2,879.20	\$3,023.18	\$3,174.32	\$3,333.05	\$3,499.69	\$3,674.67	-	-
			Monthly	\$6,238.27	\$6,550.21	\$6,877.70	\$7,221.60	\$7,582.67	\$7,961.79	-	-
UTILITY MAINT WORKER WATER I	G37	WCEA	Bi-Weekly	\$1,939.50	\$2,036.47	\$2,138.31	\$2,245.21	\$2,357.49	\$2,475.36	-	-
			Monthly	\$4,202.25	\$4,412.36	\$4,633.00	\$4,864.63	\$5,107.89	\$5,363.27	-	-
UTILITY MAINT WORKER WATER II	G42	WCEA	Bi-Weekly	\$2,194.37	\$2,304.10	\$2,419.29	\$2,540.26	\$2,667.28	\$2,800.64	-	-
			Monthly	\$4,754.47	\$4,992.22	\$5,241.79	\$5,503.90	\$5,779.10	\$6,068.04	-	-
UTILITY MAINT WORKER WATER III	G46	WCEA	Bi-Weekly	\$2,422.17	\$2,543.29	\$2,670.44	\$2,803.97	\$2,944.18	\$3,091.37	-	-
			Monthly	\$5,248.04	\$5,510.45	\$5,785.96	\$6,075.27	\$6,379.05	\$6,697.96	-	-
UTILITY MAINT WORKER WATER IV	G50	WCEA	Bi-Weekly	\$2,673.63	\$2,807.31	\$2,947.67	\$3,095.05	\$3,249.82	\$3,412.30	-	-
			Monthly	\$5,792.86	\$6,082.51	\$6,386.61	\$6,705.95	\$7,041.28	\$7,393.32	-	-
UTILITY MAINT WORKER WWC I	G37	WCEA	Bi-Weekly	\$1,939.50	\$2,036.47	\$2,138.31	\$2,245.21	\$2,357.49	\$2,475.36	-	-
			Monthly	\$4,202.25	\$4,412.36	\$4,633.00	\$4,864.63	\$5,107.89	\$5,363.27	-	-
UTILITY MAINT WORKER WWC II	G42	WCEA	Bi-Weekly	\$2,194.37	\$2,304.10	\$2,419.29	\$2,540.26	\$2,667.28	\$2,800.64	-	-
			Monthly	\$4,754.47	\$4,992.22	\$5,241.79	\$5,503.90	\$5,779.10	\$6,068.04	-	-
UTILITY MAINT WORKER WWC III	G46	WCEA	Bi-Weekly	\$2,422.17	\$2,543.29	\$2,670.44	\$2,803.97	\$2,944.18	\$3,091.37	-	-
			Monthly	\$5,248.04	\$5,510.45	\$5,785.96	\$6,075.27	\$6,379.05	\$6,697.96	-	-
UTILITY MAINT WORKER WWC IV	G50	WCEA	Bi-Weekly	\$2,673.63	\$2,807.31	\$2,947.67	\$3,095.05	\$3,249.82	\$3,412.30	-	-
			Monthly	\$5,792.86	\$6,082.51	\$6,386.61	\$6,705.95	\$7,041.28	\$7,393.32	-	-
WASTEWATER SYSTEMS ADMIN	M141	MMPA	Bi-Weekly	\$4,888.89	\$5,133.32	\$5,389.99	\$5,659.49	\$5,942.47	\$6,239.60	-	-
			Monthly	\$10,592.59	\$11,122.20	\$11,678.32	\$12,262.22	\$12,875.36	\$13,519.14	-	-
WATER METER SERVICES TECH	G46	WCEA	Bi-Weekly	\$2,422.17	\$2,543.29	\$2,670.44	\$2,803.97	\$2,944.18	\$3,091.37	-	-
			Monthly	\$5,248.04	\$5,510.45	\$5,785.96	\$6,075.27	\$6,379.05	\$6,697.96	-	-
WATER POLL CTRL O-I-T	G40	WCEA	Bi-Weekly	\$2,088.65	\$2,193.07	\$2,302.72	\$2,417.85	\$2,538.74	\$2,665.69	-	-
			Monthly	\$4,525.41	\$4,751.65	\$4,989.23	\$5,238.68	\$5,500.61	\$5,775.66	-	-
WATER POLL CTRL OPER I	G51	WCEA	Bi-Weekly	\$2,740.48	\$2,877.49	\$3,021.37	\$3,172.43	\$3,331.08	\$3,497.61	-	-
			Monthly	\$5,937.70	\$6,234.57	\$6,546.29	\$6,873.59	\$7,217.33	\$7,578.16	-	-
WATER POLL CTRL OPER II	G55	WCEA	Bi-Weekly	\$3,024.98	\$3,176.22	\$3,335.02	\$3,501.78	\$3,676.87	\$3,860.70	-	-
			Monthly	\$6,554.11	\$6,881.81	\$7,225.88	\$7,587.20	\$7,966.54	\$8,364.86	-	-
WATER POLL CTRL OPER III	G59	WCEA	Bi-Weekly	\$3,339.00	\$3,505.94	\$3,681.24	\$3,865.31	\$4,058.57	\$4,261.49	-	-
			Monthly	\$7,234.49	\$7,596.21	\$7,976.01	\$8,374.83	\$8,793.57	\$9,233.23	-	-
WATER POLL CTRL OPER IV	G63	WCEA	Bi-Weekly	\$3,685.62	\$3,869.91	\$4,063.40	\$4,266.57	\$4,479.90	\$4,703.88	-	-
			Monthly	\$7,985.51	\$8,384.80	\$8,804.03	\$9,244.24	\$9,706.46	\$10,191.74	-	-
WATER QUALITY SPECIALIST I	G48	WCEA	Bi-Weekly	\$2,544.79	\$2,672.04	\$2,805.63	\$2,945.93	\$3,093.22	\$3,247.87	-	-
			Monthly	\$5,513.72	\$5,789.42	\$6,078.87	\$6,382.85	\$6,701.97	\$7,037.06	-	-
WATER QUALITY SPECIALIST II	G52	WCEA	Bi-Weekly	\$2,808.97	\$2,949.42	\$3,096.91	\$3,251.74	\$3,414.34	\$3,585.05	-	-
			Monthly	\$6,086.10	\$6,390.42	\$6,709.97	\$7,045.44	\$7,397.73	\$7,767.61	-	-
WATER SYSTEMS ADMINISTRATOR	M141	MMPA	Bi-Weekly	\$4,888.89	\$5,133.32	\$5,389.99	\$5,659.49	\$5,942.47	\$6,239.60	-	-

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			Monthly	\$10,592.59	\$11,122.20	\$11,678.32	\$12,262.22	\$12,875.36	\$13,519.14	-	-
WATER SYSTEMS OPERATOR I	G42	WCEA	Bi-Weekly	\$2,194.37	\$2,304.10	\$2,419.29	\$2,540.26	\$2,667.28	\$2,800.64	-	-
			Monthly	\$4,754.47	\$4,992.22	\$5,241.79	\$5,503.90	\$5,779.10	\$6,068.04	-	-
WATER SYSTEMS OPERATOR II	G50	WCEA	Bi-Weekly	\$2,673.63	\$2,807.31	\$2,947.67	\$3,095.05	\$3,249.82	\$3,412.30	-	-
			Monthly	\$5,792.86	\$6,082.51	\$6,386.61	\$6,705.95	\$7,041.28	\$7,393.32	-	-
WATER/WASTE INSTR TECH	G62	WCEA	Bi-Weekly	\$3,595.72	\$3,775.53	\$3,964.30	\$4,162.51	\$4,370.62	\$4,589.17	-	-
			Monthly	\$7,790.72	\$8,180.31	\$8,589.32	\$9,018.77	\$9,469.68	\$9,943.19	-	-
WPCF CHIEF OPERATOR	M132	MMPA	Bi-Weekly	\$3,914.66	\$4,110.40	\$4,315.92	\$4,531.70	\$4,758.30	\$4,996.22	-	-
			Monthly	\$8,481.77	\$8,905.86	\$9,351.17	\$9,818.69	\$10,309.66	\$10,825.15	-	-

TEMPORARY PART-TIME EMPLOYEES - HOURLY WAGES

CLASSIFICATION	GRADE	GROUP	Period	1	2	3	4	5	6	7	8
ACTIVITY LEADER I	901	TEMP	Hourly	\$16.50	\$16.75	\$17.00	\$17.25	\$17.50	-	-	-
ACTIVITY LEADER II	905	TEMP	Hourly	\$17.00	\$17.25	\$17.50	\$17.75	\$18.00	-	-	-
ACTIVITY MANAGER	909	TEMP	Hourly	\$18.00	\$18.25	\$18.50	\$18.75	\$19.00	-	-	-
CIVIC FELLOW	917	TEMP	Hourly	\$20.00	\$25.00	-	-	-	-	-	-
INTERN	925	TEMP	Hourly	\$17.00	\$18.00	\$19.00	\$20.00	\$21.00	-	-	-
LEVEL II RESERVE POLICE OFFICE	926	TEMP	Hourly	\$32.00	-	-	-	-	-	-	-
LIBRARY CIRCULATION ASSISTANT	927	TEMP	Hourly	\$18.94	\$19.19	\$19.44	\$19.69	\$19.94	-	-	-
LIBRARY PAGE	929	TEMP	Hourly	\$16.50	\$16.75	\$17.00	\$17.25	\$17.50	-	-	-
LIBRARY PROGRAM ASSISTANT	931	TEMP	Hourly	\$20.90	\$21.15	\$21.40	\$21.65	\$21.90	-	-	-
LIFEGUARD / AIDE	933	TEMP	Hourly	\$18.00	\$18.25	\$18.50	\$18.75	\$19.00	-	-	-
LIFEGUARD / INSTRUCTOR	937	TEMP	Hourly	\$19.00	\$19.25	\$19.50	\$19.75	\$20.00	-	-	-
MAKERSPACE LEAD	938	TEMP	Hourly	\$23.08	\$23.58	\$24.08	\$24.58	\$25.08	-	-	-
MAKERSPACE SUPPORT STAFF	939	TEMP	Hourly	\$16.50	\$16.75	\$17.00	\$17.25	\$17.50	-	-	-
MAKERSPACE TECHNICIAN	940	TEMP	Hourly	\$20.90	\$21.40	\$21.90	\$22.40	\$22.90	-	-	-
POOL MANAGER	941	TEMP	Hourly	\$21.50	\$21.75	\$22.00	\$22.25	\$22.50	-	-	-
RECREATION FACILITY AIDE	945	TEMP	Hourly	\$19.25	\$19.50	\$19.75	\$20.00	\$20.25	-	-	-
SPECIAL PROGRAM COORDINATOR	949	TEMP	Hourly	\$20.50	\$20.75	\$21.00	\$21.25	\$21.50	-	-	-
SWIM INSTRUCTOR AIDE	953	TEMP	Hourly	\$16.50	\$16.75	\$17.00	\$17.25	\$17.50	-	-	-
TRANSPORTATION OFFICER	957	TEMP	Hourly	\$30.00	-	-	-	-	-	-	-



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.13
SUBJECT: Approval of Research and Technology Infrastructure Fee (RTIF) Reimbursement Agreement #1 for CIP Modifications and Master Planning and Design Costs

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, approving the RTIF Reimbursement Agreement in the amount of \$216,916 for CIP Modifications and Master Planning and Design Costs and authorizing the City Manager to sign on behalf of the City.

Staff Contact:

Brent Meyer, (530) 661-5947, brent.meyer@cityofwoodland.gov

Fiscal Impact:

The Research and Technology Infrastructure Fee (RTIF) reimbursement agreement does not obligate the City to pay out any additional funds that are generated by means other than the RTIF Program.

There is no impact to the General Fund.

Background:

The Specific Plan, Development Agreements, and financing plan for the Woodland Research and Technology Park (WRTP) were approved on September 5, 2023. The financing plan was set up so that the Technology Park developers could fund certain Capital Improvement Plan (CIP) modifications and master planning and design costs with reimbursement from future RTIF fees. It is anticipated that RTIF fees will be collected once building permits are issued within the WRTP in the next 2–3 years.

This is the first reimbursement agreement to be approved by the City for the WRTP. RTIF fees will also be used to reimburse the City for staff and City Attorney costs.

Discussion:

The reimbursement agreement includes costs for surveying, storm drainage analysis, preliminary bridge design for Parkland Overcrossing, preliminary design for CR 25A, and coordination with PG&E.

The Developer, Costalotta Partners LLC, is requesting execution of the reimbursement agreement to document the future reimbursement of RTIF funds.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, approving the RTIF Reimbursement Agreement in the amount of \$216,916 for CIP Modifications and Master Planning and Design Costs and authorizing the City Manager to sign on behalf of the City.

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



Ken Hiatt
City Manager

Attachments:

1. Tech Park Design Reimbursement Agreement #1 10-9-25
2. Proposed Resolution - RTIF Reimbursement Agreement
3. Reso_8583 RTIF Reimbursement Agreement

**REIMBURSEMENT AGREEMENT FOR THE WOODLAND RESEARCH
AND TECHNOLOGY PARK SPECIFIC PLAN
(CIP Modification and Master Planning and Design Costs)**

This Reimbursement Agreement for the Woodland Research and Technology Park Specific Plan (CIP Modification and Master Planning and Design Costs) (the “Reimbursement Agreement”) is dated as of October 21, 2025 (the “Effective Date”) entered into by and between **Costalotta Partners, LLC, a California limited liability corporation** with its principal office at 20305 East Street, Woodland, CA 95776 (the “Owner”) and **City of Woodland, a California municipal corporation** (the “City”). The City and Owner shall each be referred to as a “party” and shall be referred together as the “parties.”

RECITALS

A. Owner is the owner of certain real property as described in Exhibit A to this Reimbursement Agreement, attached hereto and incorporated herein by this reference (the “Property”), which is located within the boundaries of the Woodland Research and Technology Park Specific Plan, which was approved by the City Council of the City by Resolution No. 8149 (the “Specific Plan”).

B. Concurrently with the approval of the Specific Plan, Owner and City entered into a development agreement pursuant to Government Code Sec. 65864 *et seq.* that grants Owner certain vested rights to develop its Property in accordance with the terms and conditions of the Specific Plan, which development agreement was approved and adopted by the City Council by Ordinance No. 1708 (the “Development Agreement”). Capitalized terms not defined in this Reimbursement Agreement shall have the meaning ascribed to them in the Development Agreement.

C. Pursuant to the terms of the Development Agreement, Owner is required to fund the cost of certain Master Plans and the design of certain public improvements (the “Master Planning and Design Obligations”), and to fund the cost of analysis and consideration of proposed modifications to the Capital Improvement Program for the Specific Plan area (the “CIP Modification Work”) as more specifically described in the Development Agreement.

D. Pursuant to the Development Agreement, Owner has developed scopes of work for certain work required that is part of the Master Planning and Design Obligations and/or CIP Modification Work for the Specific Plan area as more specifically described herein (the “Design Work”), which have been approved by the City, or the City has initiated scopes for Design Work which Owner, along with other property owners within the boundaries of the Specific Plan area, intend to fund, and City and Owner wish to enter into this Reimbursement Agreement to establish the terms pursuant to which Owner and the other property owners will be reimbursed for the costs of the Design Work (the “Design Work Costs”), all in accordance with the Development Agreement.

E. Owner has received contributions of funds from other property owners within the boundaries of the Specific Plan to pay a portion of the Design Costs. The property owners that

have contributed funds toward the Design Costs and their respective percentage shares of their contributions toward the Design costs are listed in Exhibit C, attached hereto and incorporated herein by this reference. City and Owner desire that the reimbursements for the Design Work costs be distributed to the contributing property owners based on their respective percentages as more specifically set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the preceding recitals and the covenants hereinafter contained, the parties agree as follows:

1. Incorporation of Recitals. All recitals set forth above are hereby incorporated into this Agreement by reference.

2. Master Planning and Design Work.

a. The Design Work will be undertaken by Owner and/or City pursuant to defined scopes of work confirmed by City and Owner. The parties agree that the Design Work may be undertaken and reimbursed consistent with this Section 2 of the Agreement. The Design Work may be separated into multiple tasks of work, and reimbursed based on the completion of a set of tasks, provided that each individual reimbursement package shall be valued at not less than Twenty Five Thousand Dollars (\$25,000.00).

b. The Design Work that is planned to be funded and/or completed by Owner and eligible for reimbursement pursuant to this Reimbursement Agreement is more specifically described in Exhibit B to this Reimbursement Agreement, attached hereto and incorporated herein by this reference. The Design Work comprises a portion of the Master Planning and Design Obligations and CIP Modification Work to be completed for the Specific Plan area pursuant to Exhibit E and F of the Development Agreement.

c. The valuation of the Design Work as set forth in Exhibit B, determined in accordance with the Public Infrastructure Reimbursement Rules included as part of the Development Agreement, is Two hundred sixteen thousand, nine hundred sixteen Dollars (\$216,916).

d. For portions of the Design Work that are undertaken by the City, Owner and the other property owners are eligible for reimbursement once the payment for that scope of work is made by Owner to the City, and such costs will be added to Owner's Reimbursement Account (as defined below) at that time.

e. For portions of the Design Work undertaken by Owner, within six (6) months of the completion of a defined scope of work that has been approved by the City, Owner shall provide City an itemized accounting of the reasonable and actual costs of the Design Work incurred by Owner, and bills and copies of canceled checks (showing the front and back) evidencing the costs incurred for the Design Work. Owner shall also provide City with any

additional information as to any items shown on the itemized accounting as reasonably requested by City to substantiate the costs. City shall review the materials provided to the City by Owner in order to complete the review and approval process. Should Owner fail to provide all required documents to City within eighteen (18) months after completion of the defined scope of work, City shall be relieved from its reimbursement obligations as described herein. Owner shall be eligible for reimbursement for costs incurred under the defined scope of work and such costs will be added to Owner's Reimbursement Account (as defined below) following receipt and verification of the itemized accounting by the City Engineer.

f. Owner shall cause all documents associated with the portions of the Design Work completed by Owner to be provided to City as a condition of formal acceptance of each applicable portion of the Design Work.

3. Reimbursement for Costs Incurred by Property Owner.

a. The Owner and other property owners listed in Exhibit C are entitled to reimbursement for the Design Work funded and/or performed by Owner in accordance with and as set forth in this Agreement.

b. Valuation of Design Work. The valuation of the Design Work funded and/or performed by Owner as verified by City shall be included as part of the reimbursement account established by the City for the Owner and other property owners listed in Exhibit C and specifically designated as costs for Design Work (the "Reimbursement Account"). The Design Work to be completed and/or funded by Owner may be modified from time to time by written amendment to this Agreement approved by the City Council.

c. Annual Adjustments to Valuations. The total Design Work Costs funded and/or performed by Owner shall be determined and maintained by City as a line item in the Reimbursement Account for Owner's administration portion of the RTIF together with other Design Work Costs incurred by Owner. The balance of Owner's Reimbursement Account and the other property owner's reimbursement accounts shall be adjusted annually by a percentage amount equal to the Construction Cost Index as published from time to time by the Engineering News-Record ("CCI") at the same time and by the same percentage that the City adjusts the RTIF. The value of the Reimbursement Account shall only be adjusted when and if the RTIF is adjusted, and in the event, or any reason, the City does not adjust the RTIF in a given year, the value contained in Owner's Reimbursement Account similarly shall not be adjusted.

d. Fee Credits. Owner and the other property owners listed in Exhibit C shall not receive fee credits against its RTIF obligations (or any other City fees required in connection with the development of the Property) for the Design Work Costs. Rather the Owner and the other property owners listed in Exhibit C shall receive reimbursement payments from the City account specifically set up by the City as an Administrative Portion of the RTIF as defined in Exhibit J, Section 4. h of the Development Agreement which has been restated below in sub-section e.

e. Reimbursement Process. Owner and the other property owners listed in Exhibit C shall be reimbursed for the value of the Design Work as set forth in the Reimbursement Account line item for CIP Modification, and Master Planning and Design Costs from the Administration Portion of the RTIF collected by the City. Reimbursement will be paid from the Administration Portion of the RTIF on a “first in, first out” basis, with the first Master Planning and Design Obligations, CIP Modification Work accepted by the City being eligible for the first reimbursement payments from available Administration Portion of the RTIF, and subsequent costs being eligible for reimbursement in the chronological order in which the work is accepted by the City. Notwithstanding the foregoing, the City’s Director of Administrative Services will determine, in their sole discretion, when sufficient funding from the Administration Portion of the RTIF is available for reimbursement, taking into account other costs required to be paid from the Administration Portion of the RTIF, including but not limited to City Attorney and staff costs associated with the implementation of the Specific Plan (“Other City Costs”). At such time that there are funds available in the Administrative Portion of the RTIF, funding will be distributed on a proportionate basis for the Design Work Costs and the Other City Costs, based on the outstanding amount to be paid in each category of costs. Each reimbursement paid pursuant to this Agreement shall be distributed to the Owner and the other property owners on a percentage basis, with each property owner receiving a percentage share of the reimbursement based on the percentages listed in Exhibit C. City will provide Owner with the account balance for the Administrative Portion of the RTIF upon request. Exhibit D provides an example showing how the reimbursements will be paid out to the Owner and the City.

f. City Will Reimburse Only From Cash Available. City shall only reimburse from cash that is available for such reimbursement from the Administration Portion of the RTIF. Nothing in this Agreement obligates, or shall be deemed to obligate, City to use General Fund monies or any other funds excepting the Administration Portion of the RTIF funds to satisfy any Property Owner’s claim for reimbursement.

4. Prevailing Wages.

a. Owner is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ('Prevailing Wage Laws'), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. To the extent that any of the Design Work constitutes a "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since such Improvements will cost more than \$1,000, Owner warrants that it has fully complied with such Prevailing Wage Laws. and, to the extent applicable, caused its contractors and subcontractors to so comply, by paying the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the construction and installation of the Improvements. Owner shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with applicable Prevailing Wage Laws. It shall be mandatory upon the Owner and all contractors or subcontractors to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code

Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

b. This Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Owner's sole responsibility to comply with all applicable registration and labor compliance requirements. Owner shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Owner or any contractor or subcontractor.

5. Assignment.

a. Right to Assign. Owner shall have the right to make an assignment and assumption of the rights, duties and obligations arising under or from this Agreement to any person, partnership, limited liability company, joint venture, firm or corporation; provided, however, that any such sale, transfer or assignment shall be made in strict compliance with the following conditions precedent:

i. Concurrent with any such sale, transfer or assignment, or within thirty (30) calendar days thereafter, Owner shall notify City's City Manager, in writing, of such sale, transfer or assignment and shall provide City with an executed agreement, in a form reasonably acceptable to City, by the purchaser, transferee or assignee and providing therein that the purchaser, transferee or assignee expressly and unconditionally assumes all the duties and obligations of Owner under this Agreement. Such assignment and assumption agreement shall include the following conditions: (a) the amount remaining to be reimbursed under this Agreement as of the date of such assignment and assumption; (b) a list of the Design Work completed and the associated cost of the Design Work completed as of the date of the assignment and assumption agreement; and (c) a list of the Design Work remaining to be completed and the associated cost of the Design Work remaining as of the date of the assignment and assumption agreement. The assignment and assumption agreement must include City's consent in writing, which consent shall not be unreasonably withheld.

Any sale, transfer or assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any purchaser, transferee or assignee to execute the agreement required by subparagraph (a)(i) of this Section 5, the burdens of this Agreement shall be binding upon such purchaser, transferee or assignee, but the benefits of this Agreement shall not inure to such purchaser, transferee or assignee until and unless such agreement is executed.

6. Third Party Beneficiary Rights. City and Owner confer on each of the property owners listed in Exhibit C third party beneficiary rights to receive reimbursement of their percentage share of the Design Costs in accordance with and subject to the terms and conditions

of this Agreement, and each of the property owners has the right to enforce the terms of this Agreement to receive such percentage share of the reimbursement to the extent it is required to be paid under the terms of this Agreement. The third party beneficiary rights conferred hereunder may further be assigned by each of the property owners, provided that such assignment must comply with the requirements of Section 5 of this Agreement.

7. General Provisions.

a. Authority to Execute. The signatories to this Agreement warrant that they are lawfully authorized to execute this Agreement.

b. Notices. Any notice required or permitted to be given hereunder to either party shall be in writing and shall be given (i) by personal delivery, (ii) by depositing such notice in the United States Mail, certified or return receipt requested, and postage pre-paid, addressed to the parties at the addresses specified in this paragraph, or (iii) by express delivery. Either party may, by notice to the other party, specify a different address for notice purposes. The addresses for notice (and for delivery of any reimbursement disbursements hereunder) are as follows:

City: City of Woodland
Attn: City Manager
300 First Street
Woodland, CA 95695

Property Owner:

Costalotta Partners LLC
P.O. Box 120
Woodland CA 95695

c. Attorneys' Fees. If any party to this Agreement commences a court action or proceeding against another party with respect to this Agreement, the party prevailing in such action or proceeding shall be entitled to receive from the losing party attorneys' fees, expert witness fees, court costs, and other costs incurred in prosecuting or defending such action or proceeding.

d. Governing Law and Venue. This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any action to interpret or enforce this Agreement shall be brought and maintained exclusively in the courts of Yolo County, California.

e. Severability. If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, then such provision(s) shall be deemed severable from the remaining provisions contained in this Agreement.

f. Interpretation. The parties understand, acknowledge, and agree that they have participated equally in the negotiation and drafting of this Agreement, and that they have had the ability to consult legal counsel with respect hereto. To this end, each and every provision of this Agreement shall be interpreted equally and not in favor or against either party.

g. Headings. The headings in this Agreement are used only for the purpose of convenience and shall not be deemed to limit the subjects or affect the construction of this Agreement or the sections of this Agreement and shall not be considered in their construction.

h. Further Assurances. Each party shall execute and deliver all additional papers, documents, and other assurances and shall do all acts and things reasonably necessary in connection with the performance of their respective obligations under this Agreement, to the extent necessary to carry out the intent of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed as of the date first above written.

CITY OF WOODLAND

Ken Hiatt
City Manager

APPROVED AS TO FORM:

Ethan Walsh
City Attorney

ATTEST:

Ana B. Gonzalez, City Clerk

“Owner”

COSTALOTTA PARTNERS LLC,
A California limited liability company

By: _____
Name: Timothy L. Beeman
Its: Manager
Date: _____

EXHIBIT A

Property Description

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Yolo, State of California, described as follows:
THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO YOLO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED IN BOOK 1806, PAGE 483, OFFICIAL RECORDS OF YOLO COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE CALIFORNIA BY DEED RECORDED IN BOOK 1852 PAGE 186 OFFICIAL RECORDS OF YOLO COUNTY.

FURTHER EXCEPTING THEREFROM THAT PORTION THEREOF IN THE GRANT DEED RECORDED SEPTEMBER 25, 1998, INSTRUMENT NO. 98-0027921 OFFICIAL RECORDS OF YOLO COUNTY.

