



City of Woodland
Meeting Agenda
City Council

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

November 18, 2025
6:00 PM

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

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

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

D. COMMUNICATIONS - PUBLIC COMMENT

This is an opportunity for the public to speak to the Council on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to CouncilMeetings@cityofwoodland.gov. Written Comments received at least two (2) hours prior to the scheduled start time of the City Council meeting will be provided to the City Council and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the City Council meeting and during the City Council meeting will be provided to the City Council the day following the City Council meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

1. SUBJECT: General Public Comments

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

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

2. SUBJECT: Long Range Calendar

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

F. PRESENTATIONS

3. SUBJECT: Woodland Public Library Annual Report FY 2024-2025

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a presentation on the 2024-2025 Woodland Public Library Annual Report by Library Services Director Greta Galindo.

G. CONSENT CALENDAR

4. SUBJECT: Proclamation Recognizing the Honorees of the Yolo Philanthropy Awards

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation recognizing the honorees of the Yolo Philanthropy Awards.

5. SUBJECT: Proclamation Commemorating the Semiquincentennial Anniversary of the Founding of the United States.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a proclamation commemorating the semiquincentennial celebration of the founding of the United States of America.

6. SUBJECT: City Council Meeting Minutes of October 7, 2025 and October 21, 2025.

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meetings of October 7, 2025 and October 21, 2025.

7. SUBJECT: Final Acceptance and Notice of Completion for CIP 14-02, Water Pollution Asset Replacement (Headworks Screw Pump No. 2)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____ to accept the Water Pollution Asset Replacement of Headworks Screw Pump No. 2, CIP 14-02, as complete and authorize the City Clerk to file a Notice of Completion.

8. SUBJECT: Agreement between the City of Woodland and the Community Care Car Organization

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a License Agreement with the Community Care Car organization.

9. SUBJECT: Resolution Accepting the Public Improvements for Subdivision Final Map 5221 Ruby Estates.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. _____, accepting the public improvements for Subdivision Final Map 5221 Ruby Estates.

10. SUBJECT: 2025 Kevin & Lorie Haarberg Gymnasium Maintenance Project

RECOMMENDATION: Staff recommends that the City Council adopt Resolution No. ____, authorizing the appropriation of \$67,000 from the Recreation Enterprise Fund (Fund 2253) for the maintenance of the Kevin & Lorie Haarberg Gymnasium at the Woodland Community & Senior Center.

11. SUBJECT: Receive report on the WPCF 2025 West Levee Effluent Pipe Emergency Repairs and approve the emergency work, CIP 14-15

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive a report on emergency repairs and adopt Resolution No. ____ to:

- 1.) Approve the emergency work for the WPCF 2025 West Levee Effluent Pipeline Emergency Repair Project, CIP 14-15 up to the amount of \$175,000, and
- 2.) Approve a construction contingency of up to \$175,000 for a total contract not to exceed \$350,000.

12. SUBJECT: Appropriating Project Funding for the WPCF Pond 9 Biosolids Drying and Removal Project, CIP 26-03

RECOMMENDATION FOR ACTION: Staff recommend that the City Council adopt Resolution No. ____, to:

- 1.) Approve the reallocation of \$230,000 of Sewer Enterprise Funds from WPCF Biosolids, CIP 10-11, to WPCF Pond 9 Biosolids Drying and Removal, CIP 26-03 for a total budget of \$810,000; and
- 2.) Approve additional construction contingencies of up to \$251,664 (57%) for a total contract amount not to exceed \$800,000 with Ariza Construction, Inc.

13. SUBJECT: Allocation of \$5,000 from the Public Art Fund for a Painted Mural on the North Wall of 327 College Street, the Midtown Theater Building (former Porter Theater)

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

- 1.) Approve the allocation of \$5,000 from the Public Art Fund to support the creation and installation of a new painted mural on the north façade of the former Porter Theater building on College Street (facing the adjacent City parking lot); and,
- 2.) Authorize the Community Development Director (or designee) to execute any related agreements and take all actions necessary to implement the project consistent with the Public Art Ordinance.

14. SUBJECT: Approve Contract with HdL Companies for Cannabis Compliance Audits

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, authorizing the City Manager to execute a two (2) year contract with HdL Companies for independent auditing services of Cannabis businesses operating within the City for fiscal years FY2023/24 through FY2025/26.

15. SUBJECT: Investment Report — June 30, 2025

RECOMMENDATION FOR ACTION: Staff recommends that the City Council accept the Treasurer's Investment Report for the year ending June 30, 2025.

H. PUBLIC HEARINGS

16. SUBJECT: Public Hearing and Adoption of Ordinance Adopting the 2025 California Fire Code and Related Amendments

RECOMMENDATION FOR ACTION: Staff recommends that the City Council:

1. Conduct a public hearing.
2. Adopt 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, 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.

17. SUBJECT: Public Hearing and Adoption 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:

1. Hold a public hearing.
2. Adopt 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 edition of the uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.

I. REPORTS OF THE CITY MANAGER

18. SUBJECT: Fiscal Year 2025/26 Quarterly Budget Update

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive an informational report representing the FY2025/26 First Quarter Budget Update.

J. 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 November 18, 2025 was posted on November 14, 2025 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

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: November 18, 2025
ITEM #: D.1
SUBJECT: General Public Comments

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Ken Hiatt
City Manager

Attachments:

1. General Public Comment 11.18.25

COMMENTS RECEIVED

Prior to 4:00 PM

Public Comments

Number of emails received under each category:

General Public Comment – 1

Marissa Kersey

From: Mark Baker <mbaker@softlights.org>
Sent: Thursday, November 6, 2025 9:31 PM
To: City Clerk
Cc: Lauryn Wiens
Subject: Request for Investigation - ADA Accommodation - Flashing Lights and Sirens
Attachments: Woodland City Council - Request for Investigation.pdf; Woodland - Flashing Lights ADA Accommodation Request.pdf; Mark Baker Accommodation Request_Response.pdf

Dear Woodland City Council,

This is a public comment.

Please find attached a request for investigation into the procedural errors by city staff which resulted in the city's denial of my ADA request for reasonable accommodation involving flashing lights and sirens on city vehicles.

Sincerely,

Mark Baker
President
Soft Lights Foundation
www.softlights.org
mbaker@softlights.org
X: @softlights_org
Bluesky: @softlights-org.bsky.social

November 6, 2025

BY EMAIL

Woodland City Council
Woodland, California
CouncilMeetings@cityofwoodland.gov

Re: Request for Investigation – Emergency Vehicle Flashing Lights and Sirens

Dear Honorable Mayor and Members of the Woodland City Council,

This letter constitutes a formal request that the City Council, exercising its supreme supervisory and legislative authority over City affairs and departments, investigate the procedural sufficiency and legality of the denial of my Americans with Disabilities Act (ADA) accommodation request, issued by the City's ADA Coordinator on October 21, 2025.

Background and Request for Accommodation

On September 20, 2025, I submitted a request for reasonable accommodation under the ADA, specifically seeking modifications to City emergency vehicle lights and sirens to ensure that the City's communications via these systems are "as effective as communications with others" (28 CFR § 35.160) as for me, an individual with autism spectrum disorder. The requested modifications included setting upper limits on the intensity and number of flashing lights, prohibiting digital on/off flashing, and reducing siren volume.

Procedural Failure and Legal Deficiency of the Denial

The City's denial, dated October 21, 2025, is procedurally and legally deficient because it fails to meet the strict burden of proof and procedural requirements mandated by 28 CFR § 35.164. The City staff asserts that the requested modifications would:

1. Fundamentally alter the nature of the service (public safety/State law preemption).
2. Result in an undue financial and administrative burden.

Under 28 CFR § 35.164, when a public entity relies on these defenses, compliance is mandatory and non-discretionary:

*"The decision that compliance would result in such alteration or burdens **must be made by the head of the public entity or his or her designee** after considering **all resources** available for use in the funding and operation of the service, program, or activity and must be accompanied by a **written statement of the reasons** for reaching that conclusion."* (Emphasis added)

The City's denial fails to meet this mandatory standard in three critical areas:

1. **Improper Decision Maker:** The denial was issued by a "Management Analyst, ADA Coordinator" (Lauryn Wiens). This individual is not the "head of the public entity" (the City Manager or Mayor/Council) nor has the denial demonstrated she is the designated representative authorized to make this high-level, dispositive finding under the regulation.
2. **Lack of Detailed Evidence:** The denial fails to provide the detailed, written statement of reasons and specific evidence required, particularly the health and safety studies, technical data, and detailed cost analysis I requested. Asserting that re-engineering would "divert an unacceptable amount of funding" is a conclusory statement, not the required analysis of "all resources available" to the City.
3. **Failure to Explore "Any Other Action":** The regulation requires, "If an action required to comply with this subpart would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that, to the maximum extent possible, individuals with disabilities receive the benefits or services provided by the public entity." The staff's suggestion of a map is entirely ineffective accommodation that fails to ensure equal access to city streets and does not meet the "maximum extent possible" standard.

Risk of Costly Litigation

The procedural deficiencies identified above create significant legal exposure for the City of Woodland. Federal courts and the Department of Justice have a long history of scrutinizing public entities that fail to adhere to the mandatory procedural requirements of 28 CFR § 35.164. By initiating an immediate and thorough investigation into these failures, the City Council can proactively address this non-compliance, demonstrating good faith and potentially preventing a finding of deliberate indifference that could lead to costly and protracted federal litigation, as well as the imposition of substantial attorneys' fees.

Request for Investigation and Corrective Action

As the governing body, the City Council has a duty to ensure that all City departments and personnel comply with federal law. The staff's failure to adhere to the mandatory procedural requirements of 28 CFR § 35.164 constitutes a failure in the discharge of official duties. I formally request the City Council to:

1. **Investigate the Denial:** Conduct an immediate review and investigation into why the City's ADA Coordinator failed to follow the explicit procedural mandate of 28 CFR § 35.164, specifically regarding the proper authority and documentation required to claim "Fundamental Alteration" and "Undue Burden."
2. **Vacate the Denial:** Order the October 21, 2025 denial to be vacated on procedural grounds.
3. **Mandate Compliance:** Direct the City Manager to either: a) Approve a reasonable modification that ensures effective communication and equal access to City streets and sidewalks; OR b) If the City still insists on the "undue burden" defense, reissue a denial that fully complies with 28

CFR § 35.164, including proper delegation of authority, a detailed analysis of all available resources, and supporting documentation (e.g., specific safety studies or engineering cost data).

I expect a formal response from the City Council regarding the scheduling of this investigative review within 30 calendar days.

Sincerely,

/s/ Mark Baker
Individual

/s/ Mark Baker
President
Soft Lights Foundation
mbaker@softlights.org

CC:

Lauryn Wiens, Management Analyst (Lauryn.Wiens@cityofwoodland.gov)

Enclosed:

- Request for ADA Accommodation
- Denial Letter

September 20, 2025

BY EMAIL

Richard Perry, ADA Coordinator
Woodland, California
richard.perry@cityofwoodland.gov

Re: ADA Accommodation Request – Auxiliary Firetruck Flashing Lights

Dear Richard Perry,

On September 18, 2025, I was driving east on Main Street in Woodland, California, when I noticed LED flashing lights on an emergency vehicle in the distance. As you know, I am unable to tolerate the intensity and digital flashing characteristics of LED emergency vehicle flashing lights, so I prepared to turn right at the intersection to avoid the flashing lights.

However, before I could turn, two Woodland fire trucks appeared very near to me with dozens of red LED flashing lights and extraordinarily loud sirens that immediately overwhelmed me, causing me to close my eyes as tight as possible, put both fingers in my ears, and put my foot on the brake to stop the car. My heart began racing and panic set in. I feared for my life.

Eventually, the fire trucks left, and I was able to open my eyes. I pulled into a parking lot in an attempt to recover. However, the trauma from the event lasted for hours.

This letter is a request for accommodation and policy modification under the Americans with Disabilities Act ("ADA").

The stated purpose for the use of auxiliary vehicle flashing lights and sirens on emergency vehicles is for communicating with the public. The various colors of the flashing lights have different meanings, and purpose of the sirens is to communicate the presence of the emergency vehicles. Therefore, because the flashing lights and sirens are for the purpose of communication, the applicable ADA regulation is 28 CFR Part 35 - Subpart E - Communications.

As detailed in my report of the incident on September 18, 2025, the LED flashing lights are too intense, there are too many of them, the digital on/off is overwhelming, and the volume of the siren is incapacitating for me, as an individual with the qualified ADA disability of

autism spectrum disorder. Because of the extreme intensity of the light and sound, the city's communications via the fire trucks are not as effective with me as the communications are with individuals without disabilities because the flashing lights and sirens severely impair my ability to see, think, and concentrate.

28 CFR § 35.160(a)(1) states, "A public entity shall take appropriate steps to ensure that communications with applicants, participants, members of the public, and companions with disabilities are as effective as communications with others."

Under 28 C.F.R. § 35.130(7)(i), I request that the city of Woodland modify its policies, practices, and procedures, and take appropriate steps to reduce the intensity of the flashing lights, reduce the number of flashing lights, eliminate the digital on/off flashing, and reduce the volume of the sirens so that the city's communications via the fire trucks are as effective with me as the communications with individuals without disabilities.

28 CFR § 35.164 states, "In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with this subpart would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of the public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity and must be accompanied by a written statement of the reasons for reaching that conclusion." Therefore, if the city denies my request for accommodation, the city must provide written statement that details the reason for the denial, including references to the health and safety studies that the city relied on to reach its conclusion that the intensity of the flashing lights and sirens cannot be reduced.

28 CFR § 35.164 also states, "If an action required to comply with this subpart would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that, to the maximum extent possible, individuals with disabilities receive the benefits or services provided by the public entity." Thus, the city is required to ensure my equal protection and ensure that I have full and equal access to city streets and sidewalks in all cases, and a denial of my request for accommodation does not relieve the city of its duty to find a solution for this issue.

I ask for a prompt response to this request.

Sincerely,

/s/ Mark Baker
Individual

/s/ Mark Baker

President
Soft Lights Foundation
mbaker@softlights.org

APPENDIX A

RESEARCH STUDIES

November, 2024 – [Securing the Perception of Advanced Driving Assistance Systems Against Digital Epileptic Seizures Resulting from Emergency Vehicle Lighting](#) – LED flashing lights interfere with automated driving systems.

October 4, 2024 – [International Guidelines for Photosensitive Epilepsy: Gap Analysis and Recommendations](#) – Limit brightness difference between flashing states to a luminance of 20 cd/m².

July 26, 2023 – [Accidental macular injury from short-term exposure to a handheld high-intensity LED light](#) – Short-term exposure to high-intensity LED light may cause damage to the retina.

February 7, 2022 – [Visually sensitive seizures: An updated review by the Epilepsy Foundation](#) – The abstract states that visually-induced seizures remain significant public health hazards so they warrant ongoing scientific and regulatory efforts and public education and that images with flashes brighter than 20 candelas/m² at 3-60 (particularly 15-20) Hz occupying at least 10 to 25% of the visual field are a risk. This confirms that LED flashing lights will trigger epileptic seizures.

December, 2021 – [Effects of Emergency Vehicle Lighting Characteristics on Driver Perception and Behavior](#) – This study concludes that high intensity flashing lights put lives at risk.

June 30, 2021 – [Study of Heart Rate and Blood Pressure Subject to Pulsed LED Lighting](#) – The findings indicate that pulsed light will cause a deviation of heart rate and blood pressure from that under stable light. Results showed that after a short lighting period (20 min), heart rate and blood pressure were significantly higher under 40 Hz pulsed than that under stable light.

May 2, 2017 – [Flashing Lights Induce Prolonged Distortions in Visual Cortical Responses and Visual Perception](#) – A flashing light induces an anomalously delayed response in the primary visual cortex of mice, rats, and humans.

April 18, 2014 – [Hazardous Effects of Light Stimulation in the Central Nervous System](#) – High-temporal-frequency visual stimuli can yield hazardous responses in the central nervous system.

August 5, 2001 – [Rear Lighting Configurations for Winter Maintenance Vehicles](#) - Strobing lights are less effective than static lights for safety.

APPENDIX B

REPORTS OF INJURY to MARK BAKER

The following reports of injury to Mark Baker have been submitted to US Food and Drug Administration by the Soft Lights Foundation.

September 18, 2025 – Woodland, CA – Autism

As I drove through town, I heard emergency vehicle sirens, and then I saw two fire trucks turn towards me with dozens of intense red LED flashing lights that overwhelmed my senses and caused me to stop my car in the middle of the road, close my eyes as tight as possible, and put my fingers in my ears. My heart rate increased dramatically and I went into a panic. I attempted to squint open my eyes, but it was impossible and terrifying. I waited for the sirens to fade and when I opened my eyes, I saw that traffic was backing up behind me. I pulled into a parking lot. Afterwards, I was like a zombie and it took me hours to recover from the trauma.

September 15, 2025 – Sacramento, CA – Autism

I was traveling North on I-15 between Sacramento and Woodland, when the traffic slowed due to a crash. As we approached the crash driving slowly, a CHP motorcycle suddenly came into view that was using auxiliary blue LED flashing lights. The sudden impact of the extreme-luminance light knocked me backwards into my seat. I grunted in agony, and closed my eyes. After several seconds, I squinted my eyes open again and kept my left eye closed to enable me to drive past the motorcycle.

September 9, 2025 – Woodland, CA – Autism

I went to the health clinic to have my eyes checked. The clinician had me put my chin on a chinrest in a device that they called an optomap. They then moved the machine around until a blue LED light entered my eye. I closed my eyes because it was too bright. The clinician told me that I had to open my eye. When I opened my eye, the blue LED light was aimed directly into my right eye from a few inches away.

The intensity of the blue LED light caused me to leap out of my chair, yell profanity, wander down the hallway, fall to the floor and start crying.

The health clinic then told me that the eye doctor refused to see me and they sent up a security guard and I was kicked out of the clinic.

February 17, 2025 – Yolo County, CA – Autism

I was driving east on Hwy 16 towards Woodland, when I noticed intense amber LED flashing lights close to a mile ahead. I started to slow down. As I reached the LED flashing lights, the intensity and digital pulsing was unbearable. There were multiple vehicles. The panic started to set in. I covered my eyes with my hands and slowed to less than 20mph, basically trapped by the LED lights.

I crept forward in my car, blocking nearly everything from my sight except for a narrow sliver of

road near the center line that I could see. Major panic started to set in as I passed the vehicles, which turned out to be about 3 Yolo County Sheriff's vehicles. After I passed, I glanced back in my rear view mirror and was struck by red and blue LED flashing lights. I let out a scream of agony. I suffered significant emotional trauma from this event.

November 25, 2024 – Vacaville, CA – Autism

I was driving East on E. Monte Vista Ave. when I struck by the LED flashing lights on an RRFB. Instead of the RRFB making me stop, I start yelling fuck, fuck, fuck, fuck, fuck, fuck as I tilted my head down and drove straight through to escape the LED assault and save my life.

November 23, 2024 – Sacramento, CA – Autism

I was driving in town when I was struck by a debilitating blue LED flashing light in a store window. I have previously notified the owner of this store twice that I cannot neurologically tolerate the intensity and digital pulsing of this light, but they haven't acted to turn it off.

October 27, 2024 – Los Angeles, CA – Autism

My partner and I took turns driving from Sacramento to San Diego during the day. For the most part, the drive was without incident. At about 4pm, we were in the Los Angeles area.

First, we witnessed the result of a fatality crash, with about 6 emergency vehicles with red LED flashing lights. I was the passenger, and was forced to shield my eyes from the flashing LEDs. Then I was struck at close range by the blue LED lights on a highway patrol car further down the freeway, causing me pain and anxiety.

Around 5pm, the blue-rich LED headlights started appearing, causing me to have to look out the passenger window. Then the blue-rich LED streetlights started turning on, causing me to flinch with each exposure. Then there were blue-rich LED wall packs and floodlights on my right and left which increased my agitation at each exposure.

As the sun set, we exited on a ramp, and tiny yellow LED flashing lights on multiple curve signs struck me directly at close range. After dark, we were inundated with blue-rich LED headlights, blue-rich LED streetlights, blue-rich flood lights, LED business signs, parking lot lighting, and intense LED red taillights. A commercial truck had red LEDs wrapped around the entire back of the truck.

When we arrived at my mother's house, a place I know well, I was hyper vigilant. Every light was now too bright. Every light was a danger. Everything was too bright. For the first time in my life, I was unable to greet my mother with enthusiasm. I was in shock.

My mother turned off all but one incandescent lamp, but when she asked me if she could turn on one more lamp, I broke down crying. I am now on edge. I am on hyper alert. Every light is an enemy.

October 12, 2024 – Esparto, CA – Autism

I was driving behind a vehicle when it suddenly pulled to the side of the road. Coming towards

us was an ambulance with LED flashing lights. I felt like I was electrocuted and was going to go unconscious. I instantly closed my eyes and stopped my car. After a few seconds, a car behind me honked, and when I opened my eyes, the ambulance was already gone. Now I'm suffering the psychological after-effects.

October 11, 2024 – Yolo County, CA – Autism

I was driving East on a County road in the day when a vehicle came towards me with intense, rapidly flashing amber LED lights. I felt panic rushing in and put my arms up to block the assault. Since I now couldn't see the road, I came to a full stop. Then somebody honked a horn. I moved my arms, and saw that the lead truck had passed, but a wide-load mobile home on a truck was inches from the left side of my car. These LED flashing lights are a menace and violation of our civil rights. My anxiety ran high for 30 minutes after the encounter.

September 14, 2024 – Vacaville, CA – Autism

I was driving at dusk when a fire truck or ambulance suddenly appeared with LED lights flashing. I immediately threw both of my arms in front of my face and hit the brakes to stop the car. I thought that this might be the end of my life. The LED flashing lights are sheer terror and I can't function. After the fire truck/ambulance passed by, I felt like I was going to cry from the emotional trauma. My brain then feels like it's dead even hours later.

August 28, 2024 – Esparto, CA – Autism

I was driving and encountered a utility truck with both sets of headlights turned on. I turned on my non-LED high beams in the hope that the driver would turn off the high beams. Instead, the driver turned on amber LED flashing lights that incapacitated me. I was unable to proceed forward and stopped my car. Instead of driving off, the driver of the utility truck stopped also. My vision and cognitive abilities were severely impaired, with panic setting in. Finally, I started to inch forward, and then so did the utility truck. It seems like the driver was doing it on purpose. After he left, I spent several minutes simply stopped in the middle of the road, trying to breathe and let the panic subside.

August 6, 2024 – Winters, CA – Autism

I was driving on a country road in the daytime. Over 1 mile ahead of me was a utility truck on the side of the road with amber LED flashing lights. For the entire mile, I was either glued to these LED flashing lights, or forcing myself to look away. As I approached the truck, the LED strobe lights were overwhelming and I could not see through the lights. I stopped my car in the road and started to panic. I put my hand in front of my right eye, and then tried to use my left eye to navigate around the truck. It is impossible for me to think or see with these LED flashing lights blasting me and I suffer extreme anxiety and panic.

June 1, 2024 – Fairfield, CA – Autism

During the day, I was driving a vehicle on a freeway when I struck by an LED flashing light from a bicycle on a parallel road. I reactively closed my eyes and then suffered a seizure reaction,

which I would describe as like an electrical shock and loss of cognitive functioning and vision. I then had to emotionally fight off a panic attack.

4/21/2024 – Beaverton, OR – Autism

LED flashing lights cause me to suffer severe anxiety, panic attacks, and fear.

APPENDIX C

EMERGENCY VEHICLE ADA COMMUNICATIONS CHECKLIST

This is an Americans with Disabilities Act (“ADA”) checklist to assist the city in determining the policies, practices, and procedures for the city’s use of auxiliary vehicle flashing lights and sirens.

28 C.F.R. § 35.130(7)(i) states, “A public entity shall make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the public entity can demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity.”

One step in the ADA policy modification process is to determine if the request for policy modification is “reasonable”.

1. Would it be reasonable for there to exist a policy that limits the intensity of auxiliary vehicle flashing lights? (Yes/No) _____
2. Would it be reasonable for there to exist a policy that establishes the requirements for the flashing characteristics of auxiliary vehicle flashing lights? (Yes/No) _____
3. Is it reasonable to conclude that certain individuals with disabilities may require an intensity limit of a flashing light that is lower than the intensity limit required by individuals without disabilities? (Yes/No) _____
4. Would it be reasonable for there to exist a policy that limits the intensity of the sirens on fire trucks? (Yes/No) _____
5. Is it reasonable to conclude that certain individuals with disabilities may require an intensity limit of a siren that is lower than the intensity limit required by individuals without disabilities? (Yes/No) _____

28 CFR § 35.160(a)(1) states, “A public entity shall take appropriate steps to ensure that communications with applicants, participants, members of the public, and companions with disabilities are as effective as communications with others.”

6. The stated purpose of auxiliary vehicle flashing lights is to communicate information to members of the public. Various colors and intensities have different meanings for the communications. The flashing light must be visible but not impair vision. The light must be bright enough, but not excessively bright. For certain individuals with disabilities, excessively bright light will reduce the effectiveness of the communication because it may cause a seizure, migraine, or panic attack.