TOGETHER WITH

ALL THAT PORTION OF GRANT DEED RECORDED ON DECEMBER 1, 1992 IN BOOK 2427 AT PAGE 15 OF YOLO COUNTY RECORDS THAT IS DESCRIBED AS "PARCEL TWO" ON BOOK 2427 AT PAGE 17 OF SAID GRANT DEED THAT IS LOCATED EAST OF THAT PORTION THEREOF CONVEYED TO THE STATE CALIFORNIA BY DEED RECORDED IN BOOK 1852 PAGE 186 OFFICIAL RECORDS OF YOLO COUNTY.

ALSO, TOGETHER WITH

THAT PORTION OF SAID GRANT DEED THAT IS DESCRIBED AS "THE WARD RANCH" ON BOOK 2427 AT PAGE 17 OF SAID GRANT DEED THAT IS LOCATED EAST OF THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY THAT CERTAIN GRANT DEED RECORDED JULY 12, 1973 IN VOLUME 1069 AT PAGE 268, OFFICIAL RECORDS OF YOLO COUNTY, CALIFORNIA AS CORRECTED BY THAT CERTAIN CORRECTION DEED RECORDED AS INSTRUMENT NO. 14584 ON OCTOBER 1, 1973 IN VOLUME 1078 PAGE 626 OFFICIAL RECORDS OF YOLO COUNTY, CALIFORNIA.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. 2015-0038, RECORDED SEPTEMBER 01, 2015, AS INSTRUMENT NO. 20150024677 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF WOODLAND, A MUNICIPAL CORPORATION BY DEED RECORDED JULY 17, 2015 AS INSTRUMENT NO. 20150020089, OFFICIAL RECORDS OF YOLO COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF WOODLAND, A CALIFORNIA MUNICIPAL CORPORATION BY DEED RECORDED JUNE 8, 2020 AS INSTRUMENT NO. 2020-0016646, OFFICIAL RECORDS OF YOLO COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF WOODLAND, A CALIFORNIA MUNICIPAL CORPORATION BY DEED RECORDED NOVEMBER 18, 2021 AS INSTRUMENT NO. 2021-0043525, OFFICIAL RECORDS OF YOLO COUNTY.

APN: 041-020-043-000 and 041-080-022-000

EXHIBIT B

Description of Design Work

Scope of Work/Subtask	consultant	contract amount
Joint Trench - PG&E	Giacalone Design Services	\$ 10,000.00
Project Engineering	Cunningham Engineering Consultants	
Task A-Defining Urban Limit Line		\$ 4,800.00
Task C- CR25A Geometric Approval Drawings		\$ 44,415.00
Task G-Detention Ponds Relocation Feasibility Analysis		\$ 59,700.00
Parkland Overcrossing; East Embankment	Mark Thomas	\$ 22,206.00
Storm drainage analysis	Wood Rodgers	\$ 42,175.00
Surveying	Morrow Surveying	\$ 43,620.00
Total Reimbursement Agreement #1		\$ 216,916.00

EXHIBIT C

List of Contributing Property Owners and Percentage Contributions

Property Owner/APN	%share
Costalotta Partners LLC/041-020-043 and 041-080-022	71.82%
Bullseye Land Company LLC and Anne Elizabeth Beeman/041-020-042	9.34%
Sewmawpaw Woodland LLC/041-020-017	14.36%
Heaton & Chengaeva Trust/041-020-031	4.48%

EXHIBIT D

Example of Reimbursement Process

		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028		payments of CY2027 revenues	payments of CY2028 revenues	payments of CY2029 revenues
Outstanding reimbursement											
City costs (staff and City Attorney)											
Calendar year 2023	\$150,000	\$150,000							\$150,000		
Calendar year 2024	\$ 30,000		\$ 30,000						\$ 30,000		
Calendar year 2025	\$ 30,000			\$ 50,000						\$ 50,000	
Calendar year 2026	\$ 50,000				\$ 50,000						\$ 50,000
Calendar year 2027	\$ 35,000					\$ 35,000					\$ 35,000
Owner costs											
Civil engineering consultant	\$400,000			\$200,000	\$200,000						
Bridge design consultant	\$ 25,000			\$ 25,000							
Stormwater consultant	\$ 45,000			\$ 40,000							
Traffic Engineering consultant	\$ 40,000				\$ 40,000						
Surveyor	\$ 20,000			\$ 20,000							
Dry utilities consultant	\$ 15,000			\$ 15,000							
Fee program consultant	\$ 25,000				\$ 25,000						
Landscape Architect	\$ 75,000				\$ 35,000	\$ 40,000					
total of owner costs				\$300,000	\$300,000	\$ 40,000				\$300,000	\$340,000
total expenses by calendar year		\$150,000	\$ 30,000	\$350,000	\$350,000	\$ 75,000	\$ -		\$180,000	\$350,000	\$425,000
RTIF fee generation											
calendar year 2027	\$180,000										
Calendar year 2028	\$350,000										
Calendar year 2029	\$500,000										
Reimbursements within a calendar year are based on the proportional amount of expenditures within that year											
The numbers shown in this table are not actual costs, these costs are provided to show how reimbursements would be provided											
On January 1 of each year, any unreimbursed balance will be increased by CCI (although we have shown these as static values)											

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING A RESEARCH AND TECHNOLOGY INFRASTRUCTURE FEE
REIMBURSEMENT AGREEMENT WITH COSTALOTTA PARTNERS, LLC FOR CIP
MODIFICATIONS AND MASTER PLANNING AND DESIGN COSTS**

WHEREAS, on September 5, 2023, City Council approved the Specific Plan, Development Agreements, and financing plan for the Woodland Research and Technology Park (WRTP); and

WHEREAS, the financing plan included a fee program known as the Research and Technology Infrastructure Fee Program (RTIF); and

WHEREAS, the RTIF program was set up to reimburse the City and the WRTP developers for certain items of work identified in the WRTP Capital Improvement Project (CIP); and

WHEREAS, Costalotta Partners, LLC has paid for CIP modifications and master planning and design costs as identified in the attached reimbursement agreement and would like to have these costs documented for future reimbursement.

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

SECTION 1. The City Council hereby approves the RTIF Reimbursement Agreement with Costalotta Partners, LLC and authorizes the City Manager to sign on behalf of the City.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

RESOLUTION NO. 8583

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING A RESEARCH AND TECHNOLOGY INFRASTRUCTURE FEE
REIMBURSEMENT AGREEMENT WITH COSTALOTTA PARTNERS, LLC FOR CIP
MODIFICATIONS AND MASTER PLANNING AND DESIGN COSTS**

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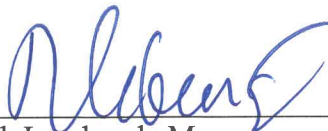
PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

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

NOES: None.

ABSENT: None.

ABSTAIN: None.



Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:



Marissa Kersey, City Clerk



Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.14
SUBJECT: Approval of a Contract for Fire Station 3 Alerting System Replacement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____, authorizing the replacement of the Fire Station 3 Alerting System and approving a contract with US Digital Designs by Honeywell, in the amount of \$151,804.27, for the purchase, installation, and integration of the new system.

Staff Contact:

Eric Zane, Fire Chief (530)661-5861 eric.zane@cityofwoodland.gov

Fiscal Impact:

The estimated total cost for the system replacement is \$151,804.27, covering hardware and software, installation, and integration. Funding for the alerting system was included in the approved Measure F spending plan and fiscal year 2025/26 budget.

Background:

The City's Fire Department relies on a Fire Station Alerting System (FSAS) to rapidly communicate emergency dispatches to station personnel. The existing system is no longer serviceable, as the vendor is out of business. As components require repair or replacement, there are no service technicians or hardware available.

Recent failures have led to delayed responses, increased maintenance costs, and operational risks that could compromise public safety and firefighter readiness.

Discussion:

Fire Department leadership conducted a thorough evaluation of available alerting systems. The review focused on several key criteria, including the speed and reliability of alert delivery, compatibility with existing dispatch systems, redundancy and backup features, vendor support, and scalability for future needs.

Based on this assessment, staff recommend US Digital Designs by Honeywell due to their strong performance in similar area municipalities, robust system features, and overall cost-effectiveness. Procurement of the system will be made through a state-approved cooperative purchasing contract, which ensures compliance with public procurement requirements and leverages competitive pricing.

The proposed system will enhance emergency response capabilities by reducing notification and turnout times, enabling zoned alerting to minimize unnecessary disturbances, and improving system reliability through built-in redundancy. Upgrading the Fire Station Alerting System is a critical investment in public safety infrastructure. The current system's unreliability poses significant risks to emergency response operations. Approval of this recommendation will enhance emergency communications, reduce response times, and improve firefighter readiness and safety.

Conclusion:

Staff recommends that the City Council adopt Resolution No. ____, authorizing the replacement of the Fire Station 3 Alerting System and approving a contract with US Digital Designs by Honeywell, in the amount of \$151,804.27, for

the purchase, installation, and integration of the new system.

Prepared by: Nallely Castro, Management Analyst

Approved by: Eric Zane, Fire Chief



Ken Hiatt
City Manager

Attachments:

1. Fire Station 3 Alerting System Contract
2. Proposed Resolution - US Digital
3. Reso_8584 US Digital

US DIGITAL DESIGNS
by Honeywell

1150 W Grove Pkwy St #110
Tempe, AZ 85283



US DIGITAL DESIGNS
by Honeywell

Author: JA

Date: 9/3/2025

Expires: 12/2/2025

Proposal: CA_WDL002 v1

Quotation to:

City of Woodland, CA
Woodland Fire Department

Project:

G2 Fire Station Alerting System
One (1) Station System - FS03

Pricing pursuant to the Master Price Agreement entered into between League of Oregon Cities (LOC) and USDD, and made available to members of the National Purchasing Partners, LLC, dba Public Safety GPO, dba Law Enforcement GPO, and dba NPPgov - Contract #PS20350. More information available at: <https://nppgov.com/contract/honeywell/>

Woodland Fire Department is a member: M-5700019

Paul Gyore
Principal Territory Manager
(602)-828-0287
(602)-687-1730
Paul.Gyore@honeywell.com
stationalerting.com

Installation by:
Tech Electric

This proposal is subject to corrections due to errors or omissions



STATION 03

USDD Design Referenced:
USDD.CA_WDL0.FS03.FSA.2025.01.22

STATION SYSTEM LICENSES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
G2-VA	G2 Voice Alert - Single Station License	1	\$ 1,433.25	\$ 1,289.93	\$ 1,289.93
G2-APP-DLA	G2 Mobile FSAS App	24	\$ 15.00	\$ 13.50	No Charge

STATION SYSTEM CONTROLLER

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ATX	G2 ATX Station Controller	1	\$ 23,272.50	\$ 20,945.25	\$ 20,945.25
ATX-EXP	G2 Expansion Kit	1	\$ 7,838.00	\$ 7,054.20	\$ 7,054.20
UPS-STD	ATX UPS, Standard	2	\$ 1,017.64	\$ 915.88	\$ 1,831.76
UPS-WMB	Wall-Mount for UPS (Shelf/Bracket)	2	\$ 77.25	\$ 69.53	\$ 139.06

STATION SYSTEM PERIPHERAL COMPONENTS

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
TV-R	G2 HDTV Remote	1	\$ 1,121.50	\$ 1,009.35	\$ 1,009.35
PB-B	Push Button, Standard (Black)	2	\$ 126.50	\$ 113.85	\$ 227.70
PB-R	Push Button, Emergency (Red)	3	\$ 126.50	\$ 113.85	\$ 341.55
MR-2	G2 Message Remote 2	2	\$ 1,753.75	\$ 1,578.38	\$ 3,156.76
USDD-LCD-SIGN	G2 LCD Message Sign	2	\$ 3,000.00	\$ 2,700.00	\$ 5,400.00
MS-G-S	G2 Message Sign Standard	2	\$ 1,575.00	\$ 1,417.50	\$ 2,835.00
MS-MNT	MS Mount - Articulating	2	\$ 390.00	\$ 351.00	\$ 702.00
RR-2	G2 Room Remote 2	9	\$ 2,275.35	\$ 2,047.82	\$ 18,430.38
SPK-LED-FM	G2 Speaker - LED Illuminated, Flush Mount	25	\$ 374.00	\$ 336.60	\$ 8,415.00
SPK-LED-SM	G2 Speaker - LED Illuminated, Surface Mount (Metal Box)	2	\$ 374.00	\$ 336.60	\$ 673.20
SPK-OAS	G2 Speaker - OmniAlertStrobe	2	\$ 1,575.00	\$ 1,417.50	\$ 2,835.00
SPK-STD-FM	Speaker - Standard, Flush Mount	1	\$ 132.30	\$ 119.07	\$ 119.07
SPK-W-SM	Speaker - Appbay/Outdoor - Weatherized, Surface Mount	2	\$ 373.75	\$ 336.38	\$ 672.76
STR-2	G2 Strobe Light / Red LED	1	\$ 661.50	\$ 595.35	\$ 595.35

STATION SYSTEM SERVICES

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
ST-INST	Station Installation by Tech Electric	1	\$ 62,923.08	\$ 62,923.08	\$ 62,923.08
ST-SU	Station Configuration & Commissioning	1	\$ 2,750.00	\$ 2,475.00	\$ 2,475.00
ST-PM	Station Project Management	1	\$ 1,500.00	\$ 1,350.00	\$ 1,350.00
ST-ES	Station Engineering & Design Services	1	\$ 750.00	\$ 675.00	\$ 675.00
FREIGHT-CHARGES	Shipping	1	\$ 1,574.00	\$ 1,574.00	\$ 1,574.00

STATION SYSTEM WARRANTY & OPTIONAL RECURRING ANNUAL SUPPORT

Part No.	Description	Quantity	US List Unit	Unit Price	Extended Price
RS-1YR-STD	[STANDARD] 1st Year Warranty & Support - Included with Initial Purchase Technical phone support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays; Remote access support Monday through Friday from 08:00 to 17:30 MST, excluding USDD holidays;	1.0	\$ 8,519.26	\$ 7,667.33	No Charge

STATION 03

Equipment Only: \$ 76,673.32

System:	\$ 144,096.40
Shipping:	\$ 1,574.00
Warranty & Support:	\$ -
Estimated Tax:	\$ 6,133.87
Station Subtotal:	\$ 151,804.27

Warranty & Support Notes:

Customer must elect to choose any coverage they require beyond initial warranty period, or USDD will not be authorized to provide any service or support. Mobile Smart Phone Alerting App and Mapping Services only available to customer while under warranty or elected recurring annual support. Support Agreements subject to change if system design is modified. For additional details, please review current USDD Warranty Statement and Service Agreement. USDD cannot warrant nor support any system configuration that deviates from this specific proposal's documented station system design file number. USDD cannot warrant nor support any system not using USDD-approved UPS Battery Backup. USDD cannot warrant nor support any system not installed by G2 Trained & Certified Installation technician (installer). If customer intends to tie this system into any 3rd-party system or devices, USDD will be unable to warrant or support the system until we've had a chance to review documented engineering assumptions and approve system integrity, performance and reliability expectations.

For FSASaaS Program: The cost of service and support beyond initial warranty period is included in the FSASaaS Program for a total of 5 years. The service and support includes Mobile Smart Phone Alerting App and Mapping Services. Please see the FSASaaS Subscription Agreement for more information concerning the service and support provided by USDD. USDD cannot warrant nor support any system not using USDD-approved UPS Battery Backup. USDD cannot warrant nor support any system not installed by G2 Trained & Certified Installation technician (installer). If customer intends to tie this system into any 3rd-party system or devices, USDD will be unable to warrant or support the system until we've had a chance to review documented engineering assumptions and approve system integrity, performance and reliability expectations.

Station System Installation Notes:

- 01 - Unless specifically detailed in this proposal, no installation by USDD or it's subcontractors is assumed or provided.
- 02 - Because these are mission-critical systems, USDD can only warrant and support systems installed by G2 Trained and Certified Contractors.
- 03 - USDD can source, qualify, train and certify Local Licensed Regional Subcontractors where needed.
- 04 - Installation warranted by installation contractor - G2 FSAS warranted, serviced and supported by USDD.
- 05 - Unless specifically detailed in this proposal, installation to be performed during normal working hours.
- 06 - Unless specifically detailed in this proposal, no permit fees or material charges have been included.
- 07 - Unless specifically detailed in this proposal, no removal or remediation has been assumed or included.
- 08 - Unless specifically detailed in this proposal, no bonds of any type (performance, bid) have been assumed, included or budgeted for in this proposal.
- 09 - USDD FSAS Equipment to be made available by owner to Installation Contractor prior to on-site arrival.
- 10 - Structural backing for system devices and other millwork (not specifically detailed) by others.
- 11 - If applicable, Gas Control Shutoff Valve Addendum (to USDD and installation contractor) must be signed prior to installation.
- 12 - All electrical power, including (but not limited to) raceway, conduit, backboxes, service panels, high-voltage wiring and fixtures by others.
- 13 - All communications pathway infrastructure (network, radio, etc.) by others unless specifically detailed in this proposal.
- 14 - USDD cannot warrant nor support any owner-furnished (3rd-Party) system or component we are required to integrate with. USDD cannot warrant nor support any system or component it has not proofed engineering for and has not specifically authorized for use within public safety environments.
- 15 - Any misuse, unauthorized modification, improper installation, excessive shock, attempted repair, accident, or improper or negligent use, storage, transportation, or handling by any party other than USDD shall render this limited warranty null, void and of no further effect.



Section Totals

Unless Otherwise Noted, All Prices are \$USD

STATION 03 SYSTEM:	\$	145,670.40
STATION 03 WARRANTY & SUPPORT:	\$	-
STATION 03 ESTIMATED TAX:	\$	6,133.87
Notes: One (1) Station System currently included in this proposal with installation by Tech Electric included.		
Station-Level Subtotal:	\$	151,804.27

Equipment & Warranty Total:	\$	145,670.40
Tax Total:	\$	6,133.87
US Digital Designs System Total:	\$	151,804.27

(TBD By Customer) Customer must elect to choose any coverage they require beyond initial warranty period, or USDD will not be authorized to provide any service or support. Mobile Smart Phone Alerting App and Mapping Services only available to customer while under warranty or elected recurring annual support. Support Agreements subject to change if system design is modified. For additional details, please review current USDD Warranty Statement and Service Agreement

Dispatch or station level training is not included in this proposal. Contact your Regional Territory Manager to schedule additional training if needed

TERMS AND CONDITIONS OF HONEYWELL PRODUCT SALES

These terms and conditions of sale ("Terms and Conditions") are adopted effective January 1, 2023 (the "Terms and Conditions Effective Date"), and supersede all prior versions covering the sale of products and related services (collectively, "Products", as defined more specifically below) by Honeywell International Inc., through its US Digital Designs group ("Honeywell"). References to "Customer", "you", or "your" all pertain to the purchaser of Products. These Terms and Conditions, together with any separate agreement you may have with Honeywell that specifically references these Terms and Conditions (collectively, the "Agreement") set forth the entire agreement between the parties relating to your purchase of Honeywell Products. The Agreement may only be modified by an authorized representative of each party in a signed writing.

1. **ORDERS.** Orders (including any revised and follow-on orders) (each, an "Order") for Honeywell Products are non-cancelable, except as expressly set forth herein, and will be governed by the terms of the Agreement. All Orders are subject to acceptance by Honeywell and shall include the following information: purchase order number; customer's legal name and billing address; Customer's shipping address; and a list of the Products and quantities for each different type of Product Customer wishes to order. Honeywell's acknowledgment of its receipt of an Order shall not constitute acceptance of such Order.
 - 1.1 **No Returns.** Because of the nature of System and its Products, Honeywell cannot accept returns of Product for refund, credit, exchange or any other purpose. Notwithstanding, defective Products may be returned as provided for under Section 9.4 – Return Material Authorization Process. Customer must thoroughly assess its requirements and specifications prior to ordering.
2. **REMITTANCES.** All invoices shall be due and payable upon receipt in United States currency, free of exchange or any other charges, or as otherwise agreed in writing by Honeywell.
3. **QUOTE PRICING.** This proposal expires 30 days after its date. Prices are subject to correction for error. Prices, terms, conditions, and Product or Service specifications are subject to change without notice. Pricing is subject to immediate change upon announcement of Product discontinuance.
4. **PAYMENT.**
 - 4.1. **Invoicing & Payment.** Honeywell reserves the right to invoice Customer monthly for all materials delivered. Invoices are due thirty (30) days from the date of the invoice, unless prepayment is required in the quote. If the Customer becomes overdue in any progress payment, Honeywell shall be entitled to suspend further shipments, shall be entitled to interest at the annual rate of 18%, or the maximum amount allowed by law, and shall also be entitled to avail itself of any other legal or equitable remedies. Customer agrees that it will pay and/or reimburse Honeywell for any and all reasonable attorneys' fees and costs which are incurred by Honeywell in the collection of amounts due and payable hereunder.
 - 4.2. **Payment Disputes.** Any disputes must be provided to Honeywell as soon as possible and must be accompanied by detailed supporting information. Disputes as to invoices are deemed waived fifteen (15) days following the invoice date. In the event that any portion of an invoice is undisputed, such undisputed amount must be paid by no later than the invoice due date.
 - 4.3. **No Set Off.** Neither Customer nor any related entities (or representatives or agents thereof) shall attempt to set off or recoup any invoiced amounts or any portion thereof against other amounts that are due or may become due from Honeywell, its parent, affiliates, subsidiaries or other legal entities, business divisions, or units.
 - 4.4. **Credit Card Payments.** All Honeywell quotes are developed for the Customer with the understanding that any purchase of the Products listed thereon will facilitated using to Honeywell's standard Purchase Order and Invoice process. If Customer would rather seek to use a Credit Card for purchase, then said order would be subject to a 4% credit card surcharge.
5. **SURCHARGES.**
 - 5.1. For avoidance of doubt, Orders placed prior to the Terms and Conditions Effective Date which have not been delivered, including those on backlog or which requested delivery more than twelve (12) months from the date of Order, are subject to Surcharges.
 - 5.2. Honeywell will invoice Customer, and Buyer agrees to pay for any Surcharges pursuant to the standard payment terms in these Terms and Conditions. If a dispute arises with respect to Surcharges and that dispute remains open for more than fifteen (15) days, Honeywell may, in its sole discretion, withhold performance or future shipments, or combine any other rights and remedies under this Agreement or permitted by law, until the dispute is resolved. The terms of this Section shall prevail in the event of inconsistency with any other terms in these Terms and Conditions. Any Surcharges, as well as the timing, effectiveness, and method of determination thereof, will be separate from and in addition to any changes to pricing that are affected by any other provisions in these Terms and Conditions.
6. **CANCELLATION AND SUSPENSION.** Any Order resulting from this proposal is subject to cancellation or instructions to suspend work by the Customer only upon agreement to pay Honeywell for all work in progress, all inventoried or ordered project parts and materials, and all other costs incurred by Honeywell related to the Order.
7. **TAXES.** Honeywell's pricing excludes all taxes (including but not limited to sales, use, excise, value-added, and other similar taxes), tariffs and duties (including, but not limited to, amounts imposed upon the Product(s) or bill of material thereof under any Trade Act, including, but not limited to, the Trade Expansion Act, section 232 and the Trade Act of 1974, section 301) and charges (collectively "Taxes"). All Taxes of any kind levied by any federal, state, municipal or other governmental authority, which tax Honeywell is required to collect or pay with respect to the production, sale, or delivery of products sold to Customer, shall be the responsibility of and be invoiced to Customer, unless, at the time of Order placement, Customer furnishes Honeywell with a valid exemption certificate or other documentation sufficient to verify exemption from Taxes, including, but not limited to, a direct pay permit. Customer agrees to pay all such Taxes and further agrees to reimburse Honeywell for any such payments made by Honeywell.
8. **SHIPPING/DELIVERY/RISK OF LOSS.**

- 8.1. Delivery Liability.** Delivery and shipment dates for Products are estimates only. Deliveries may be made in partial shipments. Honeywell and its affiliated entities are not liable, either directly or indirectly, for delays of carriers or delays in connection with any Force Majeure Event (as defined in Section 17 below), and the estimated delivery date shall be extended accordingly.
- 8.2. Future Delivery and Repricing.** Honeywell will schedule delivery in accordance with its standard lead times unless the Order states a later delivery date or the parties otherwise agree in writing. Honeywell will accept Orders with a future ship date of up to eighteen (18) months from the date of the entry of the Order. Customer agrees that in the event an Order is scheduled to be delivered more than six (6) months from the date of the entry of the Order, Honeywell may, in its sole determination and at each six (6) month anniversary of the date of the entry of the Order, adjust the pricing of the Order to conform to the then-current prices of the Honeywell Products included in the Order. Honeywell will include any repricing in its final invoice related to the Order.
- 8.3. Storage Fees.** If delivery takes place more than six (6) months from the date of the entry of the Order, Customer agrees to pay Honeywell a storage fee (the "Storage Fee"), as set forth in the quote, for each month after six (6) months from the date of the entry of the Order. Customer has not taken delivery of the Products in the Order. Honeywell will separately invoice any storage fees owed under this Section at the end of each month for which the storage fees are owed.
- 8.4. Title & Risk of Loss.** Unless otherwise specifically detailed in this quote, delivery terms for Products (excluding software and services) are (i) EX Works (EXW Incoterms 2020) Honeywell's point of shipment ("Honeywell Dock") for all shipments (except that Honeywell is responsible for obtaining any export license), and (ii) F.O.B. Honeywell Dock for all domestic shipments. For shipments from a Honeywell Dock to a Buyer location within the same country, the import/export provisions of the INCOTERMS do not apply. Honeywell shall be responsible for obtaining insurance on each shipment to Customer for the full value of the shipment. Shipment shall be to a single point of delivery.
- 9. LIMITED WARRANTY.** CUSTOMER'S EXCLUSIVE REMEDIES AND HONEYWELL'S SOLE LIABILITY AS TO ANY WARRANTY CLAIM ON ANY PRODUCT SOLD IN CONNECTION WITH THIS QUOTE IS AS SET FORTH IN THIS SECTION. SUCH REMEDIES ARE IN LIEU OF ANY OTHER LIABILITY OR OBLIGATION OF HONEYWELL, INCLUDING WITHOUT LIMITATION ANY LIABILITY OR OBLIGATION FOR DAMAGE, LOSS, OR INJURY (WHETHER DIRECT, INDIRECT, EXEMPLARY, SPECIAL, CONSEQUENTIAL, PUNITIVE OR INCIDENTAL) ARISING OUT OF OR IN CONNECTION WITH THE DELIVERY, USE, OR PERFORMANCE OF THE PRODUCTS. CREDIT, REPAIR OR REPLACEMENT (AT HONEYWELL'S OPTION) IS THE SOLE REMEDY PROVIDED HEREUNDER. NO EXTENSION OF THIS WARRANTY WILL BE BINDING UPON HONEYWELL UNLESS SET FORTH IN WRITING AND SIGNED BY A HONEYWELL AUTHORIZED REPRESENTATIVE.
- 9.1. Product Warranty Terms.** Subject to the terms, conditions and limitations contained herein, and unless Honeywell has otherwise provided an alternative written warranty (in which case the terms of such warranty will control), Honeywell warrants and guarantees its products will be free from defects in workmanship and materials (collectively, "Defects") for 12 months from Customer's the "Go Live Date" ("Warranty Period"). This limited warranty does not cover defects caused by normal wear and tear or maintenance. For purposes of subparagraph, "Go-Live Date" shall mean means the date on which an authorized Honeywell technician has inspected and approved installations, confirmed that all connections and start-up configurations are properly working, and confirming the System can send and receive alerts through the configured communication pathways.
- 9.2. Product Defects.** If a Defect with a Product arises and a valid claim is made within the Warranty Period, Customer shall initiate the RMA process as described below. Upon approval, Honeywell at its option, will either (1) repair the Product defect at no charge, using new parts or parts equivalent to new in performance and reliability or (2) exchange the Product with a Product that is new or equivalent to new in performance and reliability and is at least functionally equivalent to the original Product. Any replacement Product or part, including a user-installable part that has been installed in accordance with instructions provided by Honeywell, shall remain under warranty during the Warranty Period or for ninety (90) days from the date of repair, whichever is longer. When a Product or part is exchanged, any replacement item becomes the Customer's property and the replaced item becomes the property of Honeywell. Parts provided by Honeywell in fulfillment of its warranty obligation must be used in the same Honeywell Fire Station Alerting System for which the warranty claim is made.
- 9.3. Procedure for Warranty Claims.**
- 9.3.1.** Prior to making a Warranty claim, Customer is encouraged to review Honeywell's online help resources. Thereafter, to make a valid claim hereunder, Customer must contact Honeywell technical support and describe the problem or defect with specificity. The first such contact must occur during the Warranty Period. Honeywell's technical support contact information can be found on Honeywell's web site at <https://buildings.honeywell.com/us/en/brands/our-brands/usdd>. Customer must use its best efforts to assist in diagnosing defects, follow Honeywell's technical instructions, and fully cooperate in the diagnostic process. Failure to do so shall relieve Honeywell of any further obligation hereunder.
- 9.3.2.** If a defect with the Hardware arises and Customer makes a valid Support Service Request within the Warranty Period, Customer shall initiate the RMA process as described below. Upon approval, Honeywell will cause shipment of a replacement Hardware component to Customer prior to the defective Hardware component being returned to Honeywell for repair. The replacement Hardware will be new or equivalent to new in performance and reliability and at least functionally equivalent to the original Hardware. When Hardware is exchanged, any replacement item becomes the Customer's property and the replaced item becomes the property of Honeywell. Replaced Hardware provided by Honeywell in fulfillment of the Support Services must be used in the System to which this Agreement applies.