In the table below, the column headings have the following meanings:

Visible: Visible from 50 meters at night. (Yes/No)

Impairs Equipment: Violation of 49 C.F.R. 571.108(S6.2.1). (Yes/No)

Impairs Vision: Decreases visual performance. (Yes/No)

Seizure: Risk of seizure for individual with disability. (High/Medium/Low)

Migraine: Risk of migraine for individual with disability. (High/Medium/Low)

Panic Attack: Risk of panic attack for individual with disability. (High/Medium/Low)

Luminance (cd/m ²)	Visible	Impairs Equipment	Impairs Vision	Seizure	Migraine	Panic Attack
0 - 20						
20-40						
40-60						
60-100						
100-200						
200-300						
300-500						
500-1,000						
1,000 – 10,000						
10,000 – 50,000						
50,000 – 100,000						
100,000 – 1,000,000						
1,000,000 – 1,000,000,000						

7. Does increasing the number of flashing lights increase the risk of visual impairment, seizure, migraine, or panic attack? (Yes/No) _____
8. Does digital on/off flashing create a higher risk of vision impairment, seizure, migraine or panic attack than a traditional flashing light that glows? (Yes/No) _____
9. Would it be reasonable to conclude that communicating with certain individuals with disabilities is not as effective as communicating with individuals without disabilities if the flashing lights are too intense or flash too rapidly? (Yes/No) _____
10. Would it be reasonable to conclude that communicating with certain individuals with disabilities is not as effective as communicating with individuals without disabilities if the siren is too loud? (Yes/No) _____



300 FIRST STREET | WOODLAND, CA 95695

530-661-5850 | CITYOFWOODLAND.GOV

Mark Baker
Soft Lights Foundation
1520 E. Covell Blvd., Ste. 5-467
Davis, CA 95616
mbaker@softlights.org

October 21, 2025

*Re: Americans with Disabilities Act Requests for Accommodation- Auxiliary Firetruck
Flashing Lights and Sirens and Police Vehicle Flashing Lights*

Dear Mr. Baker,

The City of Woodland ("City") is in receipt of your letter dated September 20, 2025, and your email dated October 14, 2025, in which you request reasonable accommodations related to the City's use of flashing warning lamps and sirens on emergency vehicles. For the reasons set forth in this letter, your requests for reasonable accommodation are denied.

In your September 20, 2025, letter, you describe an incident which occurred on September 18, 2025, while you were driving in the City, wherein two Woodland Fire Department trucks passed by your vehicle. The fire trucks were responding to an emergency call with their emergency warning lamps and sirens activated. In your October 14, 2025, email, you describe another incident while you were driving in the City wherein you passed a City Police Department vehicle with its multi-colored warning lamps activated. Your submissions state that you were distressed during both of these encounters as you are unable to tolerate the intensity and digital flashing of LED lights due to your autism spectrum disorder. In your October 14 submission, you request that the City modify its emergency vehicles to reduce the intensity of emergency vehicle warning lamps and reduce the volume of emergency vehicle sirens.

The Americans with Disabilities Act

The City takes seriously its obligations under the Americans with Disabilities Act ("Act") and it carefully considers all requests for reasonable accommodations/modifications. The Act generally provides that no individual with a disability may be denied the "benefits of the services, programs, or activities of a public entity" or discriminated against on the basis of their disability. (42 U.S.C.A. § 12132.) Under the Act's implementing Regulations, local governments

must make reasonable modifications to their policies and practices to accommodate people with disabilities, unless it can be shown that the requested modification would fundamentally alter the nature of the service, program or activity or impose an undue financial and administrative burden on the agency. (28 C.F.R. § 35.130, subd. (a); 28 C.F.R. § 35.164.) One such reasonable modification under the implementing Regulations is the requirement that local governments take “appropriate steps to ensure that communications with ... members of the public ... with disabilities are as effective as communications with others.” (28 C.F.R. § 35.160, subd. (a).)

In your submissions, you ask the City for modifications to its emergency vehicles to ensure that the City engages in effective communication with you when emergency warning lights and sirens are used. You state that such warning lights and sirens are “communications”, and they are “not as effective with me as the communications are with individuals without disabilities because the flashing lights and sirens severely impair my ability to see, think, and concentrate.” Specifically, in your October 14 request, you ask that City emergency vehicles be subjected to reasonable modifications which involve the following: “set an upper limit on the intensity of the flashing lights, set an upper limit on the number of flashing lights per vehicle, prohibit the use of digital on/off flashing lights, and/or set an upper limit on the intensity of the sirens” and for the use of lower-volume sirens.

As explained further below, the City is unable to offer you the modifications to the warning lamps and sirens that you request in your submissions. However, as a reasonable accommodation of your disability of autism spectrum disorder, which renders you unable to tolerate flashing lights and sirens, the City is hereby offering to provide you with a map indicating the location of fire and police stations, and other sites such as medical centers where emergency vehicles typically originate from or travel to. This map will enable you to take alternative routes while driving. Accordingly, please provide the City with the locations and times you usually travel within the City. However, you should know that even with the ability to take such routes, the City cannot guarantee that you will never encounter emergency vehicles with activated warning lamps and sirens, since emergency vehicles will travel on any City street and to any place, sometimes with emergency warning systems activated, as public safety needs dictate. In addition to this accommodation offered by the City, the City is aware of certain steps you might consider taking of your own accord to reduce your exposure to bright lights and sounds, such as the use of glare-reducing glasses, side window tints on your vehicle, and hearing protection.

The California Vehicle Code Establishes Uniform Standards for Emergency Vehicles Operated by Local Agencies in California

Authorized emergency vehicles are regulated at the State level under the Vehicle Code (“Code”) and the Department of the California Highway Patrol’s Regulations. The City is bound by law to follow these standards. Accordingly, the issues you raise in your letter would be better directed to the State authorities which set these standards, rather than to the City which follows them by law.

An authorized emergency vehicle under the Code includes “[a]ny publicly owned vehicle” operated by “[a]ny local agency ... employing peace officers as that term is defined in Chapter 4.5 (commencing with Section 830) of Part 2 of Title 3 of the Penal Code, for use by

those officers in the performance of their duties” and “[a]ny ... fire department of any public agency” (Veh. Code § 165, subd. (b)(1)-(2).) This definition encompasses the fire trucks and police vehicles addressed in your submissions. Under Section 21 of the Vehicle Code, to ensure uniformity of traffic regulation across the State, local governments such as the City have limited powers to regulate matters covered by the Code, such as emergency vehicles and the traffic rules they operate under. (Veh. Code § 21.)

Under the Code, “every authorized emergency vehicle shall be equipped with at least one steady burning red warning lamp visible from at least 1,000 feet to the front of the vehicle to be used as provided in this code,” and in addition, “authorized emergency vehicles may display revolving, flashing, or steady red warning lights to the front, sides or rear of the vehicles.” (Veh. Code §§ 25252, subds. (a)-(b); 25252.5, subds. (a)-(c).) Additionally, police vehicles may display: “steady burning or flashing white lights to either side mounted above the roofline of the vehicle” during the performance of their duties; “a flashing white light from a gaseous discharge lamp designed and used for the purpose of controlling official traffic control signals;” “a steady or flashing blue warning light visible from the front, sides, or rear of the vehicle”; and “flashing or revolving amber warning lights to the front, sides, or rear of the vehicle”. (Veh. Code §§ 25259, subd. (b); 25277; 25258, subds. (a)-(b); 25259.)

Sirens may only be equipped on and used by authorized emergency vehicles. (Veh. Code § 27002.) The intent of this law is abundantly clear: sirens serve a vital public safety function in distinguishing emergency vehicles from others. The technical requirements for emergency vehicles sirens, including sound levels, are set forth in Title 13 of the California Code of Regulations, and these do not provide the City with the discretion to equip its emergency vehicles with an 80dB siren as you request. (13 Cal. Code Regs. § 1020 et seq.)

By law, to be exempt from road rules during an emergency response, emergency vehicles *must* activate front warning lamps and sirens to alert other road users to yield the right of way. (Veh. Code §§ 21806, 21055; *Monroy v. City of Los Angeles* (2008) 164 Cal. App. 4th 248, 257.) Therefore, for City emergency vehicles to be able to make the fastest possible response when called to a critical incident, its vehicles must use such equipment to alert others to clear the roadway. The City cannot avoid this legal requirement of a front warning light and siren as an accommodation for your disability and still be able to respond to emergencies in an appropriate timeframe.

Furthermore, under the Code, the display of different-colored warning lights is integral to many police functions such as redirecting traffic, parking enforcement, signaling to vehicles, and engaging in law enforcement. (*See e.g.* Veh. Code §§ 30, 25258, 25259, 2800.1). In particular, by law, blue warning lamps *may only* be used on emergency vehicles operated by specified peace officers. Accordingly, blue lamps serve a particularly important function in distinguishing such vehicles from other emergencies and special hazard materials, which may display red, white or amber warning lamps. (Veh. Code § 25258.) Again, the City’s law enforcement responses would be hampered without the ability to alert other drivers to a law enforcement presence via a blue warning lamp.

The State has adopted further technical specifications for police and fire emergency vehicle sirens and warning lights, both mandatory and optional, in Division 2 of Title 13 of the

California Code of Regulations, which the City also follows as required by law and as public safety needs dictate. These Regulations cover specifications such as the luminous intensity warning lights, color, and flash rates. (13 Cal. Code Regs. Div. 2.) Thus, whenever the City opts to incorporate warning systems permitted under state law, it must abide by these state-level standards. As suggested above, your concerns with the brightness of these warning lamps may therefore be better directed to the California Highway Patrol during the next update to these Regulations pertaining to emergency vehicles.

The Warning Lights and Sirens Used By the City's Fire Vehicles Follow the National Fire Protection Association Best Practices and Yolo Emergency Communications Agency Policies on Use of Warning Lamps and Sirens

Further, in the interests in public safety, and within the parameters of the Regulations, the Department also follows the National Fire Protection Association's (NFPA) Standard 1901 for warning lamps, which call for side lamps, designate flash rates, and other specifications. These standards were developed by the NFPA after exhaustive research and expert input. They are utilized nationwide and the NFPA standards are the nationally recognized best practices in fire emergency response. Accordingly, you may wish to communicate directly with the NFPA your concerns about the impact of warning lights and sirens on individuals with autism spectrum disorder as an issue for the NFPA to consider in updating its standards.

In addition to this, the Woodland Fire Department follows the procedures adopted by its dispatch agency, the Yolo Emergency Communications Agency (YECA), which utilizes industry's best practices in determining whether an incident requiring emergency response is a code-3 (lights and siren) or code-2 (no lights and siren) response. The determination of a response's code status is made based on the severity of the emergency as communicated by the 911 caller. By following the YCEA's policy on utilization of warning systems, the Department has taken reasonable steps to reduce disturbances to other road users while ensuring the Department makes an appropriate emergency response to all call-outs.

The Requested Modification/s to the Warning Lights on the City's Emergency Vehicles Would Reduce Public Safety

Even if State law allowed the City to deviate from State standards for its emergency vehicle warning equipment, the use of sirens and warning lights on emergency vehicles serve a vital public safety purpose and modifying them as you request would impose an undue safety risk. Sirens and warning lights are legally required to alert road users that an emergency vehicle will be passing by at speed and under an exemption from the usual rules of the road. In the Department's view, adopting all permitted warning systems under State law in accordance with the NFPA standards represents the most effective way to make such an alert to other road users, and deviation from such standards would pose an unacceptable reduction in safety for the City's residents.

Indeed, as a matter of public safety and of compliance with the Americans with Disabilities Act, the City must ensure effective communication with road users and pedestrians who may be deaf, hard of hearing, blind, or visually impaired. In the Department's view, the

standards currently followed by the City provide the best available mechanisms to engage in the effective communication of emergency responses to individuals with such disabilities.

The Requested Accommodations Would Impose an Undue Financial and Administrative Burden Upon the City

Finally, even if the law and public safety considerations allowed the City to modify its emergency warning vehicle systems in the ways you suggest, replacement or re-engineering of the City's state-of-the-art vehicle equipment as an accommodation for your disability would pose an undue financial and administrative burden.

For example, the City's fire vehicles come from manufacture pre-fitted with NFPA-compliant warning apparatuses. The warning light equipment is engineered to operate at a specified electrical load. Modification of this lighting equipment on the vehicles to reduce its brightness as you request email would require wholesale re-engineering the vehicle's electrical system—at a significant cost. Re-engineering the City's police vehicle fleet would pose similar technical and cost challenges. Accordingly, under the ADA's undue burden standard, the City has determined that re-engineering the City's police and fire vehicles would divert an unacceptable amount of funding and effort away from its emergency response functions, which protect the safety of Woodland's residents.

This letter constitutes the City's response to your request for accommodations and effective communication in relation to Department emergency vehicles. If this response does not satisfactorily resolve the concerns you have reported, you may appeal the decision within 15 calendar days after receipt of this response to the City Manager. If you wish to appeal, please send your appeal letter to:

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

Please let me know if you have any questions.

Sincerely,



Lauryn Wiens
Management Analyst

ADA Coordinator
City of Woodland



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 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

December 2nd (MEETING CANCELLED)

December 9th

SPECIAL MEETING

Approving Consultant Agreement for SS4A Safety Action Plan, CIP 25-03
Approving Consultant Agreement for Main Street Complete Streets, CIP 22-13
Approving Consultant Agreement for 2027 Water and Sewer Replacement Project
2026 Council Reorganization
Yolo LAFCo Outreach Presentation

December 16th

REGULAR MEETING

Approve 2026 Council Calendar
Approve 2026 Council Assignments
Second Amendment to Operating Agreement with the Woodland Opera House
Annual AB 1600 Report
Measure R and F Annual Reports
Presentation on Woodland Cemetery

Future Topics / Study Sessions:

Yolo Active Transportation Corridors Project Presentation (January 2026) Sewer and Water Rate Study Presentations (Jan/Feb 2026) Solar PPA Buyout – Terra Verde (TBD) Animal Services Governance Model (TBD) Approving a Declaration of Surplus Property at 3 Well Sites (TBD)
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Updated 11/14/2025



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: F.3
SUBJECT: Woodland Public Library Annual Report FY25

Recommendation for Action: Staff recommends that the City Council receive a presentation on the 2024-2025 Woodland Public Library Annual Report by Library Services Director Greta Galindo.

Prepared by: Greta Galindo, Library Services Director

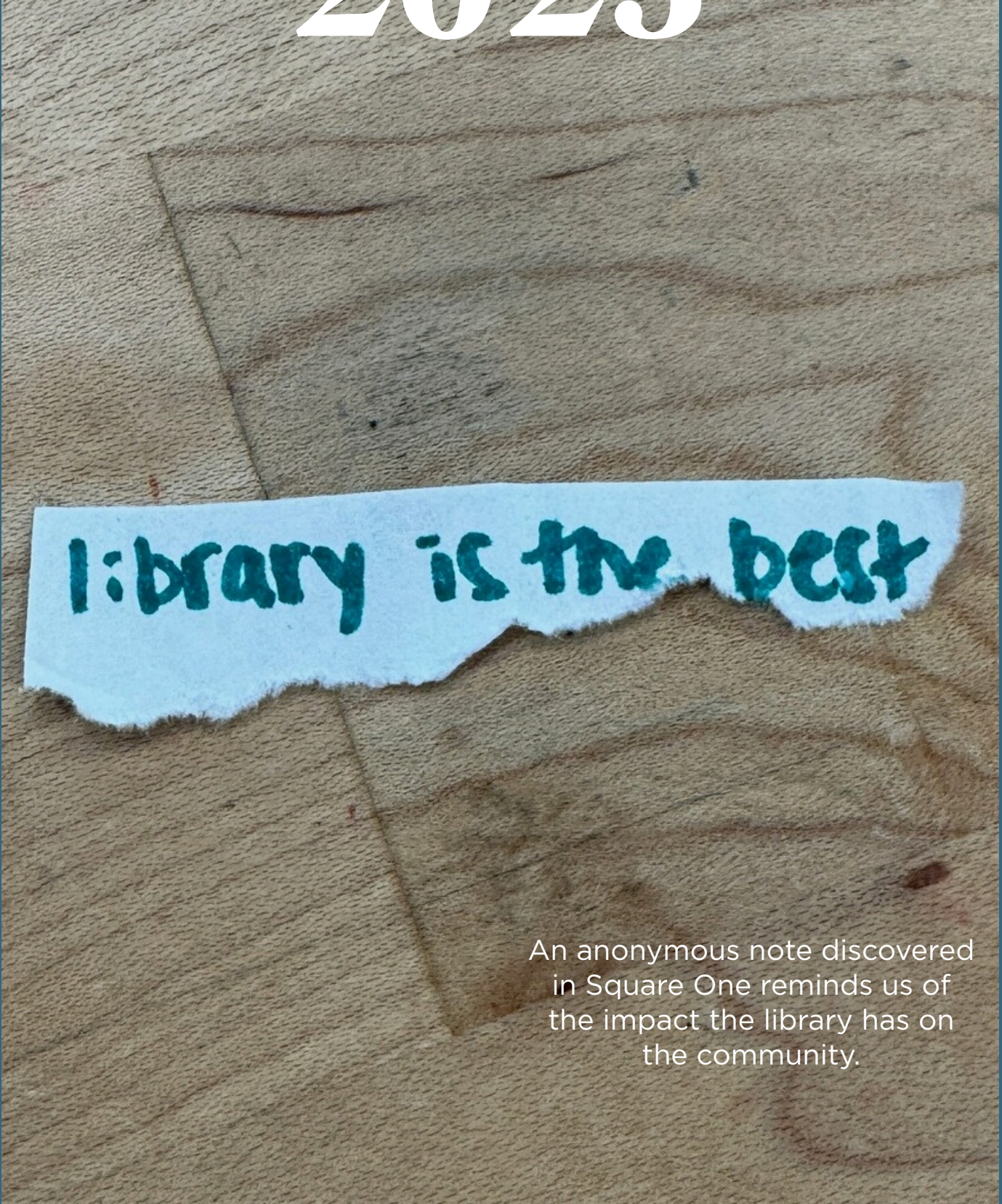


Ken Hiatt
City Manager

Attachments:

1. Woodland Public Library Annual Report FY25

2025



Library is the best

An anonymous note discovered in Square One reminds us of the impact the library has on the community.

Executive Summary



Literacy Student Mira and her tutor Letha.

Woodland Public Library's FY2024-25 centered on access, engagement, and partnerships. We celebrated 150 years as California's oldest functioning Carnegie library while expanding services that meet people where they are—at the historic Carnegie building, in the Square One makerspace, across neighborhoods via the Bookmobile, and through literacy tutoring that changes lives. Summer Reading (Level-UP: The Wizard's Journey) unified our patrons in a playful, low-barrier challenge for all ages. Children's pop-ups and grant-funded early learning programs built family routines; teens co-created a dedicated courtyard space and dove into life skills and culinary arts; and adults found after-work offerings, from a fandom book launch to a growing romance book club and new community partnerships. Makerspace usage remained strong across trainings, open labs, field trips, and entrepreneurship. The Bookmobile's first full year delivered materials, technology, and on-board programming to schools, seniors, and recovery facilities, removing barriers and strengthening relationships. Overall, the library posted solid circulation and foot traffic, thousands of program interactions, and continued growth in new library cards—evidence that Woodland sees the library as both a trusted resource and a lively community hub.

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Impact In Numbers



“Sparkles”
bookmobile character

*named by Gemma W.

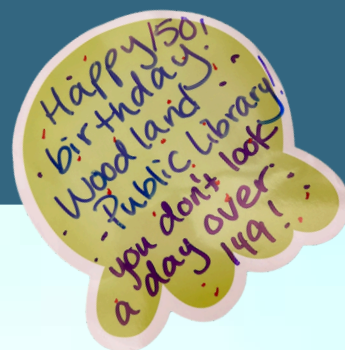
150th Anniversary

Sesquicentennial

Marking 150 years since being established by a group of civic-minded women in 1874, Woodland Public Library used this milestone to connect past, present, and future.

The sesquicentennial also provided a unifying thread for programs and partnerships, sparking fresh pride in our Carnegie legacy while highlighting how today's services—from makerspace to Bookmobile—carry that legacy into the next century.

The library's founding women held their first fundraiser—an ice cream social—to support the new institution.



1905 Carnegie

150th Anniversary Library Card

To celebrate the sesquicentennial, we invited the community to put its own stamp on the library—literally. A citywide card-design contest drew creative entries across age groups, with winning artwork printed on limited-edition cards. In parallel, the year-long “150th” reading challenge encouraged sustained engagement: readers logged books and activities over twelve months, earned milestones, and unlocked playful, locally flavored rewards. Together, these initiatives paired civic pride with everyday reading habits, keeping the anniversary visible and meaningful all year.

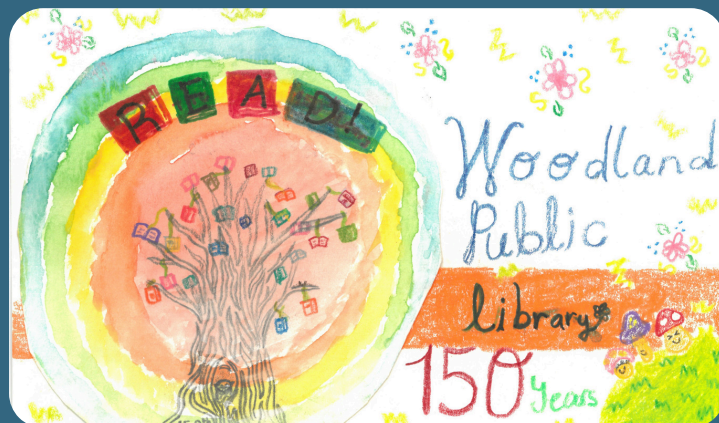
Woodland Public Library



250 First St.
Woodland, CA 95695

www.cityofwoodland.org/library
530-661-5980

Designed by Sylvia L.



Designed by Yoli S.

Summer Reading

Summer 2025 brought patrons of all ages into a shared game of reading, play, and discovery. Under the Wizard's Journey theme, families, teens, and adults tracked progress with simple paper logs, collected weekly stickers, and found something to do nearly every day—from Lunch at the Library and STEM “Make & Explore” to performer days, Farmer’s Market tie-ins, and Bookmobile adventures. A centralized summer table made registration and questions easy, while coordinated schedules across Children’s, Teens, Adults, the Bookmobile, and Square One turned summer reading into a true, library-wide campaign with clear goals, welcoming on-ramps, and a celebratory feel.



1361 Summer Events
9,673 attendees

2,657 Lunches Served

519.5 Teen Volunteer Hours

Kids Registered: 1,023

Teens Registered: 289

Adults Registered: 600

Minutes Read: 398,400

Minutes Read: 81,600

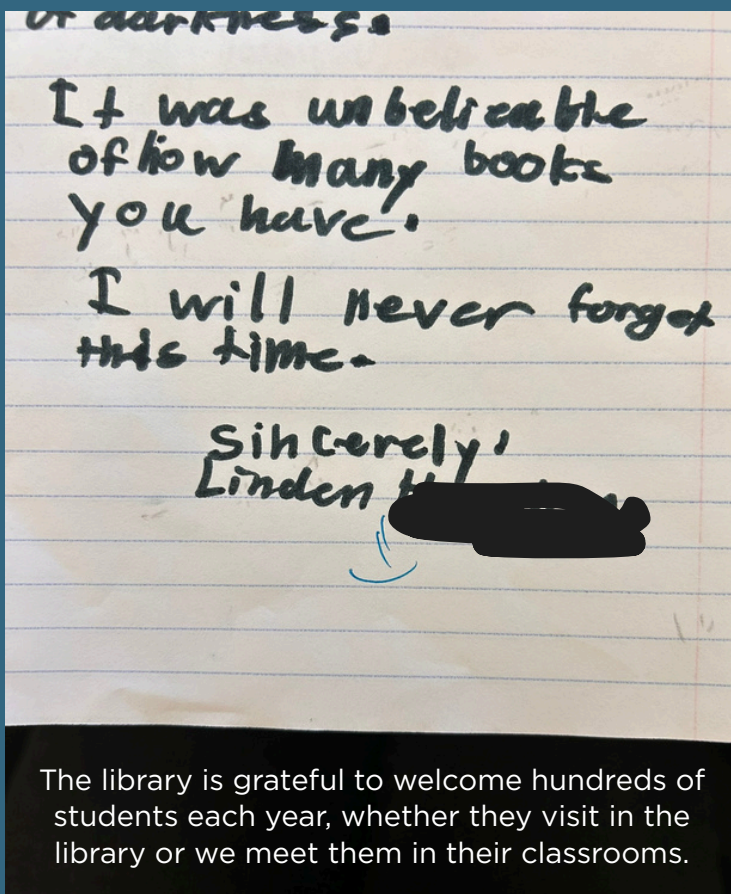
Minutes Read: 254,400

Children’s weekly cadence: Tween Scene (Mon), Performers (Tue), Lego Club (Wed), Make & Explore STEM (Thu), plus Saturday Farmer’s Market food-literacy tie-ins.

Teen weekly cadence: Teen Craft Corner (Mon), Volunteering and Secret Society of Library Teens (Tue), Hangouts (Wed), Teens in the Kitchen (Thu), Game and Grub (Fri), M-F Volunteering

New Concert at the Carnegie Series
\$22,800 Grant from CA State Library in support of Lunch at the Library Programming

Children's



Read, Rumble, and Rev gives local children and adults a chance to learn about the vehicles and industries in their community



Children's Services combined literacy-rich routines with big-tent moments that made the library a destination for families. Weekly storytimes, Lego builds, and STEM exploration anchored the calendar, while pop-up events themed to dinosaurs, Dog Man, and seasonal holidays drew crowds and new card sign-ups. Partnerships deepened impact: teen-facilitated Kids Cooking Academy built practical skills and confidence, and grant-funded Messy Maker Mondays and Stay & Play created welcoming spaces for early learners and caregivers to explore, connect, and access resources.