9.4. Return Material Authorization Process. If a Customer makes a claim for an advanced replacement of a Hardware component during the Warranty Period, Customer must initiate an RMA request. As part of this RMA process, the Customer shall provide Honeywell with the Hardware, model, serial number, and a description of the Hardware's failure to initiate the RMA process. Upon Honeywell's issuance of the RMA, Honeywell will send the replacement Hardware, shipped postage paid, ground shipping, to the address provided by Customer. RMA requests approved between 12:00 a.m. and 2:00 p.m. Mountain Standard Time are shipped on the same business day. After 2:00 p.m. Mountain Standard Time, the replacement Hardware will be shipped on the next business day. All RMA requests are processed on the business day on which the request was received, excluding holidays. Included with the shipped package will be return shipment instructions and a pre-paid return shipping label for the Hardware that the Customer is returning. The original Hardware must be returned in the shipping box provided by Honeywell. No goods will be accepted for exchange or return without a pre-approved RMA number, nor will goods which have not been properly packaged in Honeywell's shipping box, as proper packaging ensures that goods are not damaged during the shipping process. The original Hardware must be shipped back within 10 days of receiving the replacement Hardware. Failure to return the original Hardware or failure to return the original Hardware in an appropriate manner will cause Customer to incur a replacement charge equal to full market value of the replacement Hardware.

9.5. No Fault Found. Customer understands that this fee is intended to discourage return of Products prior to proper troubleshooting or return because the product is "old." Product returns will not be allowed if, upon examination of the returned Product, it is determined that the Product was subjected to accident, misuse, neglect, alteration, improper installation, unauthorized repair, improper testing, or poor packaging upon return. In such event, Honeywell shall invoice Customer for the full market value of the replacement Product.

9.6. WARRANTY EXCLUSIONS & DISCLAIMERS.

9.6.1. Honeywell does not warrant that the operation of its Products or any related peripherals will be uninterrupted or error-free. Honeywell further does not warrant nor support any system configuration that deviates from this specific quote's documented station system design file number.

9.6.2. Honeywell does not warrant or support any system not installed by G2 Trained & Certified Installation technician (installer). If Customer intends to tie this system into any 3rd-party system or devices, Honeywell will be unable to warrant or support the Products unless Honeywell has had a chance to review documented engineering assumptions and approve system integrity, performance, and reliability expectations.

9.6.3. Honeywell is not responsible for damage arising from Customer's failure to follow instructions relating to the use of the Products. This Warranty does not apply to any Products, including the hardware or software, not used for its intended purpose.

9.6.4. Honeywell cannot warrant nor support any system not using Honeywell-approved Uninterruptable Power Supply Battery Backup. This Warranty does not apply to monitors or televisions manufactured by third parties. Repair or replacement of such components shall be subject exclusively to the manufacturer's warranty, if any. Recovery and reinstallation of hardware and user data (including passwords) are not covered under this Warranty.

9.6.5. This Warranty does not apply: (a) to consumable parts, such as batteries, unless damage has occurred due to a defect in materials or workmanship; (b) to cosmetic damage, including but not limited to scratches, dents and broken plastic on ports; (c) to damage caused by use with non-Honeywell products; (d) to damage caused by accident, abuse, misuse, flood, lightning, fire, earthquake or other external causes; (e) to damage caused by operating the Product outside the permitted or intended uses described by Honeywell; (f) to damage or failure caused by installation or service (including upgrades and expansions) performed by anyone who is not a representative of Honeywell or a Honeywell authorized installer or service provider; (g) to a Product or part that has been modified to alter functionality or capability without the written permission of Honeywell; (h) to Software (as defined below); (i) to any other damage caused by an event or action outside of Honeywell's control, including, without limitation, Customer's failure to apply required or recommended updates or patches to any Software or Product; or (h) if any serial number has been removed or defaced.

10. LIMITATIONS OF LIABILITY. TO THE EXTENT PERMITTED BY LAW, THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS AND ANY OTHER REMEDIES SET FORTH ABOVE ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, REMEDIES AND CONDITIONS, WHETHER ORAL OR WRITTEN, STATUTORY, EXPRESS OR IMPLIED, AS PERMITTED BY APPLICABLE LAW, **HONEYWELL SPECIFICALLY DISCLAIMS ANY AND ALL STATUTORY OR IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND WARRANTIES AGAINST HIDDEN OR LATENT DEFECTS.** If Honeywell cannot lawfully disclaim statutory or implied warranties, then to the extent permitted by law, all such warranties shall be limited in duration to the duration of this express Warranty and to repair or replacement service as determined by Honeywell in its sole discretion. No reseller, agent, or employee is authorized to make any modification, extension, or addition to this Warranty. If any term is held to be illegal or unenforceable, the legality or enforceability of the remaining terms shall not be affected or impaired.

EXCEPT AS PROVIDED IN THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS, AND TO THE EXTENT PERMITTED BY LAW, HONEYWELL IS NOT RESPONSIBLE FOR INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY BREACH OF WARRANTY OR CONDITION, OR UNDER ANY OTHER LEGAL THEORY, INCLUDING BUT NOT LIMITED TO LOSS OF USE; LOSS OF REVENUE; LOSS OF THE USE OF MONEY; LOSS OF ANTICIPATED SAVINGS; LOSS OF GOODWILL; LOSS OF REPUTATION; AND LOSS OF, DAMAGE TO OR CORRUPTION OF DATA. HONEYWELL IS NOT RESPONSIBLE FOR ANY INDIRECT LOSS OR DAMAGE HOWSOEVER CAUSED, INCLUDING THE REPLACEMENT OF EQUIPMENT AND PROPERTY, ANY COSTS OF RECOVERING PROGRAMMING OR REPRODUCING ANY PROGRAM OR DATA STORED OR USED WITH HONEYWELL PRODUCTS, AND ANY FAILURE TO MAINTAIN THE CONFIDENTIALITY OF DATA STORED ON THE PRODUCT.

L PRODUCT CLAIMS ARE LIMITED TO THOSE EXCLUSIVE REMEDIES SET FORTH IN THE LIMITED WARRANTY IN SECTION 9 OF THESE TERMS AND CONDITIONS. HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH THEREWITH SHALL NOT EXCEED THE PURCHASE PRICE OF THE PRODUCTS PAID BY CUSTOMER TO HONEYWELL FOR THE PRODUCTS GIVING RISE TO THE CLAIM. Honeywell disclaims any representation that it will be able to repair any Hardware under this Warranty or make a product exchange without risk to or loss of the programs or data stored thereon.

11. SERVICE AGREEMENT. The Product being purchased hereunder is not subject to any post-Warranty service agreement or maintenance program unless specifically contracted for between Honeywell and Customer. Honeywell offers a comprehensive post-Warranty Service Agreement at additional cost. Customer should contact Honeywell regarding its Service Agreement and costs associated therewith.

12. **SOFTWARE PRODUCTS.** All software Products delivered by Honeywell to Customer or for which Honeywell provides access, including, without limitation, Honeywell's mobile application software and Products with embedded software or firmware (collectively, "Software") are not sold and are licensed. At all times that Customer is in compliance with the terms of these Terms and Conditions and any other agreement between the parties, Customer shall have a non-exclusive, non-transferable, fully paid license to use the Software, but only in conjunction with the Products provided by Honeywell and Customer's fire station alerting system (the "License"). The terms of such Software License may be set forth in a separate software license agreement or end user license agreement provided by Honeywell with such Software. In no event shall Customer have any right to (or authorize or allow any third party to) distribute, sell, lend, rent, transfer, or convey the Software; grant any sublicense, lease, or other rights in the Software; decompile, disassemble, reverse engineer, or otherwise attempt to reconstruct, identify, or discover any source code, underlying user interface architecture or techniques, or algorithms of the Software by any means; or take any action that would cause the Software or any portion of it to be placed in the public domain. In the event of a conflict between the terms of any Software license terms provided upon download or purchase a purchase and these Terms and Conditions, the relevant Software license terms shall control solely with respect to such Software.
13. **INTELLECTUAL PROPERTY:** Customer hereby agrees and acknowledges that Honeywell owns all rights, title, and interest in and to the Intellectual Property (as defined below). Customer agrees to not remove, obscure, or alter Honeywell's or any third party's copyright notice, trademarks, or other proprietary rights notices affixed to or contained within or accessed in conjunction with or through Honeywell's Product (as defined below). Nothing herein shall be deemed to give, transfer, or convey to Customer any rights in the Intellectual Property other than the License, as set forth above. For purposes of this Section, "Intellectual Property" means any and all rights of Honeywell related to Honeywell's Products existing from time to time under patent law, copyright law, trade secret law, trademark law, unfair competition law, and any and all other proprietary rights, and any and all derivative works, work product, applications, renewals, extensions and restorations thereof, now or hereafter in force and effective worldwide.
14. **FIRST ARRIVING MOBILE APP.** If Customer wishes to use its First Arriving Mobile App ("First Arriving") with the System being acquired from Honeywell, Customer agrees to the following:
- 14.1 Customer acknowledges that it bears full responsibility for complying with applicable law and regulations, including all privacy requirements, and for providing any required notices and obtaining all required consents in order for Honeywell to transmit alert to First Arriving. Customer also acknowledges that Honeywell bears no responsibility for any service failure by First Arriving, nor is Honeywell responsible for supporting First Arriving's services or platform. Honeywell is offering to transmit alerts that are transmitted through its Honeywell service to First Arriving merely as a courtesy to Customer.
- 14.2 IN NO EVENT SHALL HONEYWELL BE LIABLE TO CUSTOMER FOR ANY CLAIMS, WHETHER ARISING FROM ANY INDEMNIFICATION OBLIGATION HONEYWELL MAY HAVE OR THAT ARISE FROM A BREACH OF CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE), OPERATION OF LAW, OR OTHERWISE, AND EVEN IF THE PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF THE LIABILITY OR THE LIABILITY IS OTHERWISE FORESEEABLE, FOR ANY LOST PROFITS OR REVENUE, SPECIAL, INCIDENTAL, INDEIRECT, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND (INCLUDING ALL DAMAGES DUE TO BUSINESS INTERRUPTION, LOSS OR CORRUPTION OF DATA, OR LOST USE OF ANY PROPERTY OR CAPITAL) THAT RELATE TO OR ARISE OUT OF HONEYWELL'S TRANSMISSION OF ALERTS TO FIRST ARRIVING. FURTHER HONEYWELL'S AGGREGATE LIABILITY IN CONNECTION WITH ITS TRANSMISSION OF ALERTS TO FIRST ARRIVING WILL BE LIMITED TO THE GREATER OF THE AMOUNT PAID BY CUSTOMER TO HONEYWELL IN ORDER FOR HONEYWELL TO TRANSMIT ALERTS TO FIRST ARRIVING OR \$100.
15. **REMOTE ACCESS TO THE SYSTEM.**
- 15.1 **Remote Access.** Honeywell requires remote network access to the Customer's Products through Secure Shell (SSH) to perform implementation and support tasks under this Agreement. To enable remote network access, the Customer will provide Honeywell support personnel VPN or similar remote network access to the Products for Honeywell support personnel ("**Customer Support**") to effectively troubleshoot critical or complex problems and to expedite resolution of such issues. Remote network access is also used to install core software upgrades and customized software. Honeywell will only access Customer's Products with the knowledge and consent of Customer. Honeywell will not access any other systems or data.
- 15.2. **Alternative to Network Access.** If the Customer elects not to provide remote network access to the Products, then Honeywell may not be able to perform some support functions. Customers that elect not to routinely provide network access may temporarily reinstate this access to allow Honeywell to perform the above services. The following services will not be performed without this access: Product software upgrades; Product software customization; Network troubleshooting assistance including packet capture and network monitoring on Honeywell devices; Detailed log analysis; Bulk updates to certain Product database tables; Troubleshooting that requires low-level system access or large file transfer.
- 15.3. **Timely Access.** Customers must ensure that remote access is available prior to notifying Honeywell of a support request. In the event that the Customer is unable to provide remote access, Honeywell will not be required to provide support outside those tasks that do not require remote access, and any corresponding resolution response times will not apply.
- 15.4. **Physical Security Tokens.** Honeywell has multiple software engineers that provide after-hours support and these engineers do not typically take security tokens from the Honeywell office. If the customer requires the use of physical security tokens, this may delay after hours service.
16. **GOVERNING LAW.** This proposal and any contract or agreement resulting therefrom will be governed by and construed according to the laws of the State of Arizona without regard to its conflicts of law principles.
17. **DISPUTE RESOLUTION/ARBITRATION.** Before either Honeywell or Customer initiate any dispute resolution process related to the Agreement, they must schedule an executive resolution conference to be held within thirty (30) days of receipt of the other party's written request. The conference must be attended by at least one executive from each party. At the conference, each party will present its view of the dispute in detail and the executives will enter into good faith negotiations in an attempt to resolve the dispute. If the dispute is not resolved within fifteen (15) days of the end of the conference or if one party refuses to attend the executive resolution conference, then Honeywell and Customer further agree that any remaining dispute between them arising out of or relating to this Agreement will be settled by litigation with jurisdiction being Maricopa County, Arizona.

18. **FORCE MAJEURE.** Except for Customer's duty to pay sums due hereunder, neither party will be liable to the other for any failure to meet its obligations due to any Force Majeure Event. As used herein, a "Force Majeure Event" is one that is beyond the reasonable control of the non-performing party and may include, but is not limited to: (a) delays or refusals to grant an export license or the suspension or revocation thereof, (b) embargoes, blockages, seizure or freeze of assets, or any other acts of any government that would limit a party's ability to perform the Contract, (c) fires, earthquakes, floods, tropical storms, hurricanes, tornadoes, severe weather conditions, or any other acts of God, (d) quarantines, pandemics, or regional medical crises, (e) labor strikes, lockouts, or pandemic worker shortages, (f) riots, strife, insurrection, civil disobedience, landowner disturbances, armed conflict, terrorism or war, declared or not (or impending threat of any of the foregoing, if such threat might reasonably be expected to cause injury to people or property), and (g) shortages or inability to obtain materials or components. The party unable to fulfill its obligations due to Force Majeure will promptly (i) Notify the other in writing of the reasons for its failure to fulfill its obligations and the effect of such failure; and (ii) Use all reasonable efforts to avoid or remove the cause and perform its obligations.

If a Force Majeure Event results in a delay, then the date of performance will be extended by the period of time that the non-performing party is actually delayed or for any other period as the parties may agree in writing. In the event that a Force Majeure Event is ongoing for a period of time which is sixty (60) days or longer, Honeywell may provide notice to Customer that it is cancelling its Order.

19. **ACCEPTANCE OF TERMS.** This proposal shall become a binding contract between the Customer and Honeywell when accepted in writing by the Customer. Without limiting the foregoing, issuance by Customer of a purchase order to Honeywell for any of the goods or services herein described shall constitute acceptance.
20. **SEVERABILITY.** In the event any provision or portion of a provision herein is determined to be illegal, invalid, or unenforceable, the validity and enforceability of the remaining provisions shall not be affected and, in lieu of such provision, a provision as similar in terms as may be legal, valid, and enforceable shall be added hereto.
21. **WAIVER.** The failure of either party to insist upon strict performance of any provision of these Terms and Conditions, or to exercise any right provided for herein, shall not be deemed to be a waiver for the future of such provision or right, and no waiver of any provision or right shall affect the right of the waiving party to enforce any provision or right herein.
22. **NO JOINT VENTURE.** The parties acknowledge that they are independent entities and nothing contained in these Terms and Conditions shall be construed to constitute either party hereto as the partner, joint venturer, employee, agent, servant, franchisee, or other representative of the other party hereto, and neither party has the right to bind or obligate the other, except as otherwise provided herein. Furthermore, nothing contained in these Terms and Conditions shall be construed to constitute Customer as an exclusive purchaser of the Products in any respect.

THIS QUOTE SUBJECT TO REVIEW FOR ERRORS AND OMISSIONS.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE REPLACEMENT OF THE FIRE STATION 3 ALERTING
SYSTEM AND APPROVING A CONTRACT WITH US DIGITAL DESIGNS BY
HONEYWELL**

WHEREAS, the City of Woodland Fire Department relies on a Fire Station Alerting System (FSAS) to rapidly communicate emergency dispatches to station personnel; and

WHEREAS, the current FSAS is more than 30 years old, has reached the end of its useful life, and has become increasingly difficult to maintain due to obsolete components and limited vendor support; and

WHEREAS, The Woodland Fire Department leadership conducted a thorough evaluation of available alerting systems, assessing criteria such as alert speed and reliability, compatibility with existing dispatch infrastructure, system redundancy, vendor support, and future scalability; and

WHEREAS, US Digital Designs by Honeywell was identified as the preferred vendor based on their strong performance in similar municipalities within the region, their robust and modern system features, and overall cost-effectiveness; and

WHEREAS, the proposed system will enhance emergency response capabilities by reducing notification and turnout times, enabling zoned alerting to reduce unnecessary disturbances, and increasing system reliability through built-in redundancy; and

WHEREAS, the total cost of the system replacement, including hardware, software, installation, integration, training, and support, is estimated not to exceed \$151,804.27; and

WHEREAS, funding for this project will be provided through Measure F infrastructure funds.

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

SECTION 1. The City Council hereby finds that replacement of the Fire Station 3 Alerting System is a necessary investment in public safety infrastructure and is essential to maintaining reliable emergency response operations.

SECTION 2. The City Council hereby authorizes the City Manager, or their designee, to execute a contract with US Digital Designs by Honeywell in an amount not to exceed \$151,804.27 for the purchase and installation of a modern, fully integrated alerting system for Fire Station 3.

SECTION 3. The City Council authorizes the expenditure of Measure F infrastructure funds to fully fund the project and further authorizes the City Manager, or their designee, to take

all administrative actions and execute all documents necessary to carry out the intent of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

RESOLUTION NO. 8584

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE REPLACEMENT OF THE FIRE STATION 3 ALERTING
SYSTEM AND APPROVING A CONTRACT WITH US DIGITAL DESIGNS BY
HONEYWELL**

WHEREAS, the City of Woodland Fire Department relies on a Fire Station Alerting System (FSAS) to rapidly communicate emergency dispatches to station personnel; and

WHEREAS, the current FSAS is more than 30 years old, has reached the end of its useful life, and has become increasingly difficult to maintain due to obsolete components and limited vendor support; and

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WHEREAS, US Digital Designs by Honeywell was identified as the preferred vendor based on their strong performance in similar municipalities within the region, their robust and modern system features, and overall cost-effectiveness; and

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SECTION 3. The City Council authorizes the expenditure of Measure F infrastructure funds to fully fund the project and further authorizes the City Manager, or their designee, to take

all administrative actions and execute all documents necessary to carry out the intent of this Resolution.

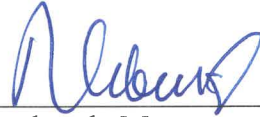
PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 21st day of October 2025, by the following vote:

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

NOES: None.

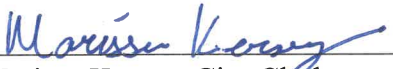
ABSENT: None.

ABSTAIN: None.



Rich Lansburgh, Mayor

ATTEST:



Marissa Kersey, City Clerk

APPROVED AS TO FORM:



Ethan Walsh, City Attorney



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.15
SUBJECT: Introduction of an Ordinance Adopting the 2025 California Fire Code and Related Amendments

Recommendation for Action: Staff recommends that the City Council introduce, waive the first reading and read by title only an Ordinance AMENDING CHAPTER 8.20 OF TITLE 8 OF THE WOODLAND MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2025 CALIFORNIA FIRE CODE IN ITS ENTIRETY (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 9), BASED ON THE INTERNATIONAL FIRE CODE, 2024 EDITION, WITH ERRATA, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, TOGETHER WITH THE ADMINISTRATIVE CHAPTERS 1, 2, AND APPENDIX B, APPENDIX C, APPENDIX D, AND APPENDIX E, APPENDIX G, AND APPENDIX P, , AND CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO, AND AMENDING SECTION 15.04.030 OF THE WOODLAND MUNICIPAL CODE AMENDING CERTAIN SECTIONS OF THE 2025 CALIFORNIA BUILDING CODE RELATED TO FIRE PROTECTION SYSTEMS, and schedule a public hearing and second reading for November 18, 2025.

Staff Contact:

Matt Flint, Fire Marshal, 530-661-5855, Matt.Flint@cityofwoodland.gov

Fiscal Impact:

There is no net new fiscal impact to the City associated with this action. Implementation and staff training related to the 2025 California Fire Code will be accommodated within the existing FY 2025–26 Fire Department budget.

Background:

Every three years, the various State and National Fire Codes are revised to reflect the latest in building and fire safety standards. The Ordinance before the Council adopts the 2025 California Fire Code (California Code of Regulations, Title 24, Part 9), based on the International Fire Code, 2024 Edition, with errata, published by the International Code Council, including Administrative Chapters 1 and 2 and Appendices B, C, D, E, G, and P, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion.

The Fire Code provides regulations necessary for the maintenance of fire prevention and life safety provisions for buildings and premises within the City of Woodland.

The formal adoption of the proposed Ordinance will take place following the November 18, 2025 City Council meeting after a public hearing is held. The City will publish notice of the public hearing twice in a locally circulated newspaper, with the first notice published at least 14 days prior to the hearing. One copy of the 2025 California Fire Code will be available for public inspection in the Office of the Woodland City Clerk.

Discussion:

While the City of Woodland and other communities are required by state law to utilize the newest State-adopted version of the codes for building permit reviews and inspections, adoption of the codes (by reference) by local jurisdictions provides greater consistency among agencies and allows for local

amendments that reflect unique climatic, topographical, and geological conditions.

All amendments from the prior 2022 code cycle have been reviewed for applicability to the 2025 California Fire Code. Several amendments have been reformatted, clarified, or updated for consistency with the new model code, and several new local amendments have been added to address evolving fire and life safety issues within the community.

Notable new and revised amendments include:

- Micromobility Device Charging Safety – Establishes standards for the safe charging and storage of e-bikes and scooters in multi-unit and commercial occupancies.
- Wrecking Yard Fire and Life Safety Requirements – Incorporates standards for emergency access, hazardous materials handling, and suppression systems in vehicle dismantling operations.
- Fire Control Rooms – Expands the requirement for centralized fire protection system control rooms in new commercial buildings, providing a single location for first responders to access fire alarms, sprinkler systems, and suppression equipment.
- Residential Energy Storage Systems (ESS) – Adds requirements for exterior emergency disconnects and heat detection when systems are installed in or near commercial or mixed-use structures, improving firefighter and public safety.

All existing City amendments have been reviewed for consistency with the new 2025 California Fire Code. With this adoption, former amendments have been rewritten, deleted, or revised to reflect the most current needs of the City of Woodland. Woodland Municipal Code sections not specifically included within this Ordinance remain unchanged.

Conclusion:

Staff recommends that the City Council introduce, waive the first reading, and read by title only the Ordinance and schedule a public hearing and second reading for November 18, 2025.

Prepared by: Trista Kennedy, Community Risk Reduction Specialist II

Reviewed by: Matt Flint, Fire Marshal
Eric Zane, Fire Chief



Ken Hiatt
City Manager

Attachments:

1. Proposed Ordinance - California Fire Code 2025
2. Woodland_ CFC Ordinance Exh A-c1

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING CHAPTER 8.20 OF TITLE 8 OF THE WOODLAND
MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2025 CALIFORNIA
FIRE CODE IN ITS ENTIRETY (CALIFORNIA CODE OF REGULATIONS,
TITLE 24, PART 9), BASED ON THE INTERNATIONAL FIRE CODE, 2024
EDITION, WITH ERRATA, PUBLISHED BY THE INTERNATIONAL CODE
COUNCIL, TOGETHER WITH THE ADMINISTRATIVE CHAPTERS 1, 2,
AND APPENDIX B, APPENDIX C, APPENDIX D, AND APPENDIX E,
APPENDIX G, AND APPENDIX P, , AND CERTAIN ADDITIONS,
INSERTIONS, DELETIONS AND CHANGES THERETO, AND AMENDING
SECTION 15.04.030 OF THE WOODLAND MUNICIPAL CODE AMENDING
CERTAIN SECTIONS OF THE 2025 CALIFORNIA BUILDING CODE
RELATED TO FIRE PROTECTION SYSTEMS;**

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.* the City of Woodland (“City”) may adopt by reference the 2025 California Fire Code, based on the International Fire Code, 2024 Edition, with errata, published by International Code Council (ICC), as adopted by the State of California pursuant to Title 24, Part 9 of the California Code of Regulations; and

WHEREAS, California Health & Safety Code Sections 17958.5 and 18941.5 authorize cities to adopt the codes contained in Title 24 of the California Code of Regulations with changes and modifications determined to be reasonably necessary because of local climatic, topographic, or geologic conditions; and

WHEREAS, pursuant to Section 50022.1 and California Health & Safety Code Section 17958.5 and 18941.5, the City is considering the adoption of an ordinance on November 18, 2025, which proposes the adoption by reference of the 2025 California Fire Code with the proposed amendments as provided therein; and

WHEREAS, the City desires to adopt the 2025 California Fire Code, based on the International Fire Code, 2024 Edition, with errata, published by the International Code Council (ICC), as adopted by Title 24, Part 9 of the California Code of Regulations (“Fire Code”) with necessary amendments to assure the Fire Code is tailored to the particular fire protection needs of the City as required by local climatic, topographic, and geologic conditions and assure that a maximum level of fire protection is provided to residents, businesses, and other occupants; and

WHEREAS, the City further desires to make additional necessary amendments to the 2025 California Building Code to assure that the maximum level of fire protection is provided to residents, businesses, and other occupants; and

WHEREAS, the City held a public hearing on November 18, 2025 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Fire Code as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on October 29, 2025 and November 5, 2025; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred;

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

SECTION 1. Purpose. The purpose of this Ordinance is to amend Sections 15.04.030, and certain sections in Chapter 8.20 of Title 8 of the City of Woodland Municipal Code, adopting by reference the 2025 California Building Standards Code, Title 24, California Code of Regulations, Part 9, (California Fire Code) in its entirety, based on the International Fire Code, 2024 Edition, with errata, published by the International Code Council, together with Administrative Chapters 1, 2, and Appendix B, Appendix C, Appendix D, Appendix E, Appendix G, and Appendix P together with certain additions, insertions, deletions, and changes thereto, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion; adopting and amending certain sections of the 2025 California Building Standards Code related to fire protection systems.