The Library celebrates Dinovember each year, bringing dinosaurs to life with storytimes, crafts, and activities that spark curiosity and imagination in children of all ages.



4,160 children and caregivers attended 164 Storytimes

Research confirms that reading success starts with young children enjoying library storytimes! Preschoolers' earliest experiences with books and reading are important; parent/caregiver knowledge can build on those experiences...



Library patrons celebrating a Dog Man event.

Highlights

Pop-Up Programming (Dinosaurs, Dog Man, Halloween, Winter): regularly drew 200+; Halloween party hosted about 330 attendees.

Kids Cooking Academy with CalFresh Healthy Living (UC Cooperative Extension) with teen-led facilitation; six-week skill-building series for 4th-5th graders featuring make-at-home recipes.

Save the Children Grant — \$8,500: launched Messy Maker Mondays (ages 0-5) and sustained Stay & Play; 8-10 week sessions drawing 50-75 attendees weekly; focus on sensory exploration, caregiver connection, and resource distribution.

No-Cost After School Cooking Classes for Kids!

Who can join and when are the classes? 4th & 5th Grade

Every Thurs. for 6 weeks

Dates: 1/23, 1/30, 2/6, 2/13, 2/20, 2/27

Time: 4:30-6pm

Where: Woodland Public Library



What do they learn?

- How to cook a healthy new recipe at each class
- How to prepare and eat more fruits & vegetables
- How to safely handle a knife & skillet



Teens

Teens took the lead this year—learning real-world skills, trying new creative paths, and literally shaping their own space. County-wide Adulting 101 sessions brought together local partners for finance, college and career readiness, cooking and more. Ongoing Teens in the Kitchen expanded culinary curiosity with staff and guest mentors. Most visibly, the new Secret Society of Library Teens transformed the courtyard into a weekly after-school hangout built with teen input, giving Woodland youth a welcoming, identity-affirming place to belong at the library.



Library teens walked downtown to Casa Del Pan, where they made conchas from scratch, baking and decorating them together.



Library teens learn how to handle snakes at a Teen Science Cafe



Yolo County Office of Education helps a library teen prepare for their future at Woodland Teen Hub



"Graffiti" in the SSLT Courtyard

Being at the Library, makes me want to become a librarian

- Sam (Teen Advisory Board Member)

Teens in the Kitchen (monthly): staff-led by Maureen Ladd with guest chefs/bakers (e.g., Casa del Pan's Maria Olmedo, chef-owner of Kuji Kai; seasonal dishes from scones to tamales).

Secret Society of Library Teens: state-funded courtyard transformation; opened April 15, 2025; weekly Tuesday hangout; teens co-created and painted the space; hosted TAB Graduation Party.

Daily afterschool programming featuring events like the Woodland Teen Hub, Games & Grub, Teen Craft Corner, and more that inspire creativity, learning, and connection. Page 37



Secret Society of Library Teens



Learning to use basic tools with Makerspace Librarian

Adulting 101: Life Skills for Teens

Youth Empowered Through Action (YCOE) grant: countywide Adulting 101 series (financial literacy, college/career readiness, cooking, more) with 120 youth; keynote by Mychal Threats; Teen Advisory Board President delivered the welcome.



Culinary Workshop with Woodland Community College

"I am always excited to go to Adulting 101 because the event offers many professional courses that will help us later in life. Not only that, but there are some sessions where we can learn to frost cupcakes with a professional baker or learn how to paint with one of our librarians!"

-Fatima, Teen Advisory Board Member

Adult programming entered a season of discovery focused on bringing enjoyable after-work experiences for adults in the community starting the 2025 year off with a fandom-forward launch party. Romantasy readers (a new term for fantasy romance books) were invited to gather the evening of a much-anticipated sequel to a series being released internationally. Proving that the library can be the capstone to popular media culture, the event carried momentum into other desired programming such as a monthly weekend Romance Book Club and a partnership with the Woodland Silent Book Club.

Highlights

Onyx Storm Launch Party (January 2025): a fandom-forward evening that capped a day of excitement for an international book release. The event seeded ideas for more ongoing programming intended for adults with varied trending interests.

Happy Endings Romance Book Club (4th Saturday of every month): a growing group of avid romance readers. In this nontraditional book club, members read a book of a chosen trope or theme to share their experience with the group building a forum for community readers' advisory.

Partnership: Woodland Silent Book Club (spring season): providing pop-up browsing and on-site library card sign-ups at rotating venues bridged casual social reading with the depth of library collections and services.

Concerts at the Carnegie (summer season): 6 concerts; 486 total attendees; collaborations with local vendors (e.g., Kona Ice, Cork & Co, Casa del Pan).



Participants at the Onyx Storm Book Launch Party Competing in Trivia



Happy Endings is this year's newest ongoing book club for adults. Members of this group highlight some of the best romance reads for others to try.



A colorful array of community members gather to enjoy music from a live metal band in front of the library.

ADULTS

In its inaugural year, the Bookmobile made the library mobile—bringing materials, Wi-Fi, sign-ups, and interactive experiences to schools, neighborhoods, seniors, and recovery programs. With wheelchair-accessible service and easy borrowing, each stop became a mini-library that reflected its audience: hands-on demos and games for students, curated large print for seniors, and personalized reader’s advisory for adults returning to reading. The approach strengthened relationships and reduced barriers, proving that access grows when the library meets people where they are.

Bookmobile



A TK class visits the bookmobile during a stop at Prairie Elementary school.





“This was the best day of school EVER!” – middle school boy after being at the bookmobile all lunch

Grants

Woodland Public Library received a \$40,000 grant from the Yolo County Office of Education to support the Adulting 101 program and bookmobile services for youth. The funding allowed the library to purchase books for the bookmobile, a smart telescope, a 3D printer, a laser cutter, sewing machines, button makers, an outdoor projector and screen, craft supplies, healthy snacks, and more. Every dollar was thoughtfully invested to enhance programs and services that directly benefit youth in the community.

School Visits

The bookmobile visited multiple elementary schools, both junior highs, and one high school, reaching hundreds of students in classrooms and during lunch. Each student received a tote bag, a book, and a scented bookmark. Along the way, students enjoyed free books, button-making activities, video games, and hands-on exploration of our 3D printer, bringing the library experience directly into the community.

New Partnerships

The bookmobile has become a beloved presence at local care facilities. Each month, it visits Cache Creek Lodge, a rehab facility in Woodland, connecting with 10-30 residents who are working on their sobriety. Every resident now has a library card and eagerly explores new books, places holds, and makes special requests during visits. The bookmobile also visits The Californian, a senior living facility, where residents enjoy coming aboard with their walkers and wheelchairs. It stocks large print books and has quickly learned residents' favorite authors and genres. Many residents are regulars who look forward to monthly visits and have their bookmobile routines down to a science.

Reading Dragons



Launched in June 2025 as a year-round reading program on the Bookmobile, Reading Dragons was adapted from the Dover Public Library model and has quickly become a community favorite. Open to all ages and free to join, the program rewards readers with exclusive dragon trading cards that change with the seasons. Patrons earn a halfway prize—a dragon-themed toy or trinket—and a finishing prize of their own miniature dragon. The fun, collectible nature of the cards has made Reading Dragons a true spark for young readers and families alike.

Statistics

- Participants since launch: 173
- Bookmobile interactions tied to Reading Dragons: 1,383

“Thank you so much for all the joy and imagination you brought to the community through the summer bookmobile activities and the Reading Dragons summer reading challenge! The dragon card game was such a creative and fun way to keep our boys engaged, and reading all summer long. They looked forward to each visit and loved tracking their progress.”

- Bookmobile Patron



Square One

" Makerspace "

Square One continued to be a high-energy workshop for all ages—part classroom, part studio, part community garage. Regular Basic Use & Safety trainings opened the door to hands-on projects, while open labs, craft nights, and field trips welcomed newcomers to try tools with guidance. Workforce and entrepreneurship programs helped adults test ideas and build micro-businesses; WorkAbility placements and K-12 visits linked students to career-connected learning; and weekly sensory play gave our youngest patrons space to explore through making.

239 patrons participated in basic use and safety classes at Square One, learning about design thinking and how to operate the makerspace equipment



Averaged 500+ patrons per month across open hours, classes, trainings, craft nights, field trips, and events.



Entrepreneurship cohort (with YCOE & Sacramento SBDC): 9-week adult education; alum now operates a rare-plant micro-business using Square One's woodshop.

**WorkAbility (WJUSD):
7 student placements for
job-skill development**



Public access & reservations: Most equipment is available for drop-in use after Basic Use & Safety (BUS) training; high-demand equipment (laser, 3D printers, woodshop) can be reserved in 1-hour slots.

m

Typical Square One hours:
Mon-Tue 9am-3pm;
Wed-Thu 1-7pm; Sat 10am-4p





ADULT LITERACY

In the past year, our adult literacy program has made a profound difference in the lives of learners. One tutor connected her learner with a UC Davis professor in a field of interest, giving the learner the opportunity to conduct an informational interview and ask thoughtful questions about a potential career path. Another learner completed two ELL classes at Sacramento City College, earning final grades of 99%, demonstrating incredible dedication and progress.

For one refugee learner from a war-torn country, the tutoring relationship became more than academic support—it became friendship. He shared that his tutor was the only friend he had here, and the connection has made all the difference in his life. In another success, a tutor was able to hire a learner in our program at his workplace. Today, he continues to work there, gaining skills and confidence every day.

These stories highlight the transformative power of individualized support, mentorship, and community connections that our program provides.

ADULT LITERACY

The Literacy program delivered one-to-one, goal-driven support that changes lives. Tutors and learners set practical milestones—like getting a job, earning a license, or finishing a first book—and worked steadily toward them in a welcoming, low-barrier environment. Flexible hours, simple enrollment, and close coordinator support made it easy to start; community connections opened doors to interviews, classes, and employment. The resulting stories of achievement underscore how foundational literacy fuels confidence, stability, and opportunity across Woodland.

9 learners met self-set goals (e.g., job attainment, reading a book, driver's license, workforce certificates)

22 volunteer tutors contributed 713 hours of one-to-one instruction.



Our adult literacy services extend to Monroe County Jail, providing inmates with literacy and GED support to help build skills, confidence, and opportunities for success. An additional 528 hours of tutoring were accomplished at the jail.

One-to-one adult tutoring (English reading/writing) with no ID required to enroll;
Office hours Mon–Thu, 9am–3pm in the lower level across from Square One.

Phone (530) 661-5986

Email literacy@cityofwoodland.gov

We love this library! They get me books from other libraries when they don't have them, and SO many activities for all ages-babies, toddlers, kids, teens, and adults. Especially enjoy getting to use the makerspace-Square One- and Adult Crafternoons. - Yelp 5 Star Review

20 25

Impact in Numbers



262,186

total circulation



136,897

total library visits



28,629

total program attendance

Library Access at a Glance



37,300

Library Card Holders including all WJUSD Students

39,646 e-books checked out

4,118 new library card holders

In the Community

107

engagements out in the community

6,281

patrons connected through outreach

Participation by Age Group

0-5

223

Programs

6,935

Caregivers and Children attended

6-11

366

Programs

11,200

Caregivers and Children attended

12-18

354

Programs

4,063

Teens attended

19+

388

Programs

2,750

Adults attended

All Ages

120

Programs

3,681

Attended



library@cityofwoodland.gov



530-661-5980



<https://cityofwoodland.gov/library>

Library Leadership & Staff

Greta Galindo, Director of Library Services

Sara Vickers, Library Program Manager - Children's Services

Sara Day-Murch, Library Program Manager - Teen Services

Trina Camping, Library Program Manager - Square One

Kacy Wilson, Library Program Manager - Bookmobile and Adult Literacy Services

Katrina Laws-Ewald, Library Program Manager - Adult Services

Sylvia Moreno, Circulation Supervisor

Silvia DeSoto, Library Associate

Maureen Ladd, Library Associate

Shersten Rosenfeld, Library Associate

Woodland Public Library Board of Trustees

Chris Lambertus, Chair

Maureen King, Vice-Chair

Dr. John Jackson

Carol Beckham

Mark Salinas



“Brian the Lion”
bookmobile character

*named by Vita A.





TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.4
SUBJECT: Proclamation Recognizing the Honorees of the Yolo Philanthropy Awards

Recommendation for Action: Staff recommends that the City Council adopt a proclamation recognizing the honorees of the Yolo Philanthropy Awards.



Ken Hiatt
City Manager

Attachments:

1. Proclamation - Yolo Philanthropy Awards (002)



**PROCLAMATION
RECOGNIZING THE 2025 YOLO PHILANTHROPY AWARDS HONOREES**

WHEREAS, the Yolo Community Foundation was founded in 2001 and promotes impactful philanthropy by serving as a public foundation through which community members can pursue their own charitable goals, local nonprofits benefit from organized programs and events, and youth learn the meaning of community involvement and service; and

WHEREAS, on October 22nd, 2025, the Yolo Community Foundation hosted its annual Yolo Philanthropy Awards to honor local individuals and organizations who volunteer their time and resources to the community; and

WHEREAS, the Woodland-based honorees and the organizations honoring them include:

Jan Arnold, All Leaders Must Serve
Catherine Curtis, Center for Land-Based Learning
Nathan Barnes and Church on the Rock, Fourth and Hope
Friends of Meals on Wheels, Meals on Wheels
Corner Drug Co., NAMI
Tim Leathers, Scouting Associates
Jim Fuller, Woodland Host Lions
Brentne Rueda and Lorena Lopez, Woodland Food Closet; and

WHEREAS, we celebrate these honorees and all those who give their time and resources to make Woodland welcoming and vibrant.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland hereby recognizes the honorees of the Yolo Philanthropy Awards and formally thanks them for their volunteered time, resources, and service to the community of Woodland.

DATED: November 4, 2025



Rich Lansburgh, Mayor

Tom Stallard, Mayor Pro Tempore
Tania Garcia-Cadena, Council Member

David Moreno, Council Member
Mayra Vega, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.5
SUBJECT: Proclamation Commemorating the
Semiquincentennial Anniversary of the Founding of
the United States.

Subject: Proclamation Commemorating the Semiquincentennial Anniversary of the Founding of the United States.

Recommendation for Action: Staff recommends that the City Council adopt a proclamation commemorating the semiquincentennial celebration of the founding of the United States of America.



Ken Hiatt
City Manager

Attachments:

1. Proclamation - Semiquincentennial Anniversary

Woodland

PROCLAMATION

COMMEMORATING THE SEMIQUINCENTENNIAL CELEBRATION OF THE FOUNDING OF THE UNITED STATES OF AMERICA

WHEREAS, On July 4, 2026, our nation will commemorate the Semiquincentennial anniversary of the signing of the Declaration of Independence; and

WHEREAS, The journey toward this historic milestone is an opportunity to reflect on our nation's past, honor the contributions of all Americans, and look ahead to the future generations who will carry forward the ideals of democracy and individual liberty that make the United States a unique nation in the world community; and

WHEREAS, Whereas the great State of California, comprising the major portion of the Pacific coast area of the United States of America, was originally settled by indigenous peoples more than 19,000 years ago, followed by Spanish colonizers in 1769 and Statehood on September 9, 1850; and

WHEREAS, The National Society Daughters of the American Revolution (DAR) is a non-political women's service organization, established in 1890, whose members are lineally descended from Patriots of the American Revolution; and

WHEREAS, Through the President General's leadership, over the next three years, all Daughters will "Illuminate Our Legacy" through commemorating the 250th anniversary of the United States of America with intention and purpose by reflecting on the values of liberty, democracy, and the sacrifices made by those who came before us; and

WHEREAS, From the 250th anniversary of the Boston Tea Party in 2023 until the 250th anniversary of the signing of the Treaty of Paris in 2033, Daughters are celebrating our nation's rich history and diversity of experience by honoring all men and women who achieved American independence. These Patriots, believing in the noble cause of liberty fought valiantly to establish a new nation; and

WHEREAS, Everman Memorial Park was gifted to the City of Woodland in 1974 by Lester and Florence Everman Koenitzer (she being a member of Yolo Chapter, NSDAR) in honor of Florence's patriot ancestor, Michael Everman, with further dedications made in Everman Memorial Park by Yolo Chapter, NSDAR and DAR District II Daughters to celebrate the Bicentennial of the United States, and

WHEREAS, On November 22, 2025, Sacramento Chapter, NSDAR Daughters, founded in 1921, will dedicate an America 250! Patriots marker at Everman Memorial Park in Woodland, California to commemorate the 250th birthday of the United States, and the men and women who achieved American independence.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Woodland does hereby commemorate the Semiquincentennial Celebration of the founding of the United States of America.

DATED: November 18, 2025



Rich Lansburgh, Mayor

Tom Stallard, Mayor Pro Tempore
Tania Garcia-Cadena, Council Member

David Moreno, Council Member
Mayra Vega, Council Member



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.6
SUBJECT: City Council Meeting Minutes of October 7, 2025 and October 21, 2025.

Recommendation for Action: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meetings of October 7, 2025 and October 21, 2025.



Ken Hiatt
City Manager

Attachments:

1. Draft Minutes for October 7, 2025
2. Draft Minutes for October 21, 2025

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, October 7, 2025

6:00 PM

City Council

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

A. CALL TO ORDER

Meeting called to order at 6:01 PM. Following the call to order was a musical performance by Mariachi Los Claveles.

B. ROLL CALL

Council Members Present: Members Moreno, Garcia-Cadena, Mayor Pro Tem Stallard, and Mayor Lansburgh
Absent: Member Vega

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Fire Marshall Matt Flint.

***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.

Mayor Lansburgh invited public comment. Speaking from the public was Sherrie Jensen. No further public comment was received.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Verbal updates provided by Council Members/ Staff

2. **SUBJECT: Long Range Calendar**

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

Received the Long Range Calendar for informational purposes only.

F. CONSENT CALENDAR

Mayor Pro Tem Stallard recused himself from voting on item 7 due to a potential conflict of interest.

Mayor Lansburgh invited public comment. No public comment was received.

On a motion by Councilmember Garcia-Cadena, seconded by Councilmember Moreno and carried on a 4-0 vote, Council Members approved Consent Calendar items No. 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, and 14.

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

NOES: None

ABSENT: Member Vega

ABSTAIN: None

On a motion by Councilmember Garcia-Cadena, seconded by Councilmember Moreno and carried on a 3-0 vote, Council Members approved Consent Calendar item No. 7.

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

NOES: None

ABSENT: Member Vega and Mayor Pro Tem Stallard

ABSTAIN: None

3. **SUBJECT: Proclamation for National Hispanic Heritage Month**

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt a Proclamation recognizing September 15, 2025 through October 15, 2025 as National Hispanic Heritage Month in Woodland.

Adopted a proclamation Recognizing September 15, 2025 through October 15, 2025 as National Hispanic Heritage Month in Woodland.

Mayor Lansburgh introduced the item and Councilmember Moreno presented the proclamation to the members of Mariachi Los Claveles.

4. **SUBJECT: 2025 Fire Prevention Week Proclamation**

RECOMMENDATION: Staff recommends that the City Council adopt a Proclamation recognizing October 5, 2025, through October 11, 2025, as Fire Prevention Week in Woodland.

Adopted a proclamation recognizing October 5, 2025 through October 11, 2025 as Fire Prevention Week in Woodland.

Mayor Pro Tem Stallard presented the proclamation to Fire Marshall Matt Flint.

5. **SUBJECT: City Council Meeting Minutes of September 2, 2025 and September 16, 2025.**

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority Meetings of September 2, 2025 and September 16, 2025.

Adopted the minutes of the Joint Regular City Council/ Woodland Finance Authority Meetings of September 2, 2025 and September 16, 2025.

6. SUBJECT: Community Development Department Semi-Annual Report for January 2025 to June 2025.

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the semi-annual report for the Community Development Department for the time period of January to June 2025.

Received the Semi-Annual Report for the Community Development Department for the time period of January to June 2025.

7. SUBJECT: Second Reading and Adoption of Ordinance Relating to Entertainment Zones

RECOMMENDATION FOR ACTION: Staff recommends that the City Council conduct a second reading and adopt an Ordinance amending Chapter 9.28 "Offenses - Miscellaneous" section 9.28.220, and Chapter 12.40 "Special Events" section 12.40.050, and adding Chapter 12.42 "Entertainment Zones" relating to Entertainment Zones.

Adopted Ordinance No. 1742 AMENDING CHAPTER 9.28 SECTION 9.28.220 AND 12.40 SECTION 12.40.050 AND ADOPTING CHAPTER 12.42 INTO THE WOODLAND MUNICIPAL CODE RELATING TO ENTERTAINMENT ZONES.

8. SUBJECT: Waiver of Second Reading and Adoption of an Ordinance Amending Woodland Municipal Code Title 17 "Zoning" Updates for Clarity and Usability

RECOMMENDATION FOR ACTION: Staff recommends that City Council waive the second reading and adopt Ordinance No. _____ amending Woodland Municipal Code Title 17 "Zoning" in multiple sections for enhanced clarity, usability, and State law conformity.

Adopted Ordinance No. 1743 AMENDING VARIOUS SECTIONS OF TITLE 17 OF THE WOODLAND MUNICIPAL CODE TO UPDATE AND CLARIFY THE PROVISIONS OF THE ZONING ORDINANCE.

9. SUBJECT: Waiver of Second Reading and Adoption of an Ordinance Amending Woodland Municipal Code Title 17, "Zoning" and Title 16, "Subdivision" Amendments related to Two-Unit projects and Urban Lot Splits

RECOMMENDATION FOR ACTION: Staff recommends that City Council Waive the second reading and adopt Ordinance No. _____, amending Woodland Municipal Code Title 17, "Zoning", and Title 16, "Subdivision", Sections 17.84.380 and 16.90 related to Two-Unit projects and Urban Lot Splits.

Adopted Ordinance No. 1744 AMENDING SECTIONS 17.84.380 AND 16.90 OF THE CITY OF WOODLAND MUNICIPAL CODE RELATED TO URBAN LOT SPLITS AND TWO-UNIT DEVELOPMENT.

10. SUBJECT: Accept funding from the Woodland-Davis Clean Water Agency and allocate the funds to the ASR Well #31 Project, CIP 17-05

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____ to accept \$592,453.94 from the Woodland-Davis Clean Water Agency and appropriate the funds to the ASR Well #31 project, CIP 17-05 in the Water Enterprise Fund (Fund 2210).

Adopted Resolution No. 8572 ACCEPTING FUNDING FROM THE WOODLAND-DAVIS CLEAN WATER AGENCY AND ALLOCATING THE FUNDS TO THE ASR WELL #31 PROJECT, CIP 17-05.

11. SUBJECT: Consider authorizing a rate for the collection and handling of residential solid waste in excess of authorized bundled rates.

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. ____, to establish a solid waste rate for additional residential garbage collection service effective November 1, 2025.

Adopted Resolution No. 8573 ESTABLISHING A SOLID WASTE RATE FOR ADDITIONAL RESIDENTIAL GARBAGE COLLECTION SERVICES.

12. SUBJECT: Approve Consultant Services Agreement with Mark Thomas for design of the SR 113/CR 25A Ultimate Interchange Improvements Project, CIP 21-14

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, to 1) approve a consultant services agreement with Mark Thomas, in an amount not to exceed \$1,154,980 for design of the SR 113/CR 25A Ultimate Interchange Improvement Project, CIP 21-14 (the "Project") and authorize the City Manager to execute the agreement and amendments as necessary up to 15% (\$173,247) of the agreement amount, and 2) appropriate \$1,554,148 in Spring Lake Infrastructure – Roads funding (Fund 682) to the Project.

Adopted Resolution No. 8574 TO APPROVE A CONSULTANT SERVICES AGREEMENT WITH MARK THOMAS FOR DESIGN OF THE SR 113/CR25A ULTIMATE INTERCHANGE IMPROVEMENT PROJECT, CIP 21-14.

13. SUBJECT: Resolution Authorizing the Acceptance and Appropriation of the 2024 Assistance to Firefighters Grant for Tiller Equipment and Additional Training

RECOMMENDATION FOR ACTION: Staff recommends the City Council adopt Resolution No. ____, authorizing the acceptance of the 2024 Assistance to Firefighters Grand award and the appropriation of \$251,450.00 to the Other Federal Grants Fund (1330) to fund the additional expenditure of Aerial Tiller Operations Training and Additional Training.

Adopted Resolution No. 8575 AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF GRANT AWARDED FUNDS FROM THE 2024 ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM FOR TILLER TRAINING, ADDITIONAL FIRE SERVICE TRAINING, ASSOCIATED PERSONNEL COSTS.

14. SUBJECT: Consideration of Settlement Agreement between the City, Sierra Northern Railroad, and County of Yolo

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, Approving the Settlement and Release

Agreement between, and among, Sierra Northern Railway (SNRR), City of Woodland (City), and the County of Yolo (County), which settles the claims that SNRR has alleged against the City and County in Yolo County Superior Court No. CV2022-0479.