SECTION 2. Authority. The City Council enacts this Ordinance under the authority granted to the City as follows:

(a) California Government Code Section 50022.1 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference; and

(b) California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the 2025 California Fire Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions.

SECTION 3. Findings. The City Council hereby finds that the proposed amendments to the 2025 California Fire Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geologic, or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this ordinance, described in “Exhibit A” attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the 2025 California Fire Code

SECTION 4. Amendment. Sections 8.20.010 through Section 8.20.040 of the Woodland Municipal Code are hereby amended to read in full as follows:

Sec. 8.20.010 California Fire Code – Adopted.

There is hereby adopted by the City for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, explosion, or

hazardous materials, those certain Codes and known as the 2025 California Building Standards Code, Title 24, California Code of Regulations, Part 9, (California Fire Code) in its entirety, based on the International Fire Code, 2024 Edition, with errata, published by the International Code Council together with Administrative Chapters 1, 2, and Appendix B, Appendix C, Appendix D, Appendix E, Appendix G, and Appendix P, save and except such portions as are deleted, modified, or amended by Section 8.20.040 of this Chapter, of which Codes one (1) copy has been and is now filed in the office of the City Clerk of the City of Woodland and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this chapter shall take effect, the provision thereof shall be controlling within the limits of the City.

Sec. 08.20.020 Establishment and duties of the division of community risk reduction.

A. The California Fire Code as adopted and amended herein shall be enforced by the Division of Community Risk Reduction of the Fire Department of the City, which is hereby established and which shall be operated under the supervision of the Fire Marshal.

B. The Fire Marshal in charge of the Division of Community Risk Reduction shall be appointed by the Chief of the City on the basis of examination to determine his or her qualifications for the position.

C. The Chief of the City shall recommend to the City Manager the employment of technical staff members, who, when such authorization is made, shall be selected on the basis of examination to determine their qualifications for the position.

D. The Fire Marshal, members of the Community Risk Reduction Division, and personnel assigned as Fire Investigators shall be peace officers and have the powers as such as established in Section 830.37(a) of the California Penal Code. Other members of the Fire Department shall be peace officers and have the powers as such as established in Section 830.37(b) of the California Penal Code.

Sec. 8.20.030 – Establishment of storage limits.

A. Establishment of limits of districts in which the storage of compressed natural gas is to be prohibited.

The limits referred to in Section 2308.3.2 and 5301.1.1 of the California Fire Code as added by the City of Woodland in which the storage of compressed natural gas storage is prohibited, are hereby established as follows: The storage of compressed natural gas is restricted in all zones except highway commercial, service commercial and industrial zones in the city as defined in the zoning ordinance of the city.

B. Establishment of limits of districts in which the storage of stationary tanks of flammable cryogenic fluids are to be prohibited.

The limits referred to in Section 5806.2 of the California Fire Code in which the storage of flammable cryogenic fluids in stationary containers is prohibited is hereby established as follows: Restricted in all zones except that a use permit may be granted by the Chief for storage in those zones defined in the zoning ordinance of the city as general commercial, service commercial, highway commercial and industrial zones.

C. Establishment of limits in which storage of liquefied petroleum gases is to be restricted.

The limits referred to in Section 6104.2 of the California Fire Code, in which storage of liquefied petroleum gas is restricted, are hereby established as follows: The storage of liquefied petroleum gas is restricted to the highway commercial, service commercial and industrial zones in the city as defined in the zoning ordinance of the city. The aggregate capacity of any one (1) installation shall not exceed two thousand gallons (2,000) water capacity; except that at the discretion of the Chief after consideration of special features such as topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed tanks, degree of private fire protection to be provided and facilities of the fire department, a permit may be granted for such use.

D. Establishment of limits of districts in which storage of explosives and blasting agents to be prohibited.

The limits referred to in Section 5601.9 of the California Fire Code as added by the City of Woodland, in which storage of explosives and blasting agents is prohibited, are hereby established as follows: Prohibited in all zones defined in the zoning ordinance of the City except that a permit may be issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

E. Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks; bulk plants or terminals; and bulk transfer operations is to be limited.

1. The limits referred to in Section 5704.2.9.6.1 of the California Fire Code in which storage of Class I and II liquids in outside aboveground tanks is limited, are hereby established as follows: Limited to two (2) tanks, not to exceed two thousand (2,000) gallons each, in all zones defined in the zoning ordinance of the city except that a permit may be issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

2. The limits referred to in Section 5706.5.1 of the California Fire Code as amended by the City of Woodland in which bulk plants or terminals for flammable or combustible liquids are limited, are hereby established as follows: Limited to two (2) tanks, not to exceed two thousand (2,000) gallons each, in all zones defined in the zoning ordinance of the city except that a permit may be

issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

3. The limits referred to in Section 5706.5.1.1.1 of the California Fire Code as added by the City of Woodland in which bulk transfer and process transfer operations of flammable or combustible liquids are limited, are hereby established as follows: Limited to two (2) tanks, not to exceed two thousand (2,000) gallons each, in all zones defined in the zoning ordinance of the city except that a permit may be issued for installations in existence prior to the adoption of the ordinance codified in this chapter.

Sec. 8.20.040 Amendments.

The California Fire Code, as described above and adopted by reference in Section 8.20.010, is hereby amended, modified and revised as set forth in this chapter.

A. Section 202 – General Definitions.

Section 202 is amended to add and amend the following definitions:

Building. Any Structure used or intended for supporting or sheltering any use or occupancy, including manufactured homes, mobile homes, modular, and multifamily manufactured housing.

Fire Marshal. Shall mean the Chief of the Division of Community Risk Reduction.

B. Section 307.1.1 – Prohibited Open Burning.

Section 307.1.1 is amended to read as follows:

307.1.1 Prohibited open burning. Open burning is prohibited in the City of Woodland. Any burning, open or otherwise, that constitutes a nuisance which is injurious to health, or is indecent or offensive to the senses, or is offensive, or objectionable because of smoke emissions or when atmospheric conditions or local circumstance make such fires hazardous shall be prohibited. The fire code official is authorized to order the extinguishment by the owner, occupant, other responsible person or the fire department of any burning that creates or adds to a hazardous or objectionable situation.

C. Section 322.6 – Multi-Unit Residential Building Micromobility Battery Charging and Storage Requirements. Section 322.6 is added to the California Fire Code to read as follows:

322.6 Multi-Unit Residential Building Micromobility Battery Charging and Storage Requirements.

1. Multi-Unit Residential Building Requirements. In all multi-unit residential buildings (e.g., apartments, townhomes, dormitories), the following additional requirements apply:
 - a. Common Charging Areas - If the property provides or permits battery charging in a shared garage or storage area, it must include:
 1. Posted signage stating: “Micromobility Device Battery Charging Area – UL-Listed Equipment Required. No Charging in Sleeping Rooms or Near Exits. Unattended Charging Discouraged.”
 2. At least one 10 lb. ABC fire extinguisher within 50 feet of the charging location
 - b. Tenant Notification - Property managers or landlords must notify residents of this section at lease signing or renewal, and display signage in common areas.
 - c. Inspection Authority - The Fire Department is authorized to inspect and enforce this section within any multi-family residential occupancy and may require removal of noncompliant batteries or equipment if deemed an immediate fire hazard.
 - d. The Fire Code Official may approve alternate methods or equipment that provide equivalent or greater levels of safety.

Exemption: This section does not apply to:

1. Devices powered solely by alkaline or sealed lead-acid batteries,
2. Medical mobility devices (e.g., electric wheelchairs) that comply with manufacturer safety standards
3. Short-term charging of emergency backup battery systems as permitted by the California Fire Code.

D. Section 324 – Fire and Life Safety Standards for Manufactured Homes and Tiny Homes Used as Primary Residences. Section 324 is added to the California Fire Code read as follows:

324 Fire and Life Safety Standards for Manufactured Homes and Tiny Homes Used as Primary Residences.

1. Applicability. To enhance fire and life safety protections for small-format dwellings, the City of Woodland adopts the following requirements for manufactured homes and tiny homes used as primary residences. These requirements address gaps in current building and fire codes by ensuring consistent access, suppression, and construction standards for long-term residential use.
2. Definitions. For the purposes of this section, the following definition applies:

- a. **Primary residence** means a dwelling unit used or intended to be used as the legal residence of the owner or occupant for more than 183 days in any calendar year. This includes any one- or two-family dwelling, manufactured home, or tiny home that serves as the main living quarters for the owner, a tenant, or a long-term occupant.
 - b. A **tiny home** is defined as a residential structure intended for permanent or semi-permanent occupancy, with a total floor area of 400 square feet or less, excluding lofts. Tiny homes may be site-built, prefabricated, manufactured, or converted from alternative materials such as shipping containers (Connex boxes), park model RVs, modular units, converted buses (skoolies), or tiny homes on wheels. Regardless of the construction type, the structure must be designed as a single housekeeping unit with permanent provisions for living, sleeping, eating, cooking, and sanitation.
3. Scope. This section applies to all new manufactured homes and tiny homes placed, constructed, installed, or relocated within the City of Woodland for use as a primary residence, regardless of foundation type, wheel status, or classification under state or federal housing regulations. These standards apply to:
 - a. All newly installed manufactured or tiny homes on wheels used as a primary residence.
 - b. Existing units that are relocated, newly connected to utilities, or undergoing an occupancy change.
 - c. Units in areas governed by local fire access and water supply regulations.
4. Fire Sprinkler Requirements. All manufactured and tiny homes defined as primary residences shall be protected by an automatic fire sprinkler system designed and installed in accordance with NFPA 13D.
 - a. Installation must be performed by a California State licensed C-16 contractor.
 - b. Plans shall be reviewed and approved by the Fire Department.
 - c. The system must pass final inspection and functional testing before occupancy.
5. Exterior Materials. All exterior walls and roofing materials shall be constructed using non-combustible or ignition-resistant materials. Acceptable materials include, but are not limited to:
 - a. Fiber cement board, stucco, masonry, metal siding, treated wood, and other fire-resistant materials.
 - b. Roof coverings shall meet or exceed Class B fire rating.
6. Clearance and Site Safety. A minimum 5-foot clearance zone shall be maintained around the structure. Within this zone:
 - a. Combustible ground coverings (e.g., bark, mulch, straw) are prohibited.
 - b. Dry vegetation and refuse shall be cleared and maintained.

- c. Wood fences must be separated from the building by noncombustible material or offset.
- 7. Addressing and Emergency Access.
 - a. All new buildings shall have clearly visible address numbers, contrasting with the background, with minimum character height of 4 inches and stroke width of 0.5 inches. Address numbers shall be internally or externally illuminated.
 - 1. Buildings accessed from private driveways or not visible from a public street shall have additional address signage posted at the road entrance.
 - b. Driveways or fire access routes shall:
 - 1. Be at least 16 feet wide with 13 feet 6 inches vertical clearance.
 - 2. Be all-weather and support emergency vehicle loads of at least 80,000 pounds.
 - 3. Remain clear of vegetation, fences, or other obstructions.
- 8. Homes Constructed on Permanent Wheels. To ensure consistent fire and life safety standards, the following requirements apply to all manufactured homes and tiny homes constructed on permanent wheels when used as primary residences within the City of Woodland:
 - a. Foundation Pad Requirement: All manufactured homes and tiny homes on wheels intended for permanent or long-term residential use shall be placed on a reinforced concrete pad no less than 4 inches thick, large enough to fully support the base of the structure. The pad must provide a stable, non-combustible, all-weather surface.
 - b. Skirting and Concealment: The underside of the unit, including wheels, axles, and chassis, shall be fully enclosed with approved skirting or perimeter screening to provide visual concealment and reduce fire hazards from accumulated debris and combustible materials.
 - 1. Skirting shall allow for adequate ventilation as required by code but shall prevent entry of debris and combustible storage beneath the unit.
 - 2. Access panels for maintenance must be included and properly secured.
 - 3. Approved Skirting Materials. Skirting shall be constructed of durable, fire-resistant, or non-combustible materials, such as:
 - a. Cement fiberboard
 - b. Metal panels
 - c. Fire-rated treated wood
 - d. Other approved exterior-rated material
 - 4. Vinyl or plastic skirting is not permitted unless specifically listed and approved for permanent residential use by the Building Official or Fire Marshal.

9. Defensible Space and Clearance. A minimum 5-foot defensible space must be maintained around the entire perimeter of the home. This area shall remain clear of:
 - a. Combustible vegetation;
 - b. Stored materials;
 - c. Open flame sources; and,
 - d. Any structure or enclosure that would obstruct fire access.

E. Section 325 - Wrecking Yard Fire and Life Safety Requirements

Section 325 is added to the California Fire Code read as follows:

Section 325 Wrecking Yard Fire and Life Safety Requirements. This section applies to all wrecking yards, vehicle dismantling facilities, and similar outdoor storage or processing operations involving vehicles, parts, or fluids, regardless of whether the operation is conducted under a business license or permit.

1. NFPA 1 Compliance. All wrecking yards shall comply and be subject to the applicable sections as determined by the Fire Code Official contained within the most current version of NFPA 1, Chapter 22 – Automobile Wrecking Yards.
2. Fire Department Access and Water Supply.
 - a. Emergency access roads shall be provided throughout the yard at intervals no greater than 150 feet apart in any direction. Roads shall be kept clear of debris, vehicles, or materials at all times and maintained to support the weight of fire apparatus (80,000 lbs. min.).
 - b. Fire department access gates shall be equipped with Knox® access systems and shall be a minimum of 20 feet wide.
 - c. Where required by the Fire Code Official, an on-site water supply capable of supporting fire-fighting operations (hydrants, water tanks, or standpipes) shall be provided.
3. Fire Hazards and Combustible Material Management.
 - a. Wrecking yards shall maintain a minimum 20-foot clearance between vehicle stacks or storage areas and all property lines, buildings, and public rights-of-way.
 - b. Open flame, hot work, or cutting torches shall not be used within 25 feet of combustible materials, stacked vehicles, or fuel-containing components, unless specifically permitted and protected by non-combustible shields and fire watch personnel.
 - c. Fuel tanks and other flammable or combustible liquid containers shall be drained and removed from vehicles prior to storage or processing.

- d. Weed abatement and general yard maintenance shall be conducted year-round to prevent accumulation of dry vegetation, trash, or flammable debris.
4. Hazardous Materials and Waste Fluid Handling.
- a. All fluids (fuel, oil, transmission, brake, antifreeze) shall be drained into approved secondary containment containers and disposed of per state hazardous waste laws.
 - b. Spills shall be cleaned up immediately and reported if quantities exceed reportable thresholds.
 - c. A Hazardous Materials Business Plan (HMBP) and appropriate permits shall be maintained on site if required by state law or Yolo County Environmental Health.
 - d. Outdoor fluid storage is prohibited, except in covered and secured containment areas approved by the Fire Code Official.
5. Fire Protection Systems and Signage
- a. Fire extinguishers shall be provided throughout the yard at intervals not to exceed 75 feet of travel distance. Extinguishers shall be a minimum 4A:40BC rating and serviced annually.
 - b. All hot work areas shall be posted with “NO SMOKING / HOT WORK IN PROGRESS” signage.
 - c. A yard diagram showing emergency access roads, extinguishers, fuel drain areas, fluid storage, and emergency shutoffs shall be kept posted and available for inspection.
6. Inspections. All wrecking yards are subject to annual fire inspections and may be inspected at any time for compliance with this section.

F. Section 504 – Access to Building Openings and Roofs

Section 504.5 is added to the California Fire Code to read as follows:

Section 504.5 Access Walkways. The Woodland Fire Department may require the construction of such walkways depending upon site conditions or project parameters. These conditions include, but are not limited to, building use or occupancy, topography, vegetation, and surface conditions. Design professionals must carefully consider these issues when developing a project site.

1. Access walkways must be provided to all required egress doors from a building, all firefighter access doorways in buildings with high-piled storage, and the area beneath each rescue window in “R” occupancies, at a minimum. Access walkways will typically be required around the entire perimeter of a structure to facilitate control of a fire through any other available openings.
2. Access walkways must be a minimum of five feet in width.

3. Access walkways shall consist of a surface that lends itself to safe use during building evacuation, firefighting, and rescue efforts. Solid surface walkways such as concrete or asphalt are preferable, though alternative surfaces such as decomposed granite (DG), gravel, or grass may also be permissible. Ground covers and shrubs that prevent or impede laddering of structures are not permitted to be planted within access walkways.
4. Where the grade itself presents a slip or fall hazard, an access walkway with a slip-resistant surface and/or stairway must be provided.

Section 504.6 is added to the California Fire Code to read as follows:

Section 504.6 Floor Level Identification in Stairwells. All commercial structures with three (3) or more stories above or below grade, including office buildings, hotels, educational facilities, mixed-use occupancies, and similar uses as determined by the Fire Code Official, a reflective floor number shall be affixed to the bottom 18 inches of the stairwell side of each door, centered horizontally or as approved by the Fire Code Official, and visible to approaching firefighters from within the stairwell.

1. On the underside (hinge side) of every door leading from a stair enclosure into each floor level, the building owner shall install reflective floor level identification numbers that:
 - a. Minimum of six inches (6") in height.
 - b. Stroke width of at least $\frac{3}{4}$ inch.
 - c. Constructed of durable, weather-resistant, high-intensity reflective material.
 - d. Contrast sharply with the background color of the door surface.
 - e. Clearly indicate the floor level using Arabic numerals (e.g., "1", "2", "3", "B1").
2. Floor identification markings shall be maintained in a clean, legible, and reflective condition at all times. Damaged or obscured markings shall be replaced immediately.

G. Section 505 – Premise Identification

Section 505.1 is amended to read as follows:

505.1 Address Identification. New and existing buildings shall be provided with approved address identification. Approved numbers or addresses shall be placed on the front elevation of all new or existing buildings in such a position that is plainly visible and legible from the street or road on which the property is addressed. Addresses shall not be located where they have the potential of being obstructed by signs, awnings, vegetation, or other building/site elements. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high with a minimum stroke width

of 1/2 inch for one- and two-family residential buildings. Each character shall be not less than 12 inches high with a minimum stroke width of 1/2 inch for commercial and multi-family buildings up to 25 feet in height. Address numbers must be a minimum of 24 inches when the building exceeds 25 feet in height. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. An address monument at the vehicle entrance or other location clearly visible and legible from the public road may be provided in lieu of an address on the structure where only a single building with a single street address is present and no other structures are accessible from the fire apparatus access road serving that structure. Address identification shall be maintained.

Section 505.1.1 is added to read as follows:

Section 505.1.1 Internal or External Illumination. Numbers for new buildings shall be internally or externally illuminated, to be visible at night. This requirement also applies to monuments. Reflective type numbers may be acceptable for a single lot residential development project, when specifically approved by the Fire Marshal or Community Risk Reduction staff.

Section 505.1.2 is added to read as follows:

Section 505.1.2 Multi-Unit Building Addressing. Suite/apartment 6-inch numbers/ letters shall be placed on or adjacent to the primary entrance for each suite/apartment and any other door providing access to fire department personnel during an emergency. Multiple residential and commercial units having entrance doors not visible from the street or road shall, in addition, have approved numbers grouped for all units within each structure and positioned to be plainly visible from the street or road.

Section 505.1.3 is added to read as follows:

Section 505.1.3 Multi-Building Clusters Addressing. Approved numbers or addresses shall be placed on the front elevation(s) of all buildings that form the cluster. If all building addresses are not clearly visible or legible from the public road serving the structures, an address monument shall also be provided at the entry point(s) to the site indicating the range of addresses accessible from that entrance.

H. Section 506 – Key Boxes

Section 506.1.1.1 is added to read as follows:

Section 506.1.1.1 Manually Operated Gates and Barriers. Manually operated gates and barriers across fire apparatus access roads shall have Knox padlocks, or weather-resistant Knox key boxes. The key box shall be placed four to five feet above the road surface at the right side of the access gate in a conspicuous

location that is readily visible and accessible. The key box must be clearly labeled “FIRE DEPT.”

Section 506.1.1.2 is added to read as follows:

Section 506.1.1.2 Electrically Operated Gates and Barriers. The gate control for electronic gates across fire apparatus access roads shall be operable by a Knox emergency override key switch (with dust cover). The key switch shall be placed between 42” and 48” above the road surface at the right side of the access gate within two feet of the edge of the road. The key switch shall be readily visible and unobstructed from the fire lane leading to the gate. The key switch shall be clearly labeled “FIRE DEPT.”

1. Upon activation of the key switch, the gate shall open and remain open until returned to normal operation by means of the key switch. Where a gate consists of two leaves, the key switch shall open both simultaneously if operation of a single leaf on the ingress side does not provide for the width, turning radii, or setbacks necessary for fire apparatus to navigate the vehicle entry point. Note this requirement on the plan.
2. The key switch shall be labeled with a permanent red sign with not less than ½” contrasting letters reading “FIRE DEPT” or with a “Knox” decal. Note this requirement on the plan.

Section 506.1.1.3 is added to read as follows:

Section 506.1.1.3 Motorized Gates and Barriers. New motorized gates across fire apparatus access roads shall also be equipped with Click-To-Enter to allow emergency response personnel to remotely open the gate when the emergency vehicle approaches the gate. The receiver shall be located to maximize signal reception from an approaching Woodland Fire Department apparatus. Devices shall be compatible with Woodland Fire Department preemption devices. A functional test of the automatic opening equipment, witnessed by Woodland Fire Department is required prior to final acceptance.

Section 506.1.1.4 is added to read as follows:

Section 506.1.1.4 Pedestrian Gates. Electromagnetically or electromechanically locked pedestrian gates and doors shall be equipped either with a Knox box containing a key to open the lock or, if the door lock cannot be operated with a key from the exterior, a Knox key switch shall be provided adjacent to the door. Where key switches are provided, the door or gate lock shall remain disengaged until the key switch is returned to the “normal” closed or locked position.

- I. Section 506.3 – Key Access Requirements for Gated Residential Occupancies.
Section 506.3 is added to read as follows:

506.3 Key Access Requirements for Gated Residential Occupancies.

1. Applicability. To ensure prompt emergency access and minimize property damage during response, the following requirements apply to secured or gated residential occupancies, including licensed care facilities and accessory dwelling units (ADUs). This section applies to the following occupancy types where access to the primary entrance is restricted by a locked gate, fence, or other secured barrier:
 - a. Residential Care Facilities for the Elderly (RCFEs), including licensed Board and Care occupancies.
 - b. Licensed residential group homes or facilities under the authority of the California Department of Social Services.
 - c. ADUs or Junior ADUs on parcels where gated or fenced access prevents emergency personnel from reaching the unit's main entrance without forcible entry.
 - d. Any residential property where locked vehicle or pedestrian gates serve as the only access to the dwelling or sleeping areas.

Exceptions. This requirement does not apply to:

1. Single-family homes without ADUs or care services.
2. Properties where access is not restricted by a locked gate or barrier.
3. ADUs that are accessible via the main house entrance or shared open yard.

2. Knox Box Requirements.

- a. Installation. A residential Knox Box® key access box shall be:
 1. Permanently mounted near the primary pedestrian access gate or point of entry.
 2. Installed at a height of 5 feet above grade in a clearly visible, unobstructed location.
 3. Accessible without requiring passage through additional locked or secured areas.
- b. Contents. The box shall contain:
 1. Labeled keys or gate access devices for any locked pedestrian or vehicle gate.
 2. Any fob, remote, or keypad code needed to open automatic or electrically controlled gates.
- c. Approval and Registration
 1. The Knox Box model and placement shall be approved by the Fire Department prior to installation.
 2. Owners shall register the box and access contents with the Woodland Fire Department at time of installation and update this information if changed.
- d. Gate Compliance. Electrically operated gates must also meet UL 325 and ASTM F2200 standards and include a manual override device accessible through the Knox Box.

3. Enforcement. The Fire Code Official is authorized to order installation at any property where delayed access has impeded or could reasonably impede emergency response.

J. Section 508 – Fire Command Center

Section 508.2 is added to read as follows:

508.2 Fire control room for new commercial buildings. All new commercial buildings not addressed in 508.1 shall be provided with a Fire Control Room, conforming to the specifications set forth in 508.2.1 through 508.2.6.

508.2.1 Location and access. The location and access to the fire command center shall be approved by the Fire Code Official.

508.2.2 Equipment. Fire Control Rooms shall contain only fire system control valves, fire alarm control panels and other related fire system equipment. Storage of other materials is prohibited. “NO STORAGE” signs shall be posted.

508.2.3 Dimensions. Fire Control Rooms shall have minimum dimensions of five feet by seven feet. Fire Control Rooms housing fire pumps shall be a dedicated room/house that is large enough to house the fire pump and associated equipment.

508.2.4 Fire rating. Fire Control Rooms shall be constructed with a one-hour fire rating.

508.2.5 Access. Fire Control Rooms shall be provided with an exterior access door approved by the Fire Code Official. A Knox Box mounted on the exterior at 5 feet on center adjacent to Fire Control Room door is required.

508.2.6 Signage. Durable signage shall be provided on the exterior side of the access door. Full-size doors clearly marked “Fire Control Room” / “Fire Riser Room” in a contrasting color.

K. Section 511 – Fire Department Access and Water Supply for One- and Two-Family Dwellings. Section 511 is added to read as follows:

511 Fire Department Access and Water Supply for One- and Two-Family Dwellings.

1. Applicability. To ensure sufficient emergency response capability, the City of Woodland establishes the following minimum requirements for fire department access and fire protection water supplies for all new one-

and two-family dwellings, additions thereto, and associated accessory structures. This section applies to the construction proposed on parcels containing no more than two buildings and no more than three dwelling units, including any number of accessory structures.

2. Fire Apparatus Access – New Dwellings.
 - a. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure, measured by an approved route.
 1. For buildings protected by automatic fire sprinklers, this distance may be extended to 300 feet.
 - b. The minimum fire access driving surface shall be:
 1. 12 feet wide, exclusive of shoulders
 2. 14 feet total horizontal clearance, including 1 foot on each side
 3. 13 feet 6 inches vertical clearance
 4. Maximum grade: 16%
 5. Maximum cross slope: 2.5%
 - c. Turnarounds:
 1. Required for driveways exceeding 150 feet in length
 2. Minimum turning radius: 38 feet outside or 80-foot hammerhead turnaround
 3. Maximum cross slope in turnarounds: 5%
 - d. Turnouts:
 1. Required if the driveway exceeds 150 feet
 2. Additional turnouts every 400 feet for driveways over 800 feet
 3. Turnout must be 12 feet wide by 30 feet long, with 25-foot tapers
 - e. Bridges and Elevated Surfaces:
 1. Must meet fire access load and safety standards and be properly maintained
 - f. Gates:
 1. Minimum clear width: 14 feet
 2. Gates shall be set back a minimum of 30 feet from the public right-of-way
 3. Electric gates must be operable by a Knox® key switch
 4. Manually operated gates must be secured with an approved Knox® lock or key box
3. Water Supply – New Dwellings
 - a. New one- and two-family dwellings shall comply with California Fire Code Section 507, including confirmation of available fire flow and hydrant placement per the adopted appendices.
 - b. Acceptable water sources include:
 1. Existing public hydrants
 2. Approved private water tanks
 3. Other sources approved by the Fire Code Official
4. Additions to Existing Dwellings.
 - a. Access: Additions up to 1,000 square feet are exempt from additional fire access requirements provided:

1. The building and addition are protected by an approved automatic fire sprinkler system, or
2. The parcel will not exceed two total dwelling units
- b. Water Supply:
 1. Additions up to 600 square feet are exempt from fire flow confirmation
 2. Additions up to 1,000 square feet are exempt if they do not increase the required fire flow and either:
 - a. There is an existing private water tank on site, or
 - b. A public or private hydrant is located within 1,000 feet of all exterior ground-floor walls
5. Accessory Structures.
 - a. Access:
 1. Accessory structures up to 600 square feet are exempt from additional access if located within 150 feet of an existing approved driveway
 2. Structures must maintain a minimum 10-foot separation from other buildings unless otherwise approved
 - b. Water Supply:
 1. Structures up to 600 square feet are exempt from water supply confirmation
 2. Structures up to 50% of the size of the largest building on the parcel are exempt from fire flow confirmation if either:
 - a. There is a private water tank, or
 - b. A hydrant is within 1,000 feet of all exterior walls
6. Fire Sprinkler Requirement for Accessory Structures
 - a. If the main residence or primary structure on the parcel is equipped with an automatic fire sprinkler system, then all additional and accessory structures constructed on the same parcel shall also be equipped with an approved NFPA 13-D fire sprinkler system, regardless of the size or intended use of the accessory structure.
7. Premises Identification
 - a. All new buildings shall have clearly visible address numbers, contrasting with the background, with a minimum character height of 4 inches and stroke width of 0.5 inches. Address numbers shall be internally or externally illuminated.
 - b. Buildings accessed from private driveways or not visible from a public street shall have additional address signage posted at the road entrance.
8. Plan Approval. All access and water supply plans must be reviewed and approved by the Fire Department. Final roadway construction plans, including grading, surfacing, and erosion control measures, must be stamped and signed by a California-licensed civil engineer.

L. Section 512 – Fire Lane Markings and Access Requirements for Multi-Unit Residential Lots. Section 512 is added to read as follows:

512 Fire Lane Markings and Access Requirements for Multi-Unit Residential Lots.

1. Applicability. To ensure emergency vehicle access and protect public safety, the following standards apply to all shared private roadways, drive aisles, and internal circulation roads serving multi-family residential or clustered residential developments. This section applies to all new or existing residential developments with:
 - a. Two or more dwelling units on a single parcel, or
 - b. Multiple parcels with shared access roadways or drive aisles, including apartments, duplexes, townhomes, mobile home parks, and clustered single-family homes.
2. Parking Restrictions Based on Roadway Width. The following parking restrictions shall apply based on the clear, unobstructed width of the shared access roadway:
 - a. Less than 28 feet wide
 1. No parking allowed on either side
 2. Both curbs (or roadway edges) shall be painted red and marked “FIRE LANE – NO PARKING” at intervals not exceeding 75 feet.
 3. Signage stating "NO PARKING – FIRE LANE" shall be posted every 75 feet on both sides of the roadway.
 - b. 28 feet to 35 feet wide
 1. Parking allowed on one side only
 2. The non-parking side shall be painted red and marked “FIRE LANE – NO PARKING.”
 3. Fire lane signage shall be posted every 75 feet on the restricted side.
 4. The side on which parking is permitted shall be clearly designated by signage or curb markings.
 - c. 36 feet or greater
 1. Parking allowed on both sides
 2. No fire lane signage or red curbing required unless otherwise designated by the Fire Department.
 - d. Two-Lane, Two-Way Roadways
 1. If parking is allowed on both sides, the roadway must be at least 40 feet wide measured curb to curb or edge to edge.
3. Unobstructed Access Width and Vertical Clearance
 - a. Unobstructed Width. Fire apparatus access roads shall be maintained free of obstructions, parked vehicles, or encroachments that reduce the clear width below the minimum required for emergency response.
 - b. Required clear widths must be always maintained, regardless of signage, striping, or parking patterns.
4. Vertical Clearance. An unobstructed vertical clearance of not less than 13 feet 6 inches shall be maintained on all fire access roads.
 - a. Trees, balconies, awnings, or other features shall not encroach into this vertical space.

5. Enforcement. The Fire Code Official is authorized to require fire lane markings on existing roadways where:

- a. Access is frequently obstructed, or
- b. Emergency response has been impaired due to limited roadway width.

M. Section 903.1 – Automatic Sprinkler Systems—General. Section 903.1 is amended to read as follows:

903.1 General. Automatic sprinkler systems shall comply with this section and the following:

An automatic sprinkler system shall be installed in the occupancies and locations set forth in this Chapter and in the locations and according to the conditions described below:

(1) In all buildings other than Group R, Division 2, 3 and 4 in which the total floor area of all floors is 3,599 square feet or more, or any building which are three or more stories regardless of height.

Exceptions:

- 1. Group U occupancies, not including private garages attached to R-3 Occupancies.
- 2. In storage and bulk handling facilities for grain, including grain elevators and flat storage buildings, automatic fire sprinklers shall not be required in areas where the grain is stored, provided:
 - a. An automatic fire extinguishing sprinkler system is not otherwise required for code compliance;
 - b. The floor area of the building or structure does not exceed the maximum basic allowable floor area permitted for specific types of construction as specified in Table 504.3 of the California Building Code and including the allowable increases for clear yard spaces as specified in the California Building Code; and
 - c. The construction of the building or structure complies with all other code provisions for the properly assigned group occupancy classification and type of construction.

(2) Notwithstanding other provisions of this section, the requirement described in this Section 903.1 shall be applied to alterations, repairs, additions and changes of occupancy of existing buildings as follows:

- a. Where there is no change of occupancy, alterations or repairs not increasing fire area, total height, or number of stories of an existing building may be made without making the entire building comply with this section.
- b. No change shall be made in the character of the occupancy or use of any existing building or structure unless the entire building or structure is made to comply with this section.

Exceptions:

- 1. The character of the occupancy of existing buildings may be changed subject to the approval of the building official and the approval of the fire chief, and the building may be occupied for purposes in other occupancy groups without conforming to all the requirements of this section or the California Building Code for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.
- 2. No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required by California Building Code. The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this section and provisions of the California Building Code.

(3) In other areas and occupancies as required in Section 903 of the California Building Code.

N. Section 903.3.1.3.1 – NFPA 13D Sprinkler Systems. Section 903.3.1.3.1 is added to read as follows:

903.3.1.3.1 NFPA 13D Sprinkler Systems.

- 1. Applicability. This section shall apply to all new one- and two-family dwellings, townhouses, and mobile homes constructed within the City of

Woodland that are equipped with a residential fire sprinkler system in accordance with NFPA 13D.

2. Spare Head Box Requirements.
 - a. All residential fire sprinkler systems shall be provided with a listed spare sprinkler head box.
 - b. The box shall contain at least two (2) spare sprinkler heads of each type and temperature rating used in the installed system.
 - c. A sprinkler head wrench compatible with the installed sprinkler heads shall be included in the box.
 - d. The spare head box shall be clearly labeled and installed in a readily accessible location near the main sprinkler riser, subject to approval by the Fire Department.
3. Owner Responsibility. Property owners shall be responsible for maintaining the spare head box in good condition. Any used or missing sprinkler heads shall be replaced without delay.
4. Enforcement. This section shall be enforced by the Fire Department at the time of final inspection and as part of any ongoing maintenance inspections, if applicable.

O. Section 903.4.3 – Alarms. Section 903.4.3 is amended to read as follows:

Section 903.4.3 – Alarms.

One exterior approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible alarm notification appliances shall not be required except when required by Section 907.

This section shall apply to all automatic fire sprinkler systems, including those installed in one- and two-family dwellings.

P. Section 903.4.3.1 – Residential Alarms. Section 903.4.3.1 is added to read as follows:

903.4.3.1 Residential Alarms.

1. Waterflow Alarm and Notification for NFPA 13D Residential Fire Sprinkler Systems. All NFPA 13D residential fire sprinkler systems installed within Group R-3 and R-3.1 occupancies shall include waterflow detection and local notification in accordance with the provisions outlined below:

- a. A listed waterflow switch shall be installed and connected to the sprinkler system to detect the flow of water indicating sprinkler activation.
 - b. Activation of the waterflow switch shall trigger a local notification appliance consisting of a listed horn/strobe installed in a location approved by the Fire Department.
 - c. The horn/strobe shall meet all the following criteria:
 - 1. Be listed by Underwriters Laboratories (UL).
 - 2. Be approved by the California Office of the State Fire Marshal.
 - 3. Be audible throughout the main living areas of the dwelling.
 - 4. Be visible from an exterior access point, such as the front porch or garage, where approved by the Authority Having Jurisdiction.
 - d. The notification appliance shall be powered by the building's electrical system and equipped with a battery backup or other approved secondary power source.
 - e. A durable sign shall be posted at the riser location stating: "This residence is equipped with an automatic fire sprinkler system and local waterflow alarm. In the event of alarm activation, evacuate and call 911."
2. The location of the waterflow switch, notification appliance, and signage shall be clearly shown on all plan submittals and verified during field inspection.

Q. Section 1207.11.2.1.2 – Disconnect Location. Section 1207.11.2.1.2 is added to read as follows:

1207.11.2.1.2 Disconnect Location.

- 1. All new residential energy storage system (ESS) installations shall include a clearly labeled, manually operated emergency disconnect switch that isolates the ESS from the electrical system prior to the batteries. This disconnect shall be installed in accordance with manufacturer specifications, the California Electrical Code, and California Fire Code, and shall meet the following requirements:
 - a. The emergency disconnect shall be located on the exterior of the structure and shall be easily and readily accessible to both occupants and first responders.
 - b. ESS disconnects to be installed at a safe distance from the battery itself, typically 10 to 15 feet away.
 - c. The disconnect shall interrupt power before the batteries to allow for complete system isolation during emergencies.

- d. The disconnect shall be mounted at a height of 5 feet on center above finished grade, measured to the center of the operating handle.
- e. The disconnect shall be in a clear and unobstructed path of travel from the front of the residence and shall not require people to pass by or through the ESS installation location to access it.
- f. The disconnect shall be clearly labeled with a durable sign stating:
- g. "ESS EMERGENCY DISCONNECT – TURN OFF IN CASE OF FIRE OR EMERGENCY" The sign shall have letters at least 1 inch in height, be reflective or contrasting in color, and be weather-resistant.
- h. The location of the disconnect shall be shown on all plan submittals, including one-line diagrams and site plans, and shall be verified during field inspection. The mounted location of the ESS battery unit shall also be indicated on the diagram placard affixed to the electrical service panel or disconnect enclosure, as required by the California Fire Code and Fire Department standards.

Exception: This requirement does not apply to ESS units that incorporate an integral, clearly labeled, and readily accessible manual shutdown switch that isolates the battery from the electrical system—provided the switch is located on the exterior of the unit, meets the accessibility and labeling requirements of this section, and is approved by the Fire Code Official.

R. Section 1207.11.6.1 – Fire Detection. Section 1207.11.6.1 is added to read as follows:

1207.11.6.1 Fire Detection.

- 1. Energy storage systems (ESS) installed in unfinished and unconditioned spaces in Group R-3 and R-4 occupancies shall comply with the requirements of the California Fire Code Section 1207.11.6, as well as the additional provisions outlined below:
 - a. Rooms and areas within dwelling units, sleeping units, basements, permitted enclosed spaces, and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section 907.2.11 of the California Fire Code.
 - b. A listed heat alarm, interconnected to the smoke alarms, shall be installed in any location within dwelling units, sleeping units, or

attached garages where smoke alarms cannot be installed based on their listing.

- c. Heat alarms shall meet all of the following criteria:
 - 1. Be listed by Underwriters Laboratories (UL).
 - 2. Be approved by the California Office of the State Fire Marshal.
 - 3. Be rated and permitted for the type of installation. In unconditioned and unfinished spaces, the ambient temperature rating for the heat alarm shall be listed by the manufacturer as 135°F or higher.
- d. The location of all required smoke alarms and heat alarms shall be shown on plan submittals and verified during field inspection.

S. Section 2306.2.3 – Above-ground tanks located outside, above grade.

Section 2306.2.3 is amended to the California Fire Code to read as follows:

2306.2.3 Above-ground tanks located outside, above grade.

Above-ground tanks used for automotive fuel dispensing stations open to the public for retail sales of Class I, II or IIIA liquid motor fuels shall not exceed two tanks totaling 2,000 gallons each..

T. Section 2308.3.2 – Established limits and maximum capacity.

Section 2308.3.2 is added to the California Fire Code to read as follows:

2308.3.2 Established limits and maximum capacity. The storage of compressed natural gases shall be limited to those zoning districts designated and authorized by the City through its zoning ordinances. Such storage is prohibited in all other zoning districts.

U. Section 5301.1.1 – Established limits and maximum capacity.

Section 5301.1.1 is added to the California Fire Code to read as follows:

5301.1.1 Established limits and maximum capacity. The storage of compressed natural gases shall be limited to those zoning districts designated and authorized by the City through its zoning ordinances. Such storage is prohibited in all other zoning districts.

V. Section 5601.9 – Prohibited and Limited Acts.

Section 5601.9 is added to the California Fire Code to read as follows:

5601.9 Prohibited and Limited Acts. Storage of explosive materials shall be limited to those zoning districts designated and authorized by the City through its zoning ordinances. Such storage is prohibited in all other zoning districts.

W. Section 5706.4.5.1 – Established limits.

Section 5706.4.5.1 is added to the California Fire Code to read as follows:

5706.4.5.1 Established limits. Bulk plants or terminals for receiving or storage of flammable or combustible liquids shall be limited to those zoning districts designated and authorized by the City through its zoning ordinances. Such facilities are prohibited in all other zoning districts.

X. Section 5706.5.1.1.1 – Established limits.

Section 5706.5.1.1.1 is added to read as follows:

5706.5.1.1.1 Established limits. Bulk transfer and process transfer operations for receiving or transferring flammable or combustible liquids shall be limited to those zoning districts designated and authorized by the City through its zoning ordinances. Such operations are prohibited in all other zoning districts.

Y. Appendix D – Fire Apparatus Access Roads

Section D102.1 of the California Fire Code is amended to read as follows:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 80,000 pounds.

Section D103.5 of the California Fire Code is amended as follows:

1. Item 1 is amended as follows: Where a single gate is provided, the gate width shall be not less than 24 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 14 feet.

Item 9 is added to read as follows:

9. For gates and barriers that are not used on a frequent basis or those that are located such that they have a reasonable likelihood of being blocked by vehicles, vegetation, furniture, or other obstructions (e.g., secondary fire department vehicle ingress/egress points, gates accessed from plazas), permanent signage constructed of 18-gauge steel or equivalent shall be attached on each face of the gate or barrier that reads “FIRE LANE—NO PARKING.”

Section D106.1 of the California Fire Code is amended to read as follows:

D106.1 Projects having more than 36 dwelling units. Multiple-family residential projects having more than 36 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Z. Division II – Administration.

Chapter 1, Division II - Administration is hereby amended as follows:

1. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the City of Woodland, hereinafter referred to as “this code.”

2. Section 108.1 is amended to read as follows:

108.1 Fees. A permit shall not be issued until the fees have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

The Fire Marshal or their designee shall have the authority to issue late fee penalties for overdue fire operational permits, construction fire permits, and inspection-related invoices. Late fees shall be assessed based on the duration of nonpayment as follows: thirty (30) days past due = \$30 late fee; sixty (60) days past due = an additional \$60 late fee; ninety (90) days past due = an additional \$90 late fee. For invoices one hundred twenty (120) days past due or greater, an additional \$100 late fee shall be applied for every 30-day period that the invoice remains unpaid beyond 120 days. These fees are cumulative and shall continue to accrue until full payment is received. Failure to remit payment, including all applicable late fees, may result in suspension or revocation of active permits, withholding of future permit approvals or inspections, and initiation of administrative or legal enforcement actions as authorized under Chapter 9.20 of the Woodland Municipal Code.

Section 113.4 is amended to read as follows:

113.4 Violation penalties. Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty, or the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

The criminal penalty for the first offense shall be punishable as an infraction as defined by the California Penal Code, as amended from time to time. The criminal penalty for a second offense or more, shall be punishable as a misdemeanor as defined by the California Penal Code, as amended from time to time. Each day

that a violation continues after due notice has been served shall be deemed a separate offense. Nothing in this paragraph shall be construed as precluding the application of the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

SECTION 5. Amendment. Section 8.20.060 of the Woodland Municipal Code is hereby amended to read in full as follows:

Sec. 8.20.060. Citation Program - Issuance of Citations.

The Fire Marshal and designated members of the Community Risk Reduction Division of the Woodland Fire Department have the discretionary duty to enforce a statute or ordinance made pursuant to Sections 853.5 and 853.6 of the State Penal Code and subject to the provisions hereof.

A person may be arrested without a warrant whenever the Fire Marshal or designated members of the Community Risk Reduction Division have reasonable cause to believe that the person to be arrested has committed, in their presence, a violation of a statute or ordinance, which he or she has the discretionary duty to enforce. The Fire Marshal or designated members of the Community Risk Reduction Division may issue a notice to appear and to release such a person on his or her written promise to appear in court pursuant to Sections 853.5 or 853.6 of the State Penal Code, as applicable.

The Fire Marshal and designated members of the Community Risk Reduction Division will be the designated officers of the Woodland Fire Department to exercise such arrest and citation authority as to specified violations.

The Chief of the Woodland Fire Department shall establish and cause to be administered a special enforcement training program designed to instruct those members of the fire department who will exercise such arrest and citation authority, regarding the provisions of the statutes and ordinances to be enforced, the evidentiary prerequisites to proper prosecution for violation thereof, the appropriate procedures for making arrests or otherwise prudently exercising such arrest and citation authority and the legal and practical ramifications and limitation attendant thereto.

The Fire Marshal and designated members of the Community Risk Reduction Division shall be appropriately instructed to deposit executed citations or notices within the appropriate agency for filing with the court after review for legal sufficiency.

SECTION 6. Repeal of Conflicting Ordinances. All former ordinances or portions of ordinances conflicting or inconsistent with the provisions of this ordinance or of the California Fire Code, including applicable portions of Ordinance No. 1650, and any other ordinance in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. Superseding Ordinances. No ordinance adopted after the adoption of this ordinance shall implicitly supersede or repeal any provision of this ordinance unless that ordinance expressly indicates an intention to do so.

SECTION 8. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or 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 passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

SECTION 9. Publication. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the City of Woodland and County of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933.

SECTION 10. CEQA. The City Council finds that the changes made to the Fire Code and Building Code are enacted to mitigate the threats posed to public peace, health and safety from earthquakes, high winds and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3. Staff are directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

SECTION 11. Effective Date. This ordinance shall take effect upon the latter thirty days after its adoption or January 1, 2026.

INTRODUCED at a regular meeting of the City Council of the City of Woodland, California on the 21st day of October 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 November 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

Exhibit A

Findings to Support Amendments to the 2025 Editions of the California Fire Code and California Building Code

This Exhibit A provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17985.7 and/or 18941.5) justifying the City of Woodland's amendments to the 2025 Edition of the California Fire Code and the 2025 Edition of the California Building Code (codified in Title 24 of the California Building Standards Code) as reasonably necessary because of local climatic, geologic or topographic conditions.

CITY OF WOODLAND – PROFILE

The City of Woodland, incorporated in 1871, lies near the heart of the Great Central Valley of California. It is situated 18 miles to the West of the State Capitol in Sacramento and 81 miles Northeast of San Francisco. Woodland is the County Seat of Yolo County.

The City of Woodland encompasses an area of approximately 15.3 square miles with a population in excess of 61,032 based upon 2020 U.S. Census Bureau Population Estimates Program. The City of Woodland Fire Department, through a Contractual Agreement with the Springlake Fire Protection District, also provides fire protection for approximately 51 square miles of rural area surrounding the City, devoted principally to winter grain and summer row crop farming.

The City is the largest industrial area in Yolo County and has experienced a steady, well-planned growth. Woodland is also a key area for the many processing and service activities demanded by the extensive agricultural industries in the region.

Woodland is transcended by several major roadways including Interstate 5 and State Route 113. California Northern Railway maintains a major North-South rail link through Woodland while Yolo Shortline Railway also maintains a local spur line in town from Sacramento. Both rails and highways have created barriers within the town which have significantly affected emergency response routes.

Sec 8.20.040 Amendments to California Fire Code

Amendment Section, pursuant to Ord. No. _____	Fire Code Section Impacted	Subject of Amendment	Justification (see below key to justifications)
8.20.030	2308.3.2, 5301.1.1, 5806.2, 6104.2, 5601.9, 5704.2.9.6.1, 5706.5.1, 5706.5.1.1.1	Establish limits for storage, receiving, and storage of hazardous materials	A, B, C
8.20.040(A)	202	Adds and amends definitions	A, D
8.20.040(B)	307.1.1	Prohibits open burning	A, D
8.20.040(C)	322.6	Multi-Unit Residential Building Micromobility Battery Charging and Storage Requirements	A
8.20.040(D)	324	Fire and Life Safety Standards for Manufactured Homes and Tiny Homes Used as Primary Residences	A, B
8.20.040(E)	Add 325	Wrecking Yard Fire and Life Safety Requirements	A, C
8.20.040(F)	Adds 504.5, Adds 504.6	Access to Building Openings and Roofs – Access Walkways, Floor Level Identification in Stairwells	C
8.20.040(G)	505.1, adds 505.1.1, adds 501.1.2, adds 505.1.3	Amends address Identification, adds Internal or External Illumination, Multi-Unit Building Addressing, and Multi-Building Clusters Addressing	C
8.20.040(H)	506, adds 506.1.1.1, adds 506.1.1.2, adds 506.1.1.3, adds 506.1.1.4,	Amends Key Boxes, adds Manually Operated Gates and Barriers across Fire Apparatus Access Roads, adds Electrically Operated Gates and Barriers across Fire Apparatus Access Roads, adds Motorized Gates and Barriers across Fire Apparatus Access Roads, adds Pedestrian Gates	C
8.20.040(I)	506.3	Key Access Requirements for Gated Residential Occupancies	A, B, C
8.20.040(J)	508.2	Fire Command Center	A, B, D

8.20.040(K)	511	Fire Department Access and Water Supply for One- and Two-Family Dwellings	A, C, D
8.20.040(L)	512	Fire Lane Markings and Access Requirements for Multi-Unit Residential Lots	C, D
8.20.040(M)	903.1	Regulations regarding installation of automatic sprinkler systems	A, B, C
8.20.040(N)	903.3.1.3.1	NFPA 13D Sprinkler System – spare head box requirement	B
8.20.040(O)	903.4.3	Removes fire sprinkler alarm exemption in one- and two- family dwellings	A
8.20.040(P)	903.4.3.1	Residential Alarm Requirements	C
8.20.040(Q)	1207.11.2.1.2	Residential ESS Disconnect Locations	A, C
8.20.040(R)	1207.11.6.1	Residential ESS Fire Detection for unconditioned, unfinished spaces	A, C
8.20.040(S)	2306.2.3	Use of above-ground tanks	A, C
8.20.040(T)	Add 2308.3.2	Establish location limits for storage of compressed natural gases	A, C
8.20.040(U)	Add 5301.1.1	Establish location limits for storage of compressed natural gases	A, C
8.20.040(V)	Add 5601.9	Establish limits regarding location and quantity of explosive materials stored	A, B, C
8.20.040(W)	Add 5706.4.5.1	Establish location limits for receiving and storing of flammable or combustible liquids	A, C
8.20.040(X)	Add 5706.5.1.1.1	Establish location limits for bulk and process transfer operations of flammable or combustible liquids	A, C
	6112	Mobile Food Vendors Stored at Residential Properties	A, C
8.20.040(Y)	Appendix D: D102.1, D103.5, D106.1	Amends Appendix D – Fire Apparatus Access Roads	C
8.20.040(Z)	101.1, 108.1, 112.4	Administration and Fees	D

Justifications KEY: Findings to Support Amendments to California Fire Code and California Building Code

A. CLIMATIC CONDITIONS

The climate within the City of Woodland is characteristic of California's Central Valley and creates conditions that significantly increase fire risk. Woodland receives an average of 20.7 inches of annual rainfall, with 89 percent of precipitation falling between November and April. Winter storms produce the heaviest rainfall and are often accompanied by strong southerly winds with gusts reaching 45 miles per hour. During the summer months, the region experiences extended dry periods, including intermittent north winds that lower humidity to less than ten percent. These conditions, when combined with combustible construction such as non-rated wood shake and shingle roofs, create a heightened conflagration hazard.

Woodland averages 95 percent of possible daylight hours during the summer, contributing to consistently high summer temperatures in the mid- to upper-90s, and occasional record-setting highs such as 114°F recorded in June of 1961. Winters are mild, with lows in the mid-30s, though heavy fog may persist for days or weeks at a time, impacting visibility and emergency operations. Summer conditions are frequently accompanied by gusty winds, increasing the probability of rapidly spreading fires. These factors, when coupled with the use and storage of flammable and combustible liquids in the community, necessitate limiting high-hazard activities and requiring additional fire safety measures to reduce risk.