Adopted Resolution No. 8576 APPROVING THE SETTLEMENT AND RELEASE AGREEMENT BY AND BETWEEN THE CITY OF WOODLAND, COUNTY OF YOLO AND SIERRA NORTHERN RAILWAY.

G. REPORTS OF THE CITY MANAGER

15. SUBJECT: Adoption of the 2025 Emergency Operation Plan (EOP).

RECOMMENDATION FOR ACTION: Staff recommends that the City Council adopt Resolution No. ____, approving the updated City of Woodland Emergency Operations Plan and authorizing the Mayor to sign the Letter of Promulgation stating the Council's support for the Plan.

City Manager Ken Hiatt introduced the item. Presenting the item and answering questions from Council was Fire Chief Eric Zane and Consultant Brenna Howell.

Mayor Lansburgh invited public comment. Speaking from the public was Bertha Verdin. No further public comment was received.

On a motion by Councilmember Moreno, seconded by Mayor Pro Tem Stallard and carried on a 4-0 vote, Council Members adopted Resolution No. 8577 ADOPTING THE 2025 EMERGENCY OPERATIONS PLAN AND AUTHORIZING THE MAYOR TO SIGN THE LETTER OF PROMULGATION

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

NOES: None

ABSENT: Member Vega

ABSTAIN: None

16. SUBJECT: Woodland Police Department Semi-Annual Report January 1, 2025 – June 30, 2025

RECOMMENDATION FOR ACTION: Staff recommends that the City Council receive the Woodland Police Department's Semi-Annual Report for the period from January 1, 2025 to June 30, 2025.

Presenting the item and answering questions from Council was Police Chief Ryan Kinnan.

Mayor Lansburgh invited public comment. No public comment was received.

Council received the Woodland Police Department's Semi-Annual Report for the period from January 1, 2025 to June 30, 2025.

H. ADJOURN

Meeting adjourned at 7:22 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Regular Meeting Minutes

Tuesday, October 21, 2025

6:00 PM

City Council

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MEETING

6:00 PM

A. CALL TO ORDER

Meeting called to order at 6:01PM.

B. ROLL CALL

Council Members Present: Members Moreno, Garcia-Cadena, Vega, Mayor Pro Tem Stallard, and Mayor Lansburgh

Absent: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by former City Manager Kris Kristensen.

***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.

Mayor Lansburgh invited public comment. No public comment was received.

E. COMMUNICATIONS - COUNCIL/STAFF STATEMENTS AND REQUESTS

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

Verbal updates provided by Council Members/ Staff.

2. SUBJECT: Long Range Calendar

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

Received the Long Range Calendar for informational purposes only.

F. CONSENT CALENDAR

Mayor Lansburgh invited public comment. No public comment was received.

On a motion by Councilmember Garcia-Cadena, seconded by Councilmember Vega, and carried on a 5-0 vote, Council Members approved Consent Calendar items No. 3 through 16.

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

NOES: None.

ABSENT: None.

ABSTAIN: None.

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.

Adopted a proclamation for WORLD POLIO DAY 2025.

Presenting the proclamation was Councilmember Garcia-Cadena. Accepting the proclamation were members of Rotary Club of Woodland Luna Vista and the Rotary Club of Woodland Sunrise.

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.

Adopted a proclamation RECOGNIZING THE 75TH ANNIVERSARY OF YOLO COUNTY HOUSING.

Presenting the proclamation was Mayor Lansburgh. Accepting the proclamation was Ian Evans, Executive Director of the Yolo County Housing Authority, and Housing Programs Managers Anisa Vallejo and Jim Gillette.

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.

Adopted a proclamation for FRIENDS OF LIBRARIES WEEK.

Presenting the proclamation was Mayor Pro Tem Stallard. Also presenting was Woodland Library Director Greta Galindo. Accepting the proclamation were members of the Friends of Woodland Public Library, including, Anne Davis East, President, and Joan Tolla, Board Member.

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.

Received 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).

Adopted Resolution No. 8578 APPROVING A PROFESSIONAL SERVICES CONTRACT AMENDMENT FOR THE GRIT SYSTEM AND SCREW PUMP REHABILITATION PROJECT, CIP 24-12.

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.

Adopted Resolution No. 8579 APPROVING AMENDMENTS TO THE FISCAL YEAR 2025-2026 ANNUAL BUDGET.

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.

Adopted Resolution No. 8580 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.

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.

Adopted Resolution No. 8581 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).

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).

Adopted Resolution No. 8582 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.

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.

Approved 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.

Adopted Resolution No. 8583 APPROVING A RESEARCH AND TECHNOLOGY INFRASTRUCTURE FEE REIMBURSEMENT AGREEMENT WITH COSTALOTTA

PARTNERS, LLC FOR CIP MODIFICATIONS AND MASTER PLANNING AND DESIGN COSTS.

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.

Adopted Resolution No. 8584 AUTHORIZING THE REPLACEMENT OF THE FIRE STATION 3 ALERTING SYSTEM AND APPROVING A CONTRACT WITH US DIGITAL DESIGNS BY HONEYWELL.

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.

Introduced and waived the first reading of Ordinance No. 1745 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 scheduled 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.

Introduced and waived the first reading of Ordinance No. 1746 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.

City Manager Ken Hiatt introduced the item. Principal Transportation Engineer Katie Wurzel presented the item and answered questions from Council.

Mayor Lansburgh invited public comment. No public comment was received.

City Council received the presentation on the Road Maintenance Program.

H. ADJOURN

Meeting adjourned at 7:07 PM in memory of Captain Larry Cecchetti.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.7
SUBJECT: Final Acceptance and Notice of Completion for CIP 14-02, Water Pollution Asset Replacement (Headworks Screw Pump No. 2)

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ to accept the Water Pollution Asset Replacement of Headworks Screw Pump No. 2, CIP 14-02, as complete and authorize the City Clerk to file a Notice of Completion.

Staff Contact:

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

Fiscal Impact:

The City has an ongoing capital project, CIP 14-02, Water Pollution Asset Replacement, for the repair and replacement of major components of the City's Water Pollution Control Facility (WPCF). On August 19, 2025, the City Council approved Resolution No. 8557, which authorized an increase in construction contingency for a total contract amount of \$1,190,939.72 for the replacement of WPCF Screw Pump No. 2 with Evoqua Water Technologies LLC. Construction is now complete and the contract with Evoqua can now be closed.

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

Background:

At the start of the Water Pollution Asset Replacement (Headworks Screw Pump No. 2) Project, CIP 14-02, the WPCF had a total of four (4) headworks screw pumps which lift raw sewage into the facility for treatment. Pumps No. 1 & 2 experienced cracking in the steel drive shaft and both were inoperable last year. Pump No. 3 has some minor cracking in the drive shaft but remains operable, and Pump No. 4 functions normally but is a larger pump than the other three and is too large to operate efficiently under dry weather and average flow rates. The facility can function during normal operations with just one headworks screw pump but requires two for high demands, or if a pump fails or is down for maintenance.

The WPCF Master Plan (CIP 14-07) investigated replacement of the current headworks screw pumps with more efficient submersible pumps in a phased approach. This phased approach resulted with an in-kind replacement of Screw Pump No. 2 and for Pump No. 1 to be replaced with submersible pumps under a separate engineering effort, the WPCF Grit System and Screw Pump Rehabilitation Project, CIP 24-12.

Discussion:

The City Council approved the project and authorized the construction contract with Evoqua Water Technologies LLC for replacement on July 16, 2024, via Resolution No. 8357. Evoqua subsequently began manufacturing the near 10-ton pump and delivered it to the WPCF on June 30, 2025. At that time, an installation crew and local crane operators were mobilized by the manufacturer who worked to remove the existing failed Screw Pump No. 2. While crews were on site, the City and Evoqua executed a change order to also remove the adjacent failed Screw Pump No. 1. Installation was completed on July 3, 2025 and, since then, the new Screw Pump No. 2 has been the WPCF's

primary operating pump. City Utilities Engineering and WPCF Operations staff managed design and construction of the project in house and provided construction observation during installation. Construction is now complete, and the project is ready for Council's acceptance. A project cost breakdown is as follows:

Construction Contract Award	\$ 1,061,459.00
Change Order	\$ 129,480.72
Total Project Costs	\$ 1,190,939.72

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____ to accept the Water Pollution Asset Replacement of Headworks Screw Pump No. 2, CIP 14-02, as complete and authorize the City Clerk to file a Notice of Completion.

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. Proposed Resolution - Final Acceptance CIP 14-02

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ACCEPTING AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE A
NOTICE OF COMPLETION FOR THE HEADWORKS SCREW PUMP NO. 2
REPLACEMENT PROJECT, CIP 14-02**

WHEREAS, the City of Woodland adopted Resolution No. 8357 on July 16, 2024, to execute a construction contract in the amount of \$1,061,459 with Evoqua Water Technologies LLC for replacement of damaged Screw Pump No. 2 at the Water Pollution Control Facility headworks under CIP 14-02, Water Pollution Asset Replacement; and

WHEREAS, the City of Woodland adopted Resolution No. 8557 on August 19, 2025, to approve an increase in construction contract contingency up to \$129,480.72 for a total contract amount of up to \$1,190,939.72 with Evoqua Water Technologies LLC; and

WHEREAS, the construction of the project began on July 22, 2024, and was completed on July 3, 2025.

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

SECTION 1. The City Council hereby accepts the Headworks Screw Pump No. 2 Replacement Project, CIP 14-02 as complete.

SECTION 2. The City Council hereby authorizes the City Clerk to file a Notice of Completion for construction of the Headworks Screw Pump No. 2 Replacement Project, CIP 14-02.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Woodland at a regular meeting held on the 4th 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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.8
SUBJECT: Agreement between the City of Woodland and the Community Care Car Organization

Subject: Agreement between the City of Woodland and the Community Care Car Organization

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a License Agreement with the Community Care Car organization.

Staff Contact:

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

Fiscal Impact:

This License Agreement will not have direct costs associated with it. Under the Agreement, Community Care Car would pay the City of Woodland \$1 per year for the use of the Community & Senior Center. Additionally, Community Care Car would pay \$5 per month for the use of the senior center copy machine (\$60 per year).

Background:

Community Care Car is a non-profit organization which provides rides for seniors to-and-from anywhere in the Woodland city limits. The City of Woodland has maintained a relationship with Community Care Car in providing office space for their dispatchers and drivers to organize the program at the Woodland Community & Senior Center. They also park their vehicles in the gated area of the parking lot at the Community & Senior Center.

Discussion:

The City had a license agreement with the Community Care Car organization for the use of office space and parking of vehicles at the Community & Senior Center. A new agreement has been drafted that includes provisions for office space, storage space, filing drawers, and parking spaces. This agreement would be for 5 years. The Community Care Car board of directors approved the draft agreement at their regular meeting on Monday, October 27.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, authorizing the City Manager to execute a License Agreement with the Community Care Car organization.

Prepared By: Dallas Tringali, Community Services Program Manager
Reviewed By: Christine Ferrara, Community Services Director



Ken Hiatt
City Manager

Attachments:

1. WOODLAND_ License Agreement with Community Care Car
2. Proposed Resolution - 2025 Community Care Car

LICENSE AGREEMENT

This License Agreement (“Agreement”) is entered into this _____ day of _____, 2025, by and between the CITY OF WOODLAND, a municipal corporation of the State of California (“City”) and COMMUNITY CARE CAR, a California non-profit corporation (“Care Car”), each of whom shall be referred to as a “party” and together as the “parties.”

RECITALS

WHEREAS, Care Car, through its volunteers, provides door-to-door shuttle services for senior residents in the City of Woodland; and

WHEREAS, Care Car uses a work station at the City’s Community & Senior Center, located at 2001 East Street, to schedule appointments for pick-ups; and

WHEREAS, Care Car has relocated its vehicles from a location provided by Yolo County to the parking lot of the Community & Senior Center (“C&SC”); and

WHEREAS, City and Care Car now desire to set forth the terms and conditions regarding Care Car’s use of the Community & Senior Center.

NOW, THEREFORE, in consideration of the above facts and for the covenants and agreements contained herein, the parties hereto agree as follows:

1. Incorporation of Recitals. The recitals set forth above, and all defined terms set forth in such recitals and in the introductory paragraph preceding the recitals, are hereby incorporated into this Agreement as if set forth in full.

2. Grant of License. City hereby grants to Care Car a license for the purposes of (1) permitting Care Car to use a work station at the front desk area of the C&SC for the purpose of scheduling appointments; (2) the use of “Locker #21” and a file cabinet at the C&SC in the administration area of the C&SC; and (3) the use of four (4) parking spaces in the north parking lot of the C&SC, all as detailed further in this Agreement (collectively the “Licensed Premises”).