Vegetative growth in Woodland is another critical climatic factor. Following the rainy season, vegetation grows extensively during the spring and dries out each summer, creating a widespread source of fuel. Woodland is surrounded by farmland, and during the early summer grain harvest season, agricultural burning and stubble fires often occur at the very edge of residential neighborhoods. This agricultural-urban interface greatly increases the chance of a major conflagration if Red Flag conditions exist, such as low humidity and high winds. To address this risk, stronger requirements for vegetation management, restrictions on hazardous materials, and higher fire protection standards are necessary to prevent fuel accumulation and reduce the chance of fire spread.

The need for reduced fire area thresholds due to climatic conditions within Yolo County is also justified. Buildings located in portions of the City where combustible vegetation is present are at an increased risk of ignition and fire spread. Lowering the threshold for requiring automatic sprinkler systems in new construction and expanding requirements to include modular, mobile, manufactured, or multifamily manufactured homes provides additional life safety and property protection in Woodland's unique climate. These systems are necessary because prolonged summer heat, high winds, and dry vegetation create conditions where fire growth is rapid and suppression resources may be delayed.

Finally, Woodland's water supply adds another factor to its climatic conditions. The City relies primarily on treated Sacramento River water provided by the Woodland-Davis Clean Water Agency. In most years, this supply meets one hundred percent of demand; however, in dry years the allocation may be reduced, requiring supplemental groundwater pumping from

aquifer storage and recovery wells. This reliance on limited and potentially reduced water supply during drought conditions makes fire suppression more difficult. Fire safety measures that reduce fuel hazards and require enhanced protection are therefore directly tied to the need to conserve limited water resources during fire events.

For all of these reasons — extreme summer heat, strong winds, extended droughts, rapid vegetation growth, agricultural interface, combustible construction, and limited water supply — the City of Woodland finds that stricter fire protection requirements are reasonably necessary to address local climatic conditions.

B. GEOLOGICAL CONDITIONS

The City of Woodland lies in the heart of California's Central Valley, approximately 18 miles west of the State Capitol in Sacramento. The region is one of the fastest growing in the state, and Woodland itself encompasses 15.3 square miles. Through a contractual agreement with the Springlake Fire Protection District, the Woodland Fire Department is also responsible for an additional 51 square miles of rural area. Because the agreement requires equal levels of service in both the City and the District, staffing and resources are heavily stressed when multiple incidents occur at the same time.

The 2018 Woodland Community Profile, prepared in partnership with the Yolo County Office of Emergency Services as part of the Multi-jurisdictional Hazard Mitigation Plan, identified flooding, earthquakes, and wildfire as the City's top three risks. Woodland is located within an active seismic area and is subject to moderate to severe shaking and surface ruptures from earthquake faults within or near the city. The Dunnigan Hills Fault lies along the eastern edge of the Coast Range-Sierran Block Boundary and has the potential to cause severe damage to life, property, and infrastructure. In 2016, a magnitude 2.5 earthquake shook Woodland, even though it originated seven miles west of the city in an area where no active faults were previously identified. The Midland Fault, southwest of Davis, is another nearby source of potential shaking, similar to that which caused widespread damage after the 1892 Vacaville-Winters Earthquake.

A major earthquake from any of these sources could grind local infrastructure to a halt by damaging roadways, water supplies, and access routes, all of which are critical for timely fire response. Much of Woodland's downtown is comprised of historic buildings constructed in the late 1800s and early 1900s. These structures were built with balloon-frame construction, lack modern seismic retrofitting, and are closely spaced, creating a significant risk of fire extension following seismic activity.

In addition to the downtown core, Woodland has experienced tremendous growth in its industrial areas. Several large distribution centers, many exceeding 500,000 square feet, have been built in recent years. The sheer size of these buildings and the variety of commodities they contain create additional risks. A fire caused by seismic activity in one of these large facilities could easily overwhelm the fire department's available resources, particularly when combined with the likelihood of multiple simultaneous emergencies throughout the City and District.

These geological conditions—active faulting, seismic shaking, historic and vulnerable construction, growth of large industrial occupancies, and limited emergency resources—demonstrate the need for enhanced fire safety measures in Woodland. More restrictive standards are necessary to mitigate the increased risk of fire following earthquakes and to ensure that life and property are adequately protected when local infrastructure and resources are strained.

C. TOPOGRAPHICAL CONDITIONS

The City of Woodland is subject to a range of topographical and environmental conditions that directly affect the delivery of fire and emergency services. Summertime temperatures regularly exceed 100 degrees Fahrenheit and are often accompanied by strong south winds. These conditions create an elevated potential for dangerous fire behavior. Amendments limiting the amount of explosive materials stored and transferred within the City reduce the risk associated with these extreme weather conditions.

Traffic congestion is another topographical concern, particularly given the City's ongoing growth and development. Increasing vehicle traffic continues to impact emergency response times. The City is also traversed by a major interstate highway and serves as the junction with another state highway, while also being crossed by a railroad line running north and south. These transportation corridors are used for the shipment of flammable liquids and hazardous materials, presenting additional fire and life safety challenges within City limits.

The roadway system itself presents further concerns. Many surface streets are accompanied by alleyways at the rear of properties. These alleyways are narrow, often overgrown with vegetation, and lack fire hydrant coverage. This makes access for fire apparatus extremely difficult and limits available water supply. In recognition of these conditions, amendments requiring fire sprinklers in modular and manufactured homes, and lowering the sprinkler thresholds for other occupancies, ensure a higher level of fire protection within structures. These requirements also align the City of Woodland with neighboring jurisdictions, promoting consistency across the region.

Woodland also faces vulnerabilities related to water supply. The City relies heavily on the Sacramento River for drinking water, but availability is limited by drought conditions that can lead to curtailment of water rights. During prolonged droughts, the City must depend on wells as backup sources. Limited water availability during such conditions emphasizes the importance of local amendments that ensure sufficient built-in fire protection within buildings.

Flooding further complicates fire response in Woodland. The City is essentially flat, with Cache Creek forming its northern boundary. Storm drain systems, particularly in older parts of the City, are undersized and unable to handle large volumes of runoff, leading to localized street flooding that can last for several hours. Typical flood hazards involve

shallow sheet flooding of up to two feet, but major storms and events along Cache Creek or the Yolo Bypass can result in widespread flooding of streets, neighborhoods, and roadways critical to emergency access. Historical floods in 1995 and 2019 demonstrated the very real risk of overtopping and flooding that hampers emergency access and damages infrastructure. Many streets are intentionally used for flood control during major storms, further restricting emergency response and mobility.

Taken together, these topographical conditions—including extreme heat and winds, hazardous materials transport routes, constrained roadway access, water supply limitations, and localized and regional flooding—require the City to adopt local amendments to the Fire Code to ensure adequate fire protection, mitigate risks, and preserve the ability of the Woodland Fire Department to respond effectively to emergencies.

D. ADMINISTRATIVE/PROCEDURAL/PUBLIC SAFETY AMENDMENTS.

1. This amendment is necessary for administrative and procedural clarification and to establish clear standards for the effective enforcement of the fire and building codes within the City of Woodland. These provisions ensure consistency in application, provide guidance to the public and regulated community, and establish enforcement mechanisms tailored to the City's needs. They do not alter or modify a building standard but rather provide the framework by which those standards are applied, consistent with California Health & Safety Code Sections 17958, 17958.7, and 18941.5.
2. These amendments provide the City with necessary tools to ensure compliance with adopted codes and to safeguard life and property. Local enforcement depends on clearly defined procedures, including administrative citation authority, plan check requirements, inspection protocols, and record-keeping processes. Without such procedures, the City would lack the ability to enforce building and fire codes consistently and effectively, leaving gaps in public safety protection.
3. The administrative amendments also account for Woodland's unique community risk profile. The City contains a mix of historic downtown structures, industrial facilities, residential developments, and major transportation corridors, all of which present different hazards and regulatory challenges. The amendments provide staff with the authority to adapt enforcement to these conditions, ensuring that code requirements are implemented in a way that directly addresses local risks.
4. These provisions are also necessary to promote regional consistency and to support coordination with neighboring jurisdictions. Aligning administrative and procedural amendments ensures that developers, contractors, and property owners encounter predictable processes across agencies. This reduces confusion, improves compliance, and enhances the overall effectiveness of fire prevention efforts.

5. In sum, these administrative and procedural amendments do not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7, or 18941.5. They are reasonably necessary to safeguard life and property within the City of Woodland by providing clear, enforceable, and locally relevant processes to implement state-adopted building and fire safety standards.

[To be added to the end of Exhibit A]

All proposed local amendments to the 2025 California Fire Code relate to home hardening are necessary as emergency standards to protect health and safety. For the administrative changes marked as “D,” those changes result in alterations to a local agency’s postentitlement fee schedule or establish, alter, or remove local programs related to enforcement of building code violations or complaints alleging building code violations.

1. Administrative/Enforcement (HSC §17958(b)(6)(E)), Home Hardening (HSC §17958(b)(3))

These items govern how the Fire Department enforces access and life-safety, not how to design or construct a residential building.

A. Section 506.3 – Key Access for Gated Residential Occupancies

- Action: Keep the requirement as an administrative emergency-access program (hardware type, location, programming/hold-open time, and maintenance) enforced by the Fire Code Official as a condition of ongoing occupancy and complaint-based inspections.
- Justification: Locked/malfunctioning gates at residential properties create measurable response delays that jeopardize life safety. Woodland has numerous narrow residential streets that bottleneck with on-street parking, further magnifying any gate delay. As an administrative practice, the City requires approved emergency bypass (e.g., keyed switch/fob) and maintenance so responders are not delayed at the point of entry.

B. Section 512 – Fire Lane Markings and Access for Multi-Unit Residential Lots

- Action: Keep as administrative enforcement: designation, signage/stripping, and maintenance of clear width and vertical clearance on shared private drives.
- Justification: These rules are not building-fabric requirements; they are post-entitlement operational access controls to ensure emergency vehicles can reach patients and fires in complexes with constrained geometry and chronic on-street parking. The Exhibit A table identifies Section 512 under “multi-unit residential lots,” which we will re-title and place in an enforcement/operations section of the local fire code.

C. Section 6112 – Mobile Food Vendors Stored at Residential Properties

- Action: Mark as administrative enforcement in the Fire Code (storage of LPG, disconnection, extinguishers) with complaint-based inspections. Local Data: Nov 2024, Lincoln Ave — propane from a vendor unit stored at a residence ignited and damaged the rear of the home.
- Justification: This regulates use and storage of hazardous materials at homes, not building design. Relocating to enforcement/nuisance authority satisfies §17958(b)(6)(E). See current 6112 text for direct carryover.

2. Home Hardening (HSC §17958(b)(3), Emergency Standards (HSC §17958(b)(2))

For the following new residential provisions, the City justifies the amendments based on changes or modifications that relate to home hardening and emergency standards necessary to protect life and safety based on recent, local incidents (2024–2025) and specific, well-documented state and national risk trends.

A. Section 322.5 – Micromobility Battery Charging & Storage in Multi-Unit Residential Buildings

- Local Incidents: Woodland experienced 6 lithium-ion battery fires in the last year. On 3/9/2025, an e-scooter battery underwent thermal runaway in an apartment, causing a total loss and narrowly avoided fatalities (five residents nearly escaped).
- Gap: The base code lacks specific shared-space charging controls for multifamily garages and common areas.
- Applies to: Section 322.5 (posting, listed equipment, local notification, and Fire Department removal authority for imminently hazardous devices). Exhibit A table lists 322.5 and subject.

B. Sections 1207.11.2.1.2 (ESS Disconnect) & 1207.11.6.1 (ESS Detection) — Residential

- Local Incidents: 5/14/2025 a tool-battery fire damaged home/garage; 9/25/2025 a RC boat battery thermal runaway damaged an exterior shed. Woodland has also seen park-area scooter fires near playgrounds.
- Gap: Residential ESS provisions do not consistently require a readily accessible external disconnect ahead of the batteries and listed heat/smoke alarm coverage in unconditioned spaces where ESS commonly reside (garages/utility rooms).
- Justification: Allows safe isolation and early detection, reducing firefighter and occupant risk. See 1207.11.2.1.2 and 1207.11.6.1 text for the exact measures.

C. Section 435.8.3.2.1 – Exterior Doors Required for Sleeping Rooms in RCFEs Housing Bedridden Clients

- Local Conditions: Woodland has numerous RCFEs. Given staffing/spacing realities, unsprinklered or legacy layouts plus long travel distances for responding units increase the risk that bedridden residents cannot be evacuated quickly.
- Gap: State code does not universally require direct exterior egress from sleeping rooms in every such RCFE configuration.
- Justification: Address high-consequence, low-margin evacuations for non-ambulatory residents.

D. Residential Gate Access Delays — Cross-support for 506.3 & 512

- Operational Evidence: Manually defeating a motorized/locked gate typically adds ~7–10 minutes when no approved emergency operation is present. With NFPA 1710 first-unit benchmarks in the 4–5 minute range, this delay is consequential. Woodland’s narrow residential streets exacerbate the effect when cars park both sides, bottlenecking engines attempting to reach addresses.

- Justification: While we are treating 506.3/512 as administrative, this evidence also supports home hardening and emergency necessity .
- E. Sections 903.1, 903.3.1.3.1, 903.4.2, and 903.4.3.1 – Residential Sprinkler Spares and Alarm Notification Requirements
- Local Conditions: Woodland is a commuter-based bedroom community, with many residents traveling daily to Sacramento or the Bay Area for work. Because homes are often unoccupied during the day, fires that occur while residents are away may go unnoticed until significant damage has occurred. In homes equipped with sprinklers, systems can operate for an extended period without notifying neighbors or the fire department, allowing fires to grow and spread before emergency response begins.
 - Local Example: On July 15, 2023, a fourth-alarm fire on Lincoln Avenue destroyed nearly half a city block of residential structures. While the affected homes did not have sprinklers, the incident illustrates how quickly fires can grow and spread through densely built neighborhoods when there is a delay in detection or notification.
 - Gap in the State Code: Current provisions for NFPA 13D systems in one- and two-family dwellings do not require an external water flow alarm, remote monitoring, or spare sprinkler heads to facilitate quick system restoration. In a community where homes are close together and often unoccupied, the absence of local alarm notification creates a substantial risk of extended fire growth and fire spread to adjacent properties.
 - Justification: Requiring exterior audible water flow alarms, local notification capability, and a minimum spare-head inventory is a necessary measure to ensure timely detection of sprinkler activation, earlier fire department notification, and prompt restoration of system readiness. These enhancements directly address documented risk factors in Woodland and are essential to protect life and property in closely spaced residential neighborhoods.

3. Enforcement & Program Notes (for the above Section 1 &2)

The City's Community Risk Reduction Division is the AHJ for permits, inspections, and code enforcement. Complaint-driven enforcement will continue for open burning, micromobility batteries, and mobile food vendors at residences; plan-review and construction inspections will apply to tiny/manufactured homes, gated access hardware location, access/lanes, sprinklers/alarms, and ESS where retained within allowable AB 130 pathways.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: F.16
SUBJECT: Introduction and First Reading of an Ordinance Amending Title 15 of the Woodland Municipal Code and adopting the California Building Standards Code and Uniform Codes.

Recommendation for Action: Staff recommends that the City Council introduce, waive the first reading and read by title only AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING CHAPTER 15.04 OF THE WOODLAND MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA EXISTING CODE, AND THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, THE 1997 EDITION OF THE UNIFORM HOUSING CODE, AND THE 1997 EDITION OF THE UNIFORM SECURITY CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO, and set a public hearing for November 18, 2025, regarding the adoption of the ordinance.

Staff Contact:

Joel Luevano, Chief Building Official - (530) 661-5825; joel.luevano@cityofwoodland.gov

Fiscal Impact:

There is no net new fiscal impact to the City associated with this amendment. Costs for purchasing three sets of the 2025 California Codes at an approximate cost of \$6,000 and staff training will be covered within the FY 2025/2026 department budget.

Background:

This adoption of portions of the 2025 California Building Standards Code (California Code of Regulations, Title 24), including the Building, Plumbing, Mechanical, Electrical, Residential, Existing Building, Energy, and Green Codes, along with other Uniform Codes, that apply to construction under Title 15 of the Woodland Municipal Code for the City of Woodland. Code adoption is a two-step process. First, at this meeting, the Council introduces the ordinance, adopting the codes by reference and setting a public hearing. At a following Council meeting, a duly noticed public hearing is held and the ordinance is adopted. The Fire Code will be adopted by reference as a separate item.

Every three years, the various State and National Building Codes are revised to reflect the latest in building and fire safety standards. In 2025, the California Building Standards Commission approved for adoption the following codes: 2025 California Building Code, 2025 California Residential Code, 2025 California Electrical Code, 2025 California Mechanical Code, the 2025 California Plumbing Code, 2025 Energy Code, 2025 California Existing Building Code, and 2025 California Green Building Code. Other codes being adopted by the City are the 1997 Uniform Housing Code, the 1997 Uniform Security Code, the 1997 Uniform Code for the Abatement of Dangerous Buildings, and the 2024 International Property Maintenance Code with amendments.

According to California law, the 2025 California Building Standards Code applies to a building permit application submitted on or after the effective date to all occupancies throughout the state. The revised code will go into effect on January 1, 2026. The full text of all code material is available for public inspection in the Building Official's office.

Discussion:

While the City of Woodland and other communities are required by state law to utilize the newest State-adopted version of the codes, adoption of the codes (by reference) by local jurisdictions provides greater consistency among jurisdictions. This adoption process also allows for minor modifications (amendments) to the codes to reflect local conditions.

State Building Standards Law does not limit the authority of a City to establish more restrictive building standards than those contained in the code that are reasonably necessary because of local climatic, geological, or topographical conditions. The Council may add amendments as it sees fit, if the findings for the amendments comply with modifications based on local climatic, geological, or topographical conditions.

Each separate amendment is composed of two parts: the findings and the text of the amendment. The findings are local justification for needing the amendment. These findings are sent to the Building Standards Commission and kept on file. The findings must be based upon local topography, climate, or geology. Administrative amendments do not require findings. See Exhibit "A" to the Ordinance for findings to support amendments to the Standards.

All current City amendments have been reviewed for applicability with the new codes. With this adoption, all former amendments have been rewritten, deleted, or revised to reflect the most current needs of the City of Woodland. Some of the most substantive amendments are:

Concrete Slabs: Minimum thickness is 4 inches, with a 5-sack mix, and reinforced with #4 rebar 18 inches on center each way. Soils having a Plasticity Index (PI) of 15 or greater shall be considered expansive, requiring floor slabs to be designed for expansive soils.

Concrete Driveways: Minimum thickness is 4 inches, with a 5 sack mix, reinforced with #3 bar 18 inches on center each way, with a 3-inch gravel base.

Asphalt Paving: 3 inches of asphalt over an 8-inch Class II aggregate base.

Water piping in or under Concrete Slabs: Not permitted unless specific conditions are met.

Residential roof mount solar: Pigeon proofing shall be required on all new residential developments.

Every effort is being made to keep the amendments to a minimum; this makes for consistency among jurisdictions and helps streamline the building plan checking process.

The government-mandated triennial code adoption can put a tremendous strain on local governments for staff training. Staff will be attending the annual training classes. All Building Division staff will be trained in the critical changes in the new code.

The formal adoption action takes place at a following Council meeting after a public hearing is held. Prior to that meeting, there will be two public notices: October 21, 2025, and November 18, 2025. One copy of the 2025 California Building Standards Code, uniform codes, and proposed ordinance will be available for public inspection in the Office of the Building Official. Information on the new

codes will be posted on the City's website. Many classes and seminars are being taught around the State on the new codes and are available to architects, contractors, and the general public. Links to classes and seminars on the new codes will be posted on the city website.

State Building Standards Law allows the City to establish more restrictive building standards than those contained in the code that are reasonably necessary because of local climatic, geological, or topographical conditions if they were in effect as of September 30, 2025, or meet certain criteria under state law. The Council could add amendments, as it sees fit, if the findings for the amendments comply with modifications based on the local topography, climate, or vegetation. Staff recommends adoption of the ordinance as written.

Conclusion: Staff recommends that the City Council introduce, waive the first reading and read by title only AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING CHAPTER 15.04 OF THE WOODLAND MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA EXISTING CODE, AND THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, THE 1997 EDITION OF THE UNIFORM HOUSING CODE, AND THE 1997 EDITION OF THE UNIFORM SECURITY CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO, and set a public hearing for November 18, 2025, regarding the adoption of the ordinance.

Prepared by: Joel Luevano, Chief Building Official

Reviewed by: Brent Meyer, Community Development Director



Ken Hiatt
City Manager

Attachments:

1. Proposed Ordinance - California Building Codes 2025

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING CHAPTER 15.04 OF THE WOODLAND MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA EXISTING CODE, AND THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, THE 1997 EDITION OF THE UNIFORM HOUSING CODE, AND THE 1997 EDITION OF THE UNIFORM SECURITY CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.* the City of Woodland (“City”) may adopt by reference the California Building Standards Code, 2025 Edition as provided in Title 24 and 25 of the California Code of Regulations and other codes, including, without limitation, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, and the Uniform Security Code; and

WHEREAS, the California Building Standards Commission (“Commission”) recently adopted the 2025 Edition of the California Building Standards Code; and

WHEREAS, California Health and Safety Code Section 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City desires to adopt the California Building Standards Code with the necessary amendments to assure the Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological and topographical conditions and such amendments are substantially equivalent to changes or modifications that were previously filed by the City Council and were in effect as of September 30, 2025; and

WHEREAS, the City held a public hearing on November 18, 2025, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on October 29, 2025, and November 5, 2025.

WHEREAS, any and all other legal prerequisites relating to the adoption of this

Ordinance have occurred.

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

SECTION 1. Purpose. The purpose of this Ordinance is to amend Chapter 15.04 of the Woodland Municipal Code, adopting by reference the 2025 Edition of the California Building Standards Code as provided in Title 24 of the California Code of Regulations (“California Building Standards Code”), including the California Building Code, 2025 Edition (California Code of Regulations, Title 24, Part 2), which incorporates and amends the International Building Code, 2024 Edition; the California Residential Code, 2025 Edition (California Code of Regulations, Title 24, Part 2.5), which incorporates and amends the International Residential Code, 2024 Edition; the California Electrical Code, 2025 Edition (California Code of Regulations, Title 24, Part 3), which incorporates and amends the National Electrical Code, 2017 Edition; the California Mechanical Code, 2025 Edition (California Code of Regulations, Title 24, Part 4), which incorporates and amends the Uniform Mechanical Code, 2024 Edition; the California Plumbing Code, 2025 Edition (California Code of Regulations, Title 24, Part 5), which incorporates and amends the Uniform Plumbing Code, 2024 Edition; the California Energy Code, 2025 Edition California Code of Regulations, Title 24, Part 6); the California Existing Building Code, 2025 Edition (California Code of Regulations, Title 24, Part 10), which incorporates and amends the International Existing Building Code, 2014; the California Green Building Standards Code, 2025 Edition (California Code of Regulations, Title 24, Part 11); and adopting by reference the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, the Uniform Housing Code, 1997 Edition, and the Uniform Security Code, 1997 Edition, together with certain additions, insertions, deletions and changes thereto, to regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, electrical, plumbing, mechanical, and maintenance of all buildings or structures in the City of Woodland; provide for the issuance of permits and collection of fees set forth in the City of Woodland Comprehensive Fee Schedule; and provide for penalties for the violation of the codes adopted herein.

1. SECTION 2. Authority. The City Council enacts this Ordinance under the authority granted to the City as follows:

- (a) California Government Code Section 50022 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference; and
- (b) California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions.

SECTION 3. Findings. The City Council hereby finds that the proposed amendments to the 2025 California Building Standards Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geologic or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this ordinance, described in “Exhibit

A” attached hereto, and hereby adopted by the City Council as the findings to support the modifications to the California Building Standards Code.

2. **SECTION 4. Amendment.** Chapter 15.04 of the City of Woodland Municipal Code is hereby amended in its entirety as follows:

CHAPTER 15.04

BUILDING CODES

Sections:

Article I. General Provisions

15.04.010 Adoptions of the Codes and Related Appendices

15.04.020 Violation of Codes – Penalties

15.04.030 Amendments to the California Building Code

15.04.040 Amendments to the California Electrical Code

15.04.050 Amendments to the California Mechanical Code

15.04.060 Amendments to the California Plumbing Code

15.04.070 Amendments to the Uniform Code for the Abatement of Dangerous

Buildings

15.04.080 Amendments to the Uniform Housing Code

15.04.090 Amendments to the Uniform Security Code

15.04.100 Amendments to the California Residential Code

15.04.110 Amendments to the California Green Building Standards Code

15.04.120 Amendments to the California Existing Building Code

15.04.130 Amendments to the International Property Maintenance Code

15.04.140 Amendments to the California Energy Code

Sec. 15.04.010 Adoption of Codes

(a) The 2025 Edition of the California Building Code contained in Part 2 of Title 24 of the California Code of Regulations, which incorporates and amends the 2024 Edition of the International Building Code published by the International Code Council, together with Chapter 1, is hereby adopted by reference as the Building Code of the City of Woodland;

(b) The 2025 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2024 Edition of the International Residential Code published by the International Code Council, is hereby adopted by reference as the Residential Code of the City of Woodland;

(c) The 2025 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2023 Edition of the National Electrical Code published by the National Fire Protection Association, is hereby adopted by reference as the Electrical Code of the City of Woodland;

(d) The 2025 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2024 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference as the Mechanical Code of the City of Woodland;

(e) The 2025 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2024 Edition of the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials, together with and Appendix I, not included in the 2024 California Plumbing Code is hereby adopted as the Plumbing Code of the City of Woodland;

(f) The 2025 Edition of the California Energy Code contained in Part 6 of Title 24 of the California Code of Regulations is hereby adopted as the Energy Code of the City of Woodland;

(g) The 2025 Edition of the California Green Building Standards contained in Part 11 of Title 24 of the California Code of Regulations is hereby adopted as the Green Building Standards Code of the City of Woodland;

(h) The 2025 Edition of the California Existing Building code contained in the Part 10 of Title 24 of the California Code of Regulations is hereby adopted as the Existing Building code of the City of Woodland;

(i) All appendices of the aforementioned Codes that have also been adopted by any state agency will be enforced by the City of Woodland as applicable.

(j) The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City of Woodland;

(k) The Uniform Housing Code, 1997 Edition published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9 and 17959 of the California Health and Safety Code is hereby adopted by reference as the Housing Code of the City of Woodland;

(l) The Uniform Security Code, 1997 Edition published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City of Woodland;

(m) The International Property Maintenance Code, 2024 Edition published by the International Conference of Building Officials, is hereby adopted by reference as the Property Maintenance Code of the City of Woodland;

(n) The above-identified codes in this Section 15.04.010 (hereinafter collectively referred to as the "Codes") are adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Codes shall be maintained for use and examination of the public in the Office of the Building Official.

Sec. 15.04.020 Violation of Codes - Penalties

Violation of any provision of the Codes shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty, or the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

The criminal penalty for the first or second offense shall be punishable as an infraction as defined by the California Penal Code, as amended from time to time. The criminal penalty for a third offense or more, shall be punishable as a misdemeanor as defined by the California Penal Code, as amended from time to time. Nothing in this paragraph shall be construed as precluding the application of the administrative penalties provided in Chapter 9.20 of the Woodland Municipal Code.

Sec. 15.04.030 Amendments to California Building Code

The provisions of this Section 15.04.030 shall constitute local amendments to the cross-referenced provisions of the 2025 Edition of the California Building Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.030.

(a) Section 105.3 is amended by adding Item 8 at the end of the text of that section to read as follows:

“8. The permittee or his authorized agent shall provide a list of the subcontractors whose services are required and will be part of the prime contract. The permittee, who shall be the owner of the improvements for which the permit is to be issued or the general contractor who has assumed the prime contract, shall be responsible for the fees for all permits required for the completion of improvements for which the building permit applied for is to be issued. None of the forgoing shall be construed to prevent subcontractors from applying for and receiving permits upon payment of fees in accordance with other applicable ordinances.”

(b) Section 109.2 is amended by adding at the end of the text of that section, a new paragraph to read as follows:

“Permit fees for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.

In addition, Capital Improvement Facilities Fees shall be as set forth below.

(1) Facilities Fees.

(i) Capital improvement facilities fees are hereby established as a condition of the issuance of building permits in the city. In addition to the citywide capital improvement facilities fee (the major projects financing plan fee or “MPFP”), the Spring Lake infrastructure fee (“SLIF”) is hereby established as a condition of the issuance of building permits in the Spring Lake specific plan area, and the Research and Technology Infrastructure fee (“RTIF”) is hereby established as a condition of the issuance of building permits in the Woodland Research and Technology Park specific plan area. The City Council shall, by separate resolutions, set forth the specific amounts of the MPFP, the SLIF, and the RTIF, identify the specific public improvements to be financed thereby, describe the estimated costs of these facilities, describe the reasonable relationship between such facilities and the various types of new developments, and describe the relationship between the need for the public facility and the various types of new developments.

(ii) Facilities fees shall be paid by each applicant concurrent with the issuance of a building permit.

(2) Limited Use of Facilities Fees. The revenues raised by payment of these facilities fees shall be placed in separate and special accounts, and such revenues, along with any interest earnings on each account, shall be used solely to:

(i) Pay for the City’s future construction of each category of facilities described in the resolution enacted pursuant to Section 108.2(1)(i) above, or to reimburse the city for those facilities identified in the resolution which have been constructed by the city with funds advanced from other sources;

(ii) Reimburse developers who have installed such identified facilities which are oversized with supplemental size, length, or capacity; or

(iii) Allow temporary borrowing between categories of facilities fee accounts, consistent with Government Code Section 66006(a).

(3) Supplemental Fees. An applicant may propose a project, the impact upon public facilities of which, in the judgment of the director of public works, is significantly greater than that used to calculate the standard fees. The director of public works may make such a determination on a case-by-case basis and may impose a supplemental fee on such project.

The determination shall be made based upon the application for a development permit, or upon the application for a building permit if no development permit is required, and any additional information requested by the director of public works. The director of public works may require the developer to submit engineering data, calculations, or other project information which is necessary to make a determination pursuant to this paragraph.

(4) Administrative Guidelines. The City Council shall, by resolution,

adopt Administrative Guidelines to provide procedures for the calculation, adjustment, reimbursement, credit, deferral, or waiver of the Capital Improvement Facilities Fees. However, in no event shall facilities fees be waived unless an alternative source of funding to replace the fees has been secured.”

(c) Section 109.4 is amended to read as follows:

“109.4 Work commencing before permit issuance. Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical, or plumbing shall be subject to a fee equal to three times the calculated permit fee for the first offense and five times the calculated permit fee for each subsequent offense.”

(d) Section 114 is amended to read as follows:

“Section 114 Violations

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in Section 15.04.020 of the Woodland Municipal Code.”

(e) Section 406.3.1 is amended by adding, at the end of the text of that section, a new paragraph to read as follows:

“All concrete driveways designed to access Group U occupancies associated with private garages or carports shall be constructed with the following requirements:

(i) The minimum thickness of concrete driveway slabs supported

directly on the ground shall not be less than 4 inches.

(ii) The minimum concrete mix shall be 5 sacks per cubic yard of concrete.

(iii) The concrete driveway shall be reinforced with not less than No.3 bar at 18 inches on center in both directions placed at mid height of the slab or an approved alternate.

(iv) The concrete driveway shall be underlain by a minimum of 3 inches of gravel base material.”

(f) Section 435.8.3.2 is amended to read as follows:

“435.8.3.2 Group R-3.1 Occupancies Housing Bedridden Clients.

In a Group R-3.1 occupancy, bedrooms used for housing bedridden clients shall be provided with a direct exit to the exterior of the building. The exterior exit door shall be side-hinged, not less than three feet (914 mm) in width and six feet eight inches (2032 mm) in height, and shall be capable of opening not less than 90 degrees to provide a minimum clear width of 32 inches (813 mm). The direct exterior exit shall open to a safe and accessible exterior area at grade or to an exterior landing not more than 7 inches (178 mm) below the interior floor level. Doors shall be operable from the inside without the use of keys, tools, or special knowledge, and without tight grasping, pinching, or twisting of the wrist.”

(g) Section 903.1 is amended to read as follows:

“903.1 General. Automatic sprinkler systems shall comply with this section and the following:

An automatic sprinkler system shall be installed in the occupancies and locations set forth in this Chapter and in the locations and according to the conditions described below:

In all buildings other than Group R, Division 2, 3 and 4 in which the total floor area of all floors is five thousand square feet or more, or any building which are three or more stories regardless of height.

Exceptions:

1. Group U occupancies, not including private garages attached to R-3 Occupancies.

2. In storage and bulk handling facilities for grain, including grain elevators and flat storage buildings, automatic fire sprinklers shall not be required in areas where the grain is stored, provided:

a. An automatic fire extinguishing sprinkler system is not otherwise required for code compliance,

b. The floor area of the building or structure does not exceed the maximum basic allowable floor area permitted for specific types of construction as specified in Table 504.3 and including the allowable increases for clear yard spaces as specified in the California Building Code, and

c. The construction of the building or structure complies with all other code provisions for the properly assigned group occupancy classification and type of construction.

Notwithstanding the other provisions of this section, the requirement described in Section 903.1 shall be applied to alterations, repairs, additions and changes of occupancy of existing buildings as follows:

Where there is no change of occupancy, alterations or repairs not increasing fire area, total height, or number of stories of an existing building may be made without making the entire building comply with this section.

No change shall be made in the character of the occupancy or use of any existing building or structure unless the entire building or structure is made to comply with this section.

Exceptions:

1. The character of the occupancy of existing buildings may be changed subject to the approval of the building official and the approval of the fire chief, and the building may be occupied for purposes in other occupancy groups without conforming to all the requirements of this section or the California Building Code for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.
2. No change in the character of occupancy of a building shall be made without a certificate of occupancy, as required by the California Building Code. The building official may issue a certificate of occupancy pursuant to the intent of the above exception without certifying that the building complies with all provisions of this section and provisions of the California Building Code.

In other areas and occupancies as required in Section 903 of the California Building Code.”

(h) Section 1907.3 is amended to read as follows:

“1907.3 Thickness. The thickness of concrete floor slabs supported directly on the ground shall not be less than 4 inches (101.6 mm). A 10-mil (0.010 inch; 0.25 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through

the floor slab. The minimum concrete mix shall be 5 sacks per cubic yard of concrete. The floor slab shall be reinforced with a minimum No. 4 bar 18 inches on center in both directions. All soils having a Plasticity Index (PI) of 15 or greater, determined in accordance with ASTM D 4318, shall be considered expansive requiring floor slabs designed complying with CBC 1808.6.2.”

- (i) Section 1907.4 is deleted.
- (j) The following local regulation related to asphalt paving (not involving regulations contained in the California Building Standards Code) is hereby adopted to include the following requirements for asphalt paving:
 - “(i) The minimum structural section of on-site asphalt paving shall be 3 inches of asphalt concrete over 8 inches of Class II aggregate base.
 - (ii) The Class II aggregate base shall be compacted to a minimum 95% over subgrade compacted to 92 %.
 - (iii) The shipping areas, or other areas paved in anticipation of regular truck traffic, the minimum structural section shall be based upon the recommendations of the certified soils engineering report according to an appropriate traffic index for the anticipated use.”

Sec. 15.04.040 Amendments to California Electrical Code

The provisions of this Section 15.04.040 shall constitute local amendments to the cross- referenced provisions of the 2025 Edition of the California Electrical Code and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.040.

- (a) Section 89.108.4.2 is amended by adding, at the end of the text of that section, a new paragraph to read as follows:

“Permit fees for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.”

Sec. 15.04.050 Amendments to California Mechanical Code

The provisions of this Section 15.04.050 shall constitute local amendments to the cross- referenced provisions of the 2025 Edition of the California Mechanical Code and shall be deemed to replace the cross-

referenced section in said Code with the respective provisions set forth in this Section 15.04.050.

- (a) Section 1.8.4.2 is amended by adding, at the end of the text of that section, a new paragraph to read as follows:

“Permit fees for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.”

Sec. 15.04.060 Amendments to California Plumbing Code

The provisions of this Section 15.04.060 shall constitute local amendments to the cross- referenced provisions of the 2025 Edition of the California Plumbing Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.060.

- (a) Section 104.3.2 is amended by adding, at the end of the text of that section, a new paragraph to read as follows:

“Permit fees for each application shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.”

- (b) Section 312.10 is amended by adding, at the end of the first sentence and before the exception, a new paragraph to read as follows:

“Water lines covered by hardscaping (concrete, bricks, pavers, asphalt, and concrete masonry) shall be sleeved with a sleeve large enough to accommodate the water line and any water line fittings.

- (c) Section 609.3 is amended by adding, at the beginning of the text of that section, a new paragraph to read as follows:

“Water piping within a building shall not be installed in or under a concrete slab resting on the ground without prior approval of the Building Official.”

Sec. 15.04.070 Amendments to the Uniform Code for the Abatement of Dangerous Buildings

The provisions of this Section 15.04.070 shall constitute local amendments to the cross- referenced provisions of the 1997 Edition of the

Uniform Code for the Abatement of Dangerous Buildings and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.070.

- (a) Section 201 is amended, by adding at the end of the text of that section, the following new subsections:

“201.4 Authority to Disconnect Utilities. The Building Official or the Building Official's authorized representative shall have the authority to disconnect a utility service or energy supplied to the building, structure or building equipment therein regulated by this Code, or the City of Woodland's Building Code, Residential Code, Mechanical Code, Plumbing Code, or Electrical Code, in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall, whenever possible, notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or building service equipment, in writing, of such disconnection immediately thereafter.

201.5 Authority to Condemn Building Service Equipment. When the Building Official ascertains that building service equipment regulated in the City of Woodland's Building Code, Residential Code, Mechanical Code, Plumbing Code, or Electrical Code has become hazardous to life, health, or property, or has become unsanitary, the Building Official shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, as appropriate. The written notice itself shall fix a time limit of compliance with such order. Defective building service equipment shall not be maintained after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner, and occupant of such building, structure, or premises.

When any building service equipment is maintained in violation of the City of Woodland's Building Code, Residential Code, Mechanical Code, Plumbing Code, or Electrical Code, and in violation of a notice issued pursuant to the provisions of this section, the Building Official shall institute appropriate action to prevent, restrain, correct, or abate the violation.

201.6 Connection after Order to Disconnect. Persons shall not make connections from an energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the Building Official or the use of which

has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.”

(b) Section 302 is hereby deleted and replaced to read as follows:

“Section 302 Dangerous Buildings.

For the purpose of this code, the words set out in this section shall have the following meaning:

A. “Abandoned building or structure” means any building or structure which has not been actively utilized for a lawful purpose, which has not been maintained, and which has not been rendered inaccessible to members of the public by boarding or similar means, for a continuous period of not less than six months.

B. A “dangerous building or structure” means that the condition or defect hereinafter described exists to the extent that life, health, property or safety of the public or its occupants are endangered:

(1) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire or panic;

(2) Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of a fire or panic;

(3) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the city building code for new buildings of similar structure, purpose or location;

(4) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the city building code for new buildings of similar structure, purpose or location;

(5) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property;

(6) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the city building code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the city building code

for such buildings;

- (7) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction;
- (8) Whenever the building or structure, or any portion thereof, because of dilapidation, deterioration, or decay; faulty construction; the removal, movement or instability of any portion to the ground necessary for the purpose of supporting such building; the deterioration, decay or inadequacy of its foundation; or any other cause, is likely to partially or completely collapse;
- (9) Whenever for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used;
- (10) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb-line passing through the center of gravity does not fall inside the middle of one-third of the base;
- (11) Whenever the building or structure, exclusive of the foundation, shows thirty-three percent or more damage or deterioration of its supporting member or members, fifty percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings;
- (12) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated through lack of maintenance, as to become an attractive nuisance to children; a harbor for vagrants, criminals or immoral persons; or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts;
- (13) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion, less than fifty percent, or in any supporting part, member or portion less than sixty-six percent of the strength, fire-resisting qualities or characteristics, or weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location;
- (14) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise is determined by the code enforcement officer, to be unsanitary, unfit for human habitation or in such condition that is likely to cause sickness or disease;

- (15) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, faulty gas connections or heating apparatus, faulty construction, or other cause, is determined by the code enforcement officer to be a fire, health, or safety hazard;
- (16) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure;
- (17) Wherever any building or structure is abandoned.”

Sec. 15.04.080 Amendments to Uniform Housing Code

The provisions of this Section shall constitute local amendments to the cross-referenced provisions of the 1997 Edition of the Uniform Housing Code and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this chapter.

Chapter 10 is hereby deleted and replaced to read as follows:

“Chapter 10

SUBSTANDARD BUILDINGS

Section 1001 Definitions

1001.1 General. Any building or portion thereof that is determined to be an unsafe building in accordance with Section 1.1.2 of the California Building Code, or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section and the definition of “substandard building” as set forth in California Health and Safety Code section 17920.3, as amended, to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, shall be deemed and hereby are declared to be substandard a building.

1001.2 Inadequate Sanitation shall, include but not limited to, the following:

1. Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
2. Lack of, or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
3. Lack of, or improper kitchen sink.
4. Lack of hot and cold running water to plumbing fixtures in a hotel.
5. Lack of hot and cold running water to plumbing fixtures in a dwelling

unit.

6. Lack of adequate heating.
7. Lack of, or improper operation of required ventilating equipment.
8. Lack of minimum amounts of natural light and ventilation required by this code.
9. Room and space dimensions less than required by this code.
10. Lack of required electrical lighting.
11. Dampness of habitable rooms.
12. Infestation of insects, vermin or rodents as determined by the code enforcement officer.
13. Visible mold growth, as determined by a code enforcement officer, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use.
14. General dilapidation or improper maintenance.
15. Lack of connection to a functional sewage disposal system.
16. Lack of adequate garbage and rubbish storage and removal facilities as determined by the code enforcement officer.
17. Lack of an adequate and safe water supply.

1001.3 Structural Hazards shall include, but not limited to, the following:

1. Deteriorated or inadequate foundations.
2. Defective or deteriorated flooring or floor supports.
3. Flooring or floor supports of insufficient size to carry imposed loads with safety.
4. Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
5. Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
6. Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material

or deterioration.

7. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
8. Fireplaces or chimneys which list, bulge or have settled, due to defective materials or deterioration.
9. Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
10. Cesspools and septic tanks which are structurally unsound.

1001.4 Any nuisance. Any condition constituting a nuisance in Chapter 9.04 of the Woodland Municipal Code.

1001.5 Hazardous Electrical wiring. Electrical wiring that was installed in violation of code requirements in effect at the time of installation or electrical wiring not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not being used in a safe manner.

1001.6 Hazardous Plumbing. Plumbing that was installed in violation of code requirements in effect at the time of installation or plumbing not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not free of cross-connections or siphonage between fixtures or that is not being used in a safe manner.

1001.7 Hazardous Mechanical Equipment. Mechanical equipment, including vents, that was installed in violation of code requirements in effect at the time of installation or mechanical equipment not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good and safe condition.

1001.8 Faulty Weather Protection shall include, but not limited to, the following:

1. Deteriorated, crumbling, or loose plaster.
2. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken window or doors.
3. Defective or lack of weather protection for exterior wall coverings, including lack of paint or weathering due to lack of paint or other approved protective covering.
4. Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

1001.9 Fire Hazard. Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

1001.10 Faulty Materials of Construction. All materials of construction, except those which are specifically allowed or approved by this code and the Building Code, and which have been adequately maintained in good and safe condition.

1001.11 Hazardous or unsanitary premises. Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

1001.12 Inadequate Maintenance. Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance in accordance with the latest edition of the Building Code.

1001.13 Inadequate Exits. All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.

1001.14 Inadequate Fire-protection or Firefighting Equipment. All buildings or portions thereof not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

1001.15 Improper Occupancy. All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.

1001.16 Inadequate Structural Resistance. Any building or portion thereof that is determined to be an unsafe building due to inadequate structural resistance to horizontal forces in accordance with the Building Code.”

Sec. 15.04.090 Amendments to Uniform Security Code

The provisions of this Section shall constitute local amendments to the 1997 Edition of the Uniform Security Code.

- (a) Section 1020 is hereby added to read as follows:

“Section 1020 Residential Buildings.

A. Street numbers and other identifying data shall be displayed as follows:

(1) All residential dwellings shall display a lighted street number in a prominent location on the street side of the residence entrance in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four inches in height. If the house number is located on the garage wall it shall be on the wall closest to the front entrance.

(2) There shall be positioned at each entrance of a multiple-family dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number, not less than four inches in height and illuminated which is easily visible to approaching vehicular and/or pedestrian traffic.

(3) The above two sections may be modified by the Fire Marshal.

B. Lighting in multiple-family dwellings shall be as follows:

(1) Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one hundredth foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.

(2) Open parking lots and carports shall be provided with a maintained minimum of one foot-candle of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.”

- (b) Section 1021 is hereby added to read as follows:

“Section 1021 Commercial Buildings.

(a) Windows shall be deemed accessible if less than twelve feet above ground.

Accessible windows having a pane exceeding ninety-six square inches in

an area
with the smallest dimension exceeding six inches and not visible from a
public or
private thoroughfare shall be protected in the following manner:

(1) Fully tempered glass or burglary resistant glazing (Fire Department approval required); or

(2) The following window barriers may be used but shall be secured with nonremovable bolts:

(b) Inside or outside iron bars of at least one-half-inch round or one by one-quarter- inch flat steel material spaced not more than five inches apart and securely fastened; or

(c) Inside or outside iron or steel grills of at least one-eighth inch material with not more than a two-inch mesh and securely fastened.

(1) If a side or rear window is of the type that can be opened, it shall, where applicable, be secured on the inside with either a slide bar, bolt, crossbar, auxiliary locking device, and/or padlock with hardened steel shackle, a minimum four pin tumbler operation.

(2) The protective bars or grills shall not interfere with the operation of opening windows if such windows are required to be openable by the Building Code or by the Fire Code for required access openings for firefighting purposes. (Fire Department approval required).

(d) All exterior transoms exceeding ninety-six square inches on the side and rear of any building or premises used for business purposes shall be protected by one of the following:

(1) Fully tempered glass or rated burglary resistant glazing (Fire Department approval may be required); or

(2) The following barriers may be used but shall be secured with non-removable bolts:

i. Outside iron bars of at least one-half inch round or one by one-quarter- inch flat steel material, spaced no more than five inches apart and securely fastened, or

ii. Outside iron or steel grills of at least one-eighth inch with not more than a two-inch mesh and securely fastened;

iii. The protective bars or grills shall not interfere with the

operation of opening the transoms if such transoms are required to be openable by the Building Code.

- (e) Roof openings shall be equipped as follows:
 - (1) All skylights on the roof of any building or premises used for business purposes shall be provided with:
 - i. Rated burglary resistant glazing; or
 - ii. Iron bars of at least one-half-inch round or one by one-fourth-inch flat steel material under the skylight and securely fastened.
 - iii. Steel grill of at least one-eighth-inch material with a maximum two-inch mesh under the skylight and securely fastened.
 - (2) All hatchway openings on the roof of any building or premises used for business purposes shall be secured as follows:
 - i. If the hatchway is of wooden material, it shall be covered on the inside with at least sixteen U.S. gauge sheet metal, or its equivalent, attached with screws.
 - ii. The hatchway shall be secured from the inside with a slide bar or slide bolts. (Fire Department approval required.)
 - iii. Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.
 - (3) All air duct or air vent openings exceeding ninety-six square inches on the roof or exterior walls of any building or premises used for business purposes shall be secured by covering the same with either of the following:
 - i. Iron bars on at least one-half inch round or one by one-fourth inch flat steel material spaced no more than five inches apart and securely fastened; or
 - ii. Iron or steel grills of at least one-eighth-inch material with a maximum two-inch mesh and securely fastened.
 - (4) If the barrier is on the outside, it shall be secured with bolts which are nonremovable from the exterior.
 - (5) The above (3) and (4) must not interfere with venting requirements creating a potentially hazardous condition to

health and safety or conflict with the provisions of the Building Code or Mechanical Code.

- (f) Permanently affixed ladders leading to roofs shall be fully enclosed with sheet metal to a height of eight feet. This covering shall be locked against the ladder with a case hardened hasp, secured with non-removable screws or bolts. Hinges on the cover shall be provided with non-removable pins when using pin-type hinges. If a padlock is used, it shall have a hardened steel shackle, locking at both heel and toe, and a minimum five pin tumbler operation with non-removable key when in an unlocked position.
- (g) A building located within eight feet of utility poles or similar structures which can be used to gain access to the building's roof, windows, or other openings shall have such access area barricaded or fenced with materials to deter human climbing.
- (h) The following standards shall apply to lighting, address identification and parking areas:
 - (1) The address number of every commercial building shall be internally illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height. This standard may be modified by the Fire Marshal.
 - (2) All exterior commercial doors, during the hours of darkness, shall be illuminated with a minimum of one foot-candle of light. All exterior bulbs shall be protected by weather and vandalism resistant cover(s).
 - (3) Open parking lots, and access thereto, providing more than ten parking spaces and for use by the general public, shall be provided with a maintained minimum of one foot-candle of light on the parking surface from dusk until the termination of business every operating day.”

Sec. 15.04.100 Amendments to the California Residential Code

The provisions of this Section 15.04.100 shall constitute local amendments to the cross- referenced provisions of the 2025 Edition of the California Residential Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.100.

- (a) Section R105.3 is amended by adding Item 8 at the end of the text of that section to read as follows:

“8. Include a list of the subcontractors whose services are required and will be part of the prime contract. The permittee, who shall be the owner of the improvements for which the permit is to be issued or the general contractor who has assumed the prime contract, shall be responsible for the fees for all permits required for the completion of improvements for which the building permit applied for is to be issued. None of the foregoing shall be construed to prevent subcontractors from applying for and receiving permits upon payment of fees in accordance with other applicable ordinances.”

- (b) Section R108.2 is amended to read as follows:

“R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, the fee for each permit shall be as set forth in the “The City of Woodland Comprehensive Fee Schedule,” except for permits issued covering work performed on buildings or structures owned, leased, or operated by any City, County, State, Federal government agency, or any public agency or district.”

- (c) Section R108.6 is amended to read as follows:

R108.6 Work commencing before permit issuance. Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical, or plumbing shall be subject to a fee equal to three times the calculated permit fee for the first offense and five times the calculated permit fee for each subsequent offense.

- (d) Section R113 is amended to read as follows:

“Section R113 Violations.

R113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

R113.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

R113.3 Prosecution of violation. If the notice of violation is not

complied with in the time prescribed by such notice, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

R113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or, repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed in Section 15.04.020 of the Woodland Municipal Code.”

- (e) Section R403.1.8 is amended by deleting the “Exception” and replacing with:
“**Note:** Refer to Section R506 for alterations, additions, and accessory buildings.”
- (f) Section R506 is amended by adding after the section heading:
“**Note:** This section is limited to alterations, additions, and accessory buildings.”
- (g) Section R506.1 is amended to read as follows:

R506.1 General. Concrete slab-on-ground floors shall be a minimum 4 inches (101.6mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2.

- (h) Section R506.3.4 of the California Residential Code is **deleted and replaced with the following:**

“**R506.3.4 Reinforcement support.** Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement. Reinforcement shall be a minimum of #4-bar at 18 inches on center in both directions.”

Sec. 15.04.110 Amendments to California Green Building Standards Code – Reserved.

Sec. 15.04.120 Amendments to California Existing Building Code – Reserved.

Sec. 15.04.130 Amendments to International Property Maintenance Code – Reserved.

Sec. 15.04.140 Amendments to California Energy Code

The provisions of this Section 15.04.140 shall constitute local

amendments to the cross- referenced provisions of the 2025 Edition of the California Energy Code, and shall be deemed to replace the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.140.

Section 150.1 is amended by adding (c)(14)(iv) to read as follows:

“iv. Pigeon proofing shall be required on roof mount solar in new residential development.”

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or 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 passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

SECTION 6. Publication. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code Section 36933.

SECTION 7. Effective Date. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on January 1, 2026 which is to be no less than thirty (30) days from and after the date of its final passage and adoption.

SECTION 8. CEQA. The City Council finds that it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

INTRODUCED at a regular meeting of the City Council of the City of Woodland, California on the 21st day of October 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 November 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

APPROVED AS TO FORM:

Marissa Kersey, City Clerk

Ethan Walsh, City Attorney

EXHIBIT A

Findings to Support Amendments to the 2025 Edition of the California Building Standards Code

This Exhibit A provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5) justifying the City of Woodland's amendments to the 2025 Edition of the California Building Code, the 2025 Edition of the California Electrical Code, the 2025 Edition of the California Mechanical Code, the 2025 Edition of the California Plumbing Code, the 2025 Edition of the California Residential Code and the 2025 California Energy Code (codified in Title 24 of the California Building Standards Code) as reasonably necessary because of local climatic, geologic or topographic conditions.

Sec 15.04.030 Amendments to California Building Code

Woodland Municipal Code Section Amended	Building Code Section Impacted	Amendment	Justification (see below key to justifications)
Sec. 15.04.030	Section 105.3	Adds text regarding subcontractors and permits	A
Sec. 15.04.030	Section 109.2	Adds text authorizing permit fees, as established by separate City Council resolutions	A
Sec. 15.04.030	Section 109.4	Amends text regarding violations and penalties	A
Sec. 15.04.030	Section 114	Amends text regarding violations and penalties	A
Sec. 15.04.030	Section 406.3.1	Adds text regarding concrete driveways	B
Sec. 15.04.030	435.8.3.2	Exterior Doors Required for Sleeping Rooms in RCFEs Housing Bedridden Clients	A, C(vii)
Sec. 15.04.030	903.1	Regulations regarding installation of automatic sprinkler systems	C(vii)

Sec. 15.04.030	Section 1907.3	Replaces language regarding concrete floor slabs	B
Sec. 15.04.030	Section 1907.4	Deletes 1907.4 regarding vapor retarder	B
Sec. 15.04.030	N/A	Adds local language related to asphalt paving	B

Sec 15.04.040 Amendments to California Electrical Code

Municipal Code Section Amended	Electrical Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 15.04.040	Section 89.108.4.2	Adds text regarding how permits fees are set forth in “The City of Woodland Comprehensive Fee Schedule”	A

Sec 15.04.050 Amendments to California Mechanical Code

Woodland Municipal Code Section	Mechanical Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 15.04.050	Section 1.8.4.2	Adds text regarding how permits fees are set forth in “The City of Woodland Comprehensive Fee Schedule”	A

Sec 15.04.060 Amendments to California Plumbing Code

Woodland Municipal Code Section	Plumbing Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 15.04.060	Section 104.3.2	Deletes text and adds text regarding how permits fees are set forth in “The City of Woodland Comprehensive Fee Schedule”	A
Sec. 15.04.060	Section 312.10	Adds text regarding installation of water lines	C
Sec. 15.04.060	Section 609.3	Adds text regarding installation of water piping	C

Sec 15.04.070 Amendments to Uniform Code for the Abatement of Dangerous Buildings

Woodland Municipal Code Section	Uniform Code for the Abatement of Dangerous Buildings, Section Impacted	Amendment	Justification (see below for justifications)
Sec. 15.04.070	Section 201	Authority to disconnect a utility service	A
Sec. 15.04.060	Section 302	Defines dangerous building	A

Sec 15.04.080 Amendments to Uniform Housing Code

Woodland Municipal Code Section	Uniform Housing Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 15.04.070	Chapter 10	Substandard Buildings	A

Sec 15.04.090 Amendments to Uniform Security Code

Woodland Municipal Code Section	Uniform Housing Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 15.04.070	Section 1020	Residential Buildings	A
Sec. 15.04.070	Section 1021	Commercial Buildings	A

Sec 15.04.100 Amendments to California Residential Code

Woodland Municipal Code Section	Residential Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 15.04.100	Section R105.3	Adds text regarding subcontractors and permits	A
Sec. 15.04.100	Section R108.2	Deletes text and adds text regarding how permits fees are set forth in “The City of Woodland Comprehensive Fee Schedule”	A
Sec. 15.04.100	Section R108.6	Amends text regarding violations and penalties	A
Sec. 15.04.100	Section R113	Amends text regarding violations and penalties	A
Sec. 15.04.100	Section R403.1.8	Deletes text and adds text regarding foundations and floor slabs	B
Sec. 15.04.100	Section R506	Adds text regarding a note that this section refers to alterations, additions and accessory buildings	B
Sec. 15.04.100	Section R506.1	Deletes and replaces text regarding concrete floor slabs	B
Sec. 15.04.100	Section R506.3.4	Deletes and replaces text regarding reinforcement for ground slabs	B

Sec 15.04.140 Amendments to California Energy Code

Woodland Municipal Code Section	Energy Code Section Impacted	Amendment	Justification (see below for justifications)
Sec. 15.04.140	Section 150.1(c)(14)	Adds text requiring pigeon proofing on roof mount solar in new residential development.	A

Justifications KEY: Findings to Support Amendments to California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code and California Residential Code

A - This amendment is necessary for administrative clarification and does not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5. This amendment establishes administrative standards for the effective enforcement of the building standards in the City of Woodland.

B - This amendment is reasonably necessary because of the following local climatic, geological, or topographical conditions:

- (i) Local soil conditions (clay soils) tend to be highly expansive, thereby subject to shrinking and swelling during seasonal drying and wetting conditions, and can cause damage to the foundation and other parts of a structure;
- (ii) The minimum requirements set forth in the amendment is a more restrictive standard, which will better avoid damage due to the pumping action caused by local expansive soils;
- (iii) The type and thickness of the materials set forth in the amendment are more restrictive and will better prevent damage, which can occur from the local condition of highly expansive soils in the City of Woodland.

C – This amendment is reasonably necessary because of the following local climatic, geological, or topographical conditions:

- (i) City of Woodland is within an active seismic area;
- (ii) Local soil conditions (clay soils) tend to be highly expansive (i.e. shrink—swell behavior);
- (iii) The local climate is characterized by markedly delineated rainy and dry seasons, which tend to maximize the expansive characteristics of the soil;
- (iv) City of Woodland has hard water, which is corrosive to ferrous and non-ferrous metals;
- (v) The ground water table is unusually high in many places;
- (vi) Therefore, restrictions on the installation of water piping in or under a concrete slab floor as set forth in the amendment is a more restrictive standard which will better prevent damage which can result from these local conditions described here in items (i) through (v).
- (vii) Geological conditions - active faulting, seismic shaking, historic and vulnerable construction, growth of large industrial occupancies, and limited emergency resources; More restrictive standards are necessary to mitigate the increased risk of fire following earthquakes

and to ensure that life and property are adequately protected when local infrastructure and resources are strained.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: October 21, 2025
ITEM #: G.17
SUBJECT: Road Maintenance Program

Recommendation for Action: Staff recommends that the City Council receive a presentation on the Road Maintenance Program.

Staff Contact:

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

Fiscal Impact:

No fiscal impact. This item is informational.

The City's road maintenance program is funded through a combination of local sales tax measures (Measures E and F), state sales tax (SB1, Gas Tax) and state and federal grant funding (STIP, RSTP, HSIP). Over the past ten years, the City has invested \$77 million dollars in roadway maintenance and rehabilitation projects. Of this total, \$34.5 million has been state and federal grants. These grant funds are competitive and require a local funding match. The City's primary source of match funding for these grants has been local sales taxes revenues from Measures E and F. Specifically, over the 12-year life of Measure F, it is anticipated that approximately \$37 million will be allocated to the Road Maintenance Program. Of this total, approximately \$11.2 million will be directed to fund the Public Works road crew. This funding is allocated on an annual basis as needed to balance the deficit from the declining available gas tax revenues (the traditional fund source for this work). The Public Works road crew is a critical piece of the road maintenance program as they perform preparatory work (crack sealing, base failure repair) necessary in advance of maintenance surface seal projects. This approach significantly reduces the contract cost and construction time for the larger surface seal projects. They also perform safety and minor repair work (pothole and trench repair, minor repaving) on the roadways.

Background:

There are 439 lane miles of paved roadways within Woodland. The City maintains a pavement management program that tracks pavement conditions of the entire roadway network and aims to address citywide roadway maintenance and rehabilitation. Pavement maintenance is significantly different than pavement rehabilitation. The goal of pavement maintenance is to prevent reactive road repair by proactively preserving and maintaining pavements in good to fair condition which have not yet deteriorated to the point of needing rehabilitation. Rehabilitation is the reconstruction of roadways which have failed beyond a maintainable condition.

To increase cost efficiency and minimize public inconvenience, pavement maintenance for local/residential streets has historically been completed in discrete 'zones' of the city. Geographically bounding projects reduces the cost for construction and traffic control; it also increases the effectiveness of management and inspection. Between 2008 and 2018, the city completed pavement maintenance projects on local/residential roads in all 14 zones within the City. With road maintenance having been completed on local/residential roads in all zones, the focus over the last several years has been on arterial and collector streets in need of maintenance. The streets identified for treatment were chosen because they were at an age and condition which were prime for pavement surface work to preserve their condition and extend their useful life or were incorporated

into a grant funded project.

Discussion:

Staff will present the history and progress of the Road Maintenance Program, including the current road conditions and planned roadway improvement projects.

Conclusion:

Staff recommends that the City Council receive a presentation on the Road Maintenance Program.

Prepared by: Diana Ayón, Senior Associate Civil Engineer

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



Ken Hiatt
City Manager

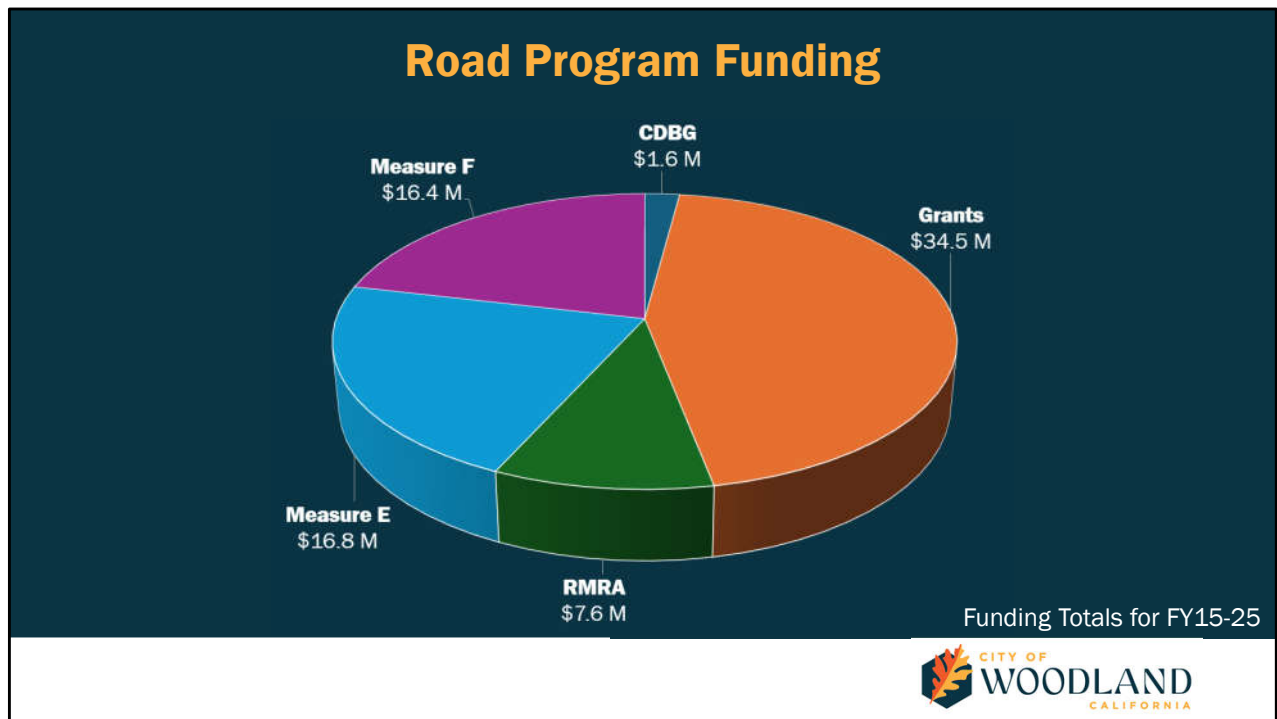
Attachments:

1. Road Presentation for Publication

2025 Road Maintenance Program Update

October 21, 2025 Council Meeting





Over the past 10 years the City has invested over \$77 million in the road program. Of this total, 45% has been state and federal grants and another 43% has been our local sales tax Measures E & F. The remaining funding is comprised of Community Development Block Grant (CDBG) funding used primarily for ADA improvements and the relatively new Road Maintenance and Rehabilitation Act/Senate Bill 1 (RMRA/SB1) funding.

Over the 12-year life of Measure F (our current tax measure which sunsets in 2028), it is anticipated that a total of \$37 million will be allocated to the road program.

Approximately \$1 million per year of the Measure F roadway investment is directed to fund the Public Works road crew. Funding this crew is crucial to the road program as they are responsible for the preparatory work on our roads before surface seal is applied. This includes crack sealing and base repairs which are significantly more costly to have a contractor perform. This work is performed in addition to all regular the pothole filling, emergency repair and minor repaving work they do.

Road Program Costs

Full Road Reconstruction
~\$7M per mile



Grind & Overlay
~\$1.5M per mile



Surface Seal
~\$100–400K per mile

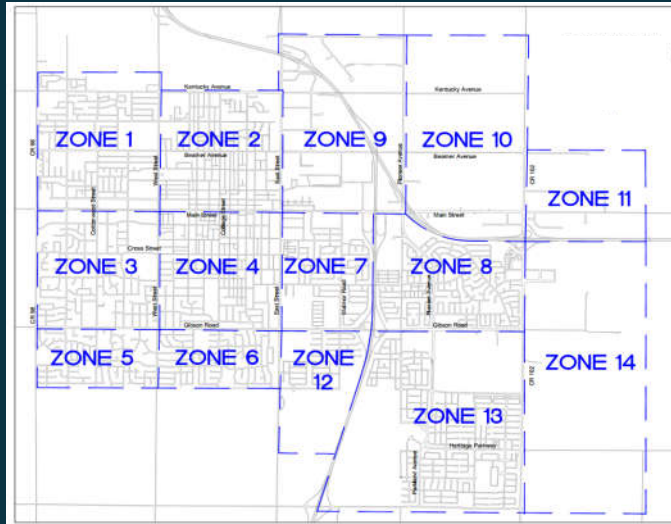


A complete pavement reconstruction project with very little sidewalk/curb/gutter work, like Gibson or Matmor and Gum costs about \$7 million per mile. A grind and overlay rehabilitation, similar to what was performed on Third Street this past summer, costs about \$1.5 million per mile.

To avoid these very costly rehabilitation and keep roads in good condition, we aim to perform preventative maintenance surface seals on local streets. When doing this, we can typically surface seal an entire zone (which is about 12-15 miles of local roads) for under \$2 million.

On average the City programs approximately \$2.5 million per year in local funding toward road maintenance and rehabilitation. The larger reconstruction projects we perform are made possible by state and federal grants matched with local funding.

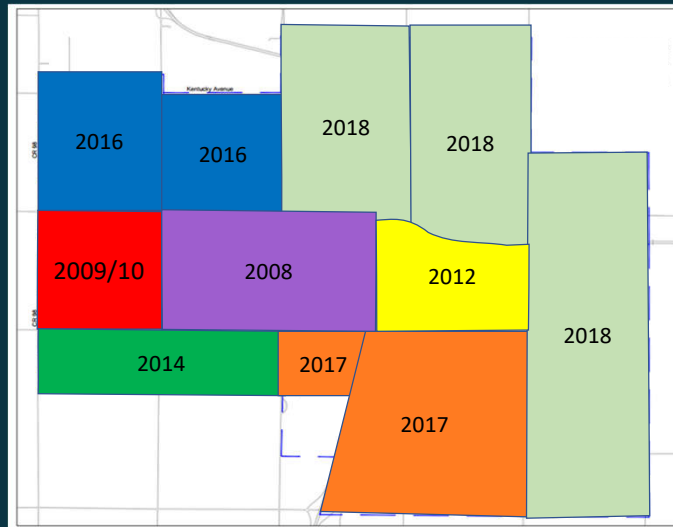
Roadway Maintenance Zones



Pavement maintenance is generally performed within a maintenance zone. These zones are generally defined by major streets as you can see on this map.

Prior to 2008, road maintenance was performed on roadways without regard to their geographic locations. To increase cost efficiency and minimize public inconvenience, in 2008, we switched to pavement maintenance for local streets being completed in discrete zones of the City. Geographically bounding projects reduces the cost for construction and traffic control; it also increases the effectiveness of management and inspection. Additionally, public inconvenience is reduced as there is not often impactful road work in your neighborhood year after year.

Work Performed on Local Streets



This map is a quick visual to show the maintenance performed between 2008 and 2018. Local streets in all zones throughout the city were treated using different types of surface treatments that I'll show in the next few slides.

Sixth Street



Surface Seal



Sixth St received a surface seal and was upgraded with separated bike lanes.

Woodland Avenue



Surface Seal



Woodland Ave received a surface seal and was also restriped with bike lanes

Woodland Avenue



Surface Seal



This is another location on Woodland Avenue resurfacing and restriping project

N. Walnut Street



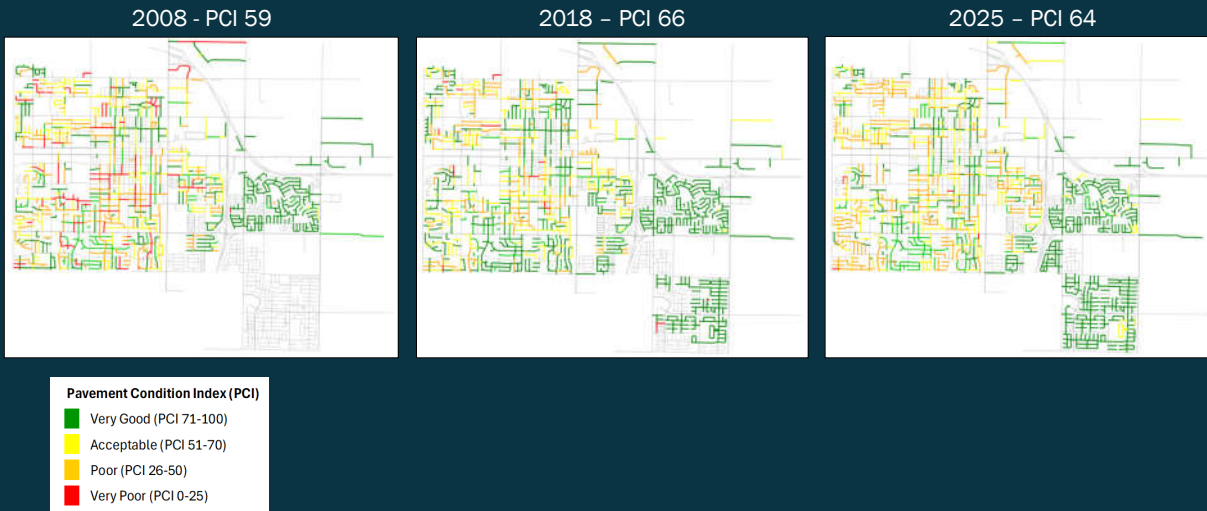
Surface Seal



N. Walnut Street was resurfaced and restriped.

With road maintenance resurfacing, many streets also get new bike lane striping. This proactive effort through the road maintenance program has been a large part of how we've expanded the local bike network over the past few years.

Local Street Condition



Street conditions are rated on a 0-100 scale based on the physical condition of the asphalt where 100 is the best score possible and 0 is a failed roadway.

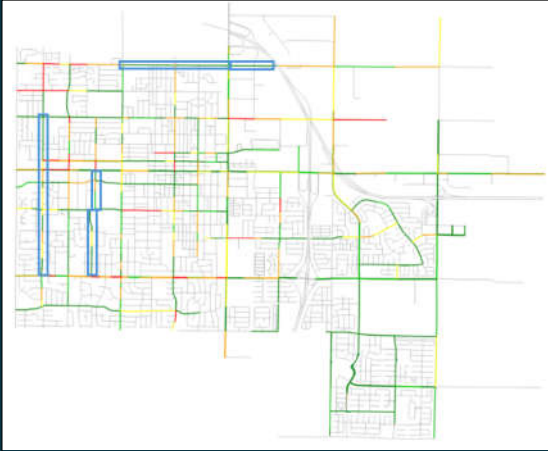
Looking at the maps you can see the Local street PCI in 2008 when we started zone maintenance was 59. By 2018 we had performed seal work on all local roads in all zones and the PCI increased to 66 which is a fairly good condition (many of our geographic neighbors have average PCI's in the lower 60's).

As a result of this success, and the availability of state and federal grant funding which is only able to be used on arterial & collector roads, in 2018, the City switched focus to maintenance and rehabilitation to primarily arterial and collectors.

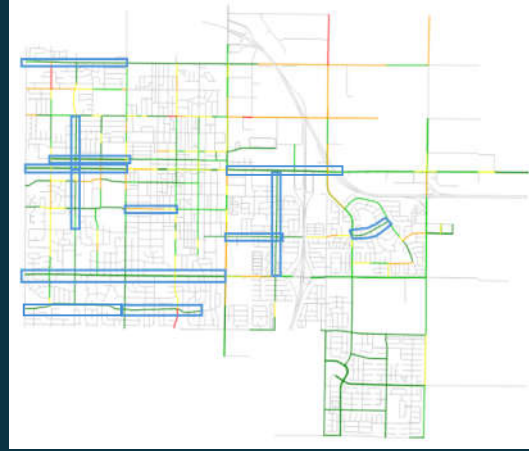
The impact of this switch can be seen in the 2025 map where local road conditions are starting to degrade and the PCI is 64. This is not a severe decline, meaning that the treatments we've done have been effective at maintaining roadways in serviceable condition. However it is an indication that we need to refocus on local streets.

Work Performed on Arterial & Collector Streets

2008 - 2018



2018 - 2025



The blue boxes on the maps show work performed on arterial and collector roadways during the noted time periods.

Between 2008 and 2018, while we were focused primarily on local roadways, we still performed some major road work on streets such as Kentucky, Ashley and California

In 2018 switched to focus primarily on arterial and collectors and between 2018 and 2025, a substantial amount of road rehabilitation was performed. Including major projects on: Cottonwood, W. Court St, W. Main St, El Dorado Dr, Gibson Road, E. Main, Matmor and Gum.

Kentucky Ave



Reconstruction



The next few slides are some before and after images of the major road work that was performed since 2018.

Kentucky just east of College

Kentucky Ave



Reconstruction



Kentucky west of College

West Main Street



Reconstruction



W. Main near Ashley, road reconstruction included adding sidewalk curb & gutter and storm system improvements near Ashley where previously none existed.

W. Court Street



Reconstruction



Reconstruction of W. Court near Ashely where lanes were narrowed to improve bike facilities

East Main Street



Surface Seal & Bike/Ped



E. Main road section was surface sealed with this project. This project was a major Bike/Ped improvement which constructed an off-street bike path and eliminated the roadside bike/ped hazard associated with lacking storm system coupled with unpaved shoulders.

Gibson Road – East to West



Reconstruction



Gibson just east of College

Gibson Road – West to CR98



Reconstruction



Gibson just west of Ashely

Matmor Rd.

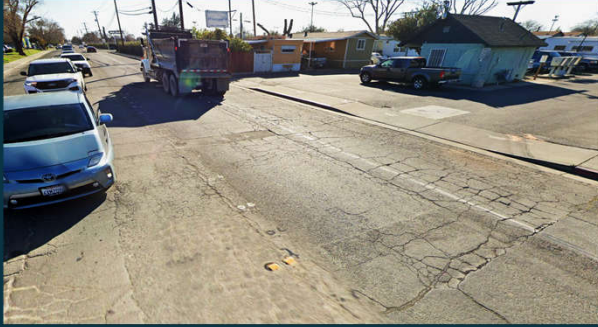


Reconstruction



Matmor north of Gum

E. Gum Ave.



Reconstruction



E. Gum near the fairgrounds

W. El Dorado Drive



Surface Seal



W. El Dorado near Ashely

El Dorado Drive

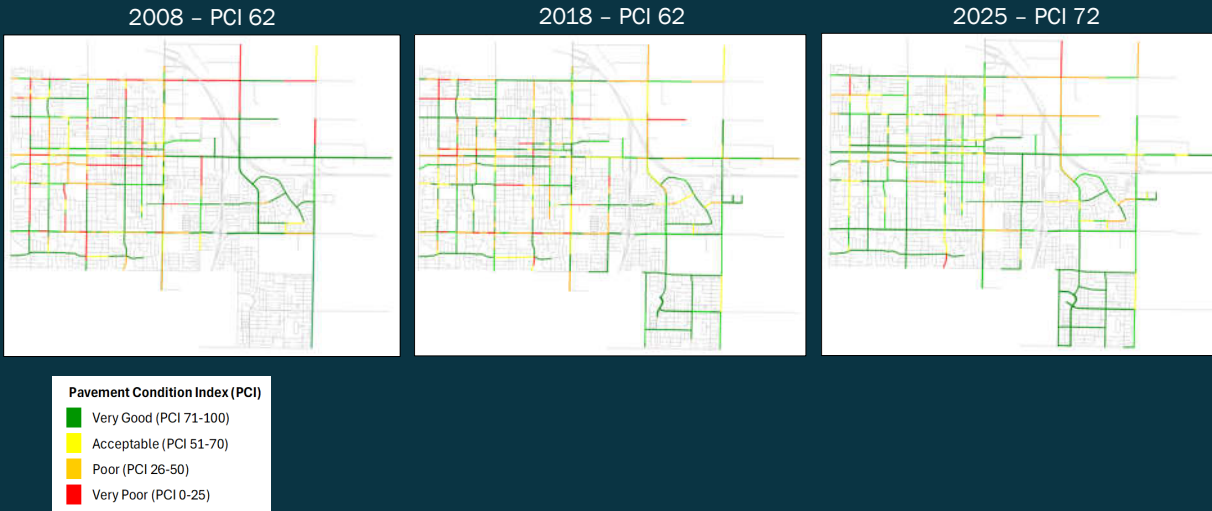


Grind & Overlay



El dorado near Spruce

Arterial & Collector Street Condition

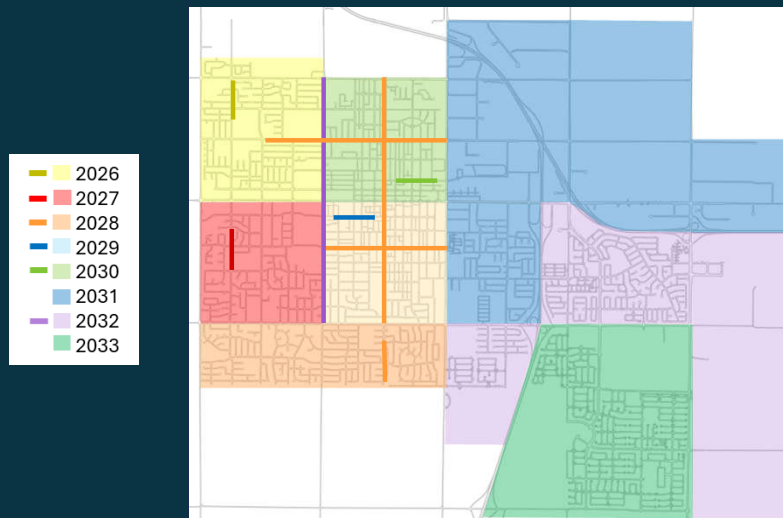


These maps show the impact on arterials and collectors of focusing primarily on local roads

2008 to 2018 – arterials/collectors generally started to get worse which you can see in the map coloring. However, from a PCI basis there isn't much change due to work that was performed during this time on streets like Kentucky Avenue, Ashley and California

From 2018 to 2025, the road work performed **significantly** improved the PCI for the arterial and collector streets and the current PCI is 72

Tentative Road Maintenance Schedule



Looking to the future, road maintenance is programmed to switch back to working on local streets in a global manner while reserving some funding for work on collectors and arterials as funding allows. This will blend the benefits of the “local only” and “arterial/collector only” methods of maintenance & repair.

The map shows a very tentative schedule for zone maintenance based on current road conditions in each zone and expected available funding. For the purposes of this graphic and schedule, the assumption is made that the local sales tax is extended. If the sales tax measure is not extended, the amount of work that will be performed in this same time period will be less than half what is shown on the slide, meaning it would take until roughly 2045 to complete all the work shown on the slide.

Part of the consideration with road maintenance scheduling is the ever-increasing costs of performing road work, the uncertainty of state and federal funding and the requirement to construct ADA and sidewalk upgrades when performing certain types of road maintenance and rehabilitation. Also, when scheduling, consideration must be given to coordination with other private and public projects (internet providers, utility work, etc.).

Staff Contact

Diana Ayón
Sr. Associate Civil Engineer
Diana.Ayon@cityofwoodland.gov