3. Term. The term of this Agreement shall be for five (5) years, commencing on _____, 2025, and ending on _____, 2030. Care Car has the option to renew this Agreement, on the same terms and conditions stated herein, for one (1) separate additional five (5) year term, at the expiration of this Agreement so long as Care Car is not in default of any term or condition stated in this Agreement. In order to exercise this separate five (5) year extension of this Agreement, Care Car must provide City notice of such election ninety (90) days prior to the expiration of the original five (5) year term.

4. Rent. Care Car shall pay to City, in advance, on or before July 1 of each year for the duration of this Agreement, the sum of One Dollar (\$1.00) per year for the use of the Licensed Premises for the term of this Agreement.

5. Use of Licensed Premises.

A. Purpose. The Licensed Premises shall be used for Care Car's legitimate purposes only. Care Car shall not commit or cause to be committed any nuisance or waste upon the Licensed Premises. In using the Licensed Premises, Care Car shall, at its sole cost and expense, comply with all state and local laws, ordinances, and regulations.

B. Work Station Use. Care Car may use its mobile workstation, consisting of a desk and computer, at the front desk/welcome desk area of the C&SC. Care Car may also use designated drawer space and locking cabinet space at the front desk/welcome desk area of the in the welcome desk area of the C&SC. Care Car shall be and remain responsible for having its own telephone line and shall bear the sole cost and expense of its own telephone line and other office equipment and supplies. Care Car may use its mobile workstation at the front desk/welcome desk area of the C&SC during C&SC's regular office hours of Monday through Friday, 8:00 a.m. through 4:00 p.m. Care Car may only use its work station space at the welcome desk during hours when the C&SC is open to the public (unless written authorization has been provided by the City's Community Services Director or designee in advance).

C. Locker #21 and File Cabinet. The City shall permit Care Car to use "Locker #21" and a file cabinet in the Administration Area for Care Car to store its property, including its mobile work station, and City shall provide a key to Locker #21 and the file cabinet. All property stored by Care Car in Locker #21 and the file cabinet shall be and remain Care Car's personal property and not the property or responsibility of City.

D. Parking Spaces. City shall grant to Care Car the use of four (4) designated and contiguous parking spaces in the gated parking lot of the C&SC. City shall mark the parking spaces with appropriate signs. City shall pay any costs associated with the marking and placement of such signs. If Care Car desires any additional modifications to the parking spaces or the parking lot, Care Car shall make such request in writing to the City's Community Services Director. Any additional modifications shall be at the sole and complete expense of Care Car and will either require a separate agreement or an amendment to this Agreement. The Community Services Director shall review such request and respond in writing within a reasonable period of time to Care Car. Care Car understands that it will park its vehicles at the C&SC parking lot at its own risk and assumes all risk of theft, vandalism, or other damage to its vehicles.

E. Installation of Lights and Cameras. Should Care Car request additional lighting and/or the installation of security cameras, Care Car shall obtain advanced approval in writing from City. If City authorizes the additional lighting and/or security cameras, Care Car shall bear any and all costs associated with the purchase, installation, and maintenance of such additional lighting and/or security cameras. City shall provide, or cause to be provided, the

installation and maintenance of the additional lighting and/or security cameras, at Care Car's sole cost and expense. However, City shall pay any costs associated with additional utility expenses associated herewith. Furthermore, Care Car understands that the City shall not be responsible or liable for any damage or theft to the cameras and/or lights.

F. Copy Machine. City shall permit Care Car to use the City's copy machine at the C&SC, and Care Car agrees to pay Five Dollars (\$5.00) to City each month as reimbursement to City for use of the copy machine.

6. Insurance.

A. Minimum Limits of Insurance. Care Car shall maintain limits no less than (1) *General Liability*: ONE MILLION DOLLARS (\$1,000,000.00) per occurrence for bodily injury, personal injury, and property damage (if Commercial General Liability Insurance or other form with general aggregate limit is used including, but not limited to, form CG 2503, either the general aggregate limit shall apply separately to this Agreement or the general aggregate limit shall be twice the required occurrence limit); and (2) *Automobile Liability*: ONE MILLION DOLLARS (\$1,000,000.00) per accident for bodily injury and property damage. Care Car asserts that it has no employees; should that change, it will immediately obtain workers' compensation coverage as required by State law and provide the City with a certificate of insurance to evidence compliance.

B. Insurance Endorsements. The insurance policies shall contain the following provisions, or Care Car shall provide endorsements on forms supplied or approved by the City to add the following provisions to the insurance policies:

i. General Liability. The general liability policy shall include or be endorsed (amended) to state that: (1) the City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insured with respect to the use of the Licensed Premises performed by or on behalf of Care Car, including materials, parts, or equipment furnished in connection with such work; and (2) the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of Care Car's scheduled underlying coverage. Any insurance or self-insurance maintained by the City, its directors, officials, officers, employees, agents, and volunteers shall be excess of Care Car's insurance and shall not be called upon to contribute with it in any way.

ii. Automobile Liability. The automobile liability policy shall include or be endorsed (amended) to state that: (1) the City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading, or unloading of any auto owned, leased, hired, or borrowed by Care Car or for which Care Car is responsible; and (2) the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of Care Car's scheduled underlying coverage. Any insurance of self-insurance maintained by the City, its directors,

officials, officers, employees, agents, and volunteers shall be excess of Care Car's insurance and shall not be called upon to contribute with it in any way.

C. All Coverages. Each insurance policy required by this Agreement shall be endorsed to state that: (A) coverage shall not be suspended, voided, reduced or cancelled except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City; and (B) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the City, its directors, officers, officials, employees, agents, and volunteers.

D. Separation of Insureds; No Special Limitations. All insurance required by this Section shall contain standard separation of insureds provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the City, its directors, officials, officers, employees, agents, and volunteers.

E. Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. Care Car shall guarantee that, at the option of the City, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its directors, officials, officers, employees, agents, and volunteers; or (2) Care Car shall procure a bond guaranteeing payment of losses and related investigation costs, claims, and administrative and defense expenses.

F. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating no less than A:VIII, licensed to do business in California, and satisfactory to the City.

G. Verification of Coverage. Care Car shall furnish City with original certificates of insurance and endorsements effecting coverage required by this Agreement on forms satisfactory to the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the City if requested. All certificates and endorsements must be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

H. Reporting of Claims. Care Car shall report to the City, in addition to Care Car's insurer, any and all insurance claims submitted by Care Car that are related to Care Car's use of City's C&SC facilities or property.

7. Hold Harmless and Indemnity. Care Car shall indemnify, hold harmless, and defend (with counsel reasonably satisfactory to the City Attorney) City, its representatives, officers, officials, agents, and employees from and against all liability (including without limitation, court costs and reasonable attorneys' fees), claims, losses, demands, or actions for injury to, or death of a person or persons, or damages to property relating to, arising out of, alleged to arise out of, or in consequence of Care Car's possession of or activity on the Licensed Premises, to the extent such

liability, claims, losses, demands, or actions are caused by or result from the negligent acts or omissions of Care Car, its representatives, officers, agents, employees, or volunteers or other activities on the Licensed Premises or in Care Car's vehicles.

City shall indemnify, hold harmless, and defend (with counsel reasonably satisfactory to Care Car) Care Car's representatives, officers, officials, agents employees, and volunteers against all Care Car liability (including without limitation, court costs and reasonable attorneys' fees), claims, losses, demands or actions for injury to or death of a person or persons, or damages to property relating to, arising out of, alleged to arise out of, or in consequence of City's possession of or activity on the Leased Premises, to the extent such liability, claims, losses, demands, or actions are caused by or result from the negligent acts or omissions caused solely by City, its representatives, officers, agents, employees, or volunteers.

8. Removal of Items From Licensed Premises. Upon expiration of this Agreement or sooner termination, Care Car, within sixty (60) days thereafter, shall remove from Licensed Premises all improvements erected or installed by Care Car, its predecessors, successors, or assigns, which have been installed by or on behalf of Care Car.

9. Surrender. Care Car shall, at the end of the term or on sooner termination of this Agreement, quietly and peaceably surrender possession of the Licensed Premises and give peaceable possession of the Licensed Premises to the City, in the same condition as the Licensed Premises were in at the commencement of this Agreement unless City desires to retain any improvements or modifications made to the Licensed Premises, as determined by the Community Services Director.

10. Termination. Care Car understands that the Licensed Premises is located within a public building and that a future use by City may become paramount to the use contemplated by this Agreement. If Care Car's use of the Licensed Premises violates now, or in the future violates, any rules, regulations, or requirements of any regulatory agencies or any law, City shall have the right to terminate this Agreement without penalty, and Care Car shall surrender the Licensed Premises to City pursuant to Section 9 of this Agreement. Without limiting its ability to seek other remedies, either at law or in equity, either party may terminate this Agreement and all of the obligations herein, at its option, upon the other party's breach of any of its obligations under this Agreement. Failure to cure such breach within sixty (60) days after receipt of written notice from the non-breaching party or, if such cure cannot be completed within sixty (60) days, the breaching party's failure to commence such cure within sixty (60) days after its receipt of written notice and thereafter failing to diligently prosecute such cure to completion.

11. Assignment. Care Car agrees not to convey, assign, sublet, or encumber any interest in the Licensed Premises during the term of this Agreement without first obtaining the City's prior written approval, which may be granted or refused in City's sole and absolute discretion. Any attempted sale, conveyance, assignment, sublet, or encumbrance shall be void where prior written approval has not first been obtained from City. Any assignment or subletting approved by City shall not relieve Care Car of any of its obligations or liabilities under this Agreement for the term

of this Agreement, and both Care Car and any subsequent assignor(s) shall be deemed bound by this Agreement.

12. Other Conditions.

A. Entire Agreement. This Agreement supersedes any prior agreements, negotiations, and communications, oral or written, and contains the entire agreement between City and Care Car as to the subject matter hereof. No subsequent agreement, representation, or promise made by either party hereto, or by or to any employee, officer, agent, or representative of either party shall be of any effect unless it is in writing and executed by the party to be bound thereby.

B. Interpretation and Venue. The title or headings to paragraphs shall have no effect on interpretation of provisions. This Agreement shall be governed by and construed in accordance with the laws of the State of California, and any action to interpret or enforce this Agreement shall be brought and maintained exclusively in the courts of and for Yolo County.

C. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

D. Attorney's Fees. If any action or proceeding is brought by a party against the other under this Agreement, the prevailing party shall be entitled to recover for the fees of its attorneys in such action or proceeding, including costs of appeal, if any, in such amount as the court may adjudge reasonable as attorneys' fees. In addition, should it be necessary for City to employ legal counsel to enforce any of the provisions herein, Care Car agrees to pay all attorneys' fees and court costs reasonably incurred.

E. Amendments. This Agreement may not be amended, modified, altered, or changed in any respect whatsoever except by a further agreement in writing executed by the parties.

[Signatures on next page]

13. Notices. All notices shall be in writing and delivered in person or transmitted by mail, postage prepaid as follows:

CITY: Community Services Director
City of Woodland
2001 East Street
Woodland, CA 95776

CARE CAR: Community Care Car
Janice Cardin, President
2001 East Street
Woodland, CA 95776
(530) 662-7800

IN WITNESS WHEREOF, the parties have executed this Agreement this _____ day of _____, 2025, and is effective as of _____.

CITY OF WOODLAND:

COMMUNITY CARE CAR

BY: _____
Ken Hiatt, City Manager

BY: _____
Janice Cardin, President

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO EXECUTE A FIVE-YEAR LICENSE
AGREEMENT WITH THE COMMUNITY CARE CAR ORGANIZATION**

WHEREAS, the City of Woodland includes a thriving community of older individuals who desire to experience their lives independently; and

WHEREAS, the City of Woodland's Senior Center provides a central location for older individuals to receive resources and have opportunities for leisure; and

WHEREAS, the Community Care Car organization provides transportation for older Woodland residents to-and-from anywhere within the city limits for over four decades; and

WHEREAS, the Woodland Senior Center and Community Care Car have an established working partnership in which Community Care Car utilizes the Senior Center as an office location; and

WHEREAS, the City had a license agreement with Community Care Car that expired; and

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

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

SECTION 1. The City Council authorizes the City Manager to execute the License Agreement with the Community Care Car organization related to use of the Woodland Community & Senior Center facility.

SECTION 2. A copy of the Agreement is available and on file in the City Clerk's office and is 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 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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.9
SUBJECT: Resolution Accepting the Public Improvements for Subdivision Final Map 5221 Ruby Estates.

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, accepting the public improvements for Subdivision Final Map 5221 Ruby Estates.

Staff Contact:

Kendall Walker, Engineering Technician, (530) 661-5807, kendall.walker@cityofwoodland.gov

Fiscal Impact:

All infrastructure improvements to serve this subdivision were constructed using bond proceeds from the Spring Lake community facilities district (CFD) and/or Spring Lake Infrastructure Fees (SLIF), along with private funding from the developer. The intract public improvements constructed with this map include only water and sewer mains throughout the site. All other improvements (including roads and storm drainage) will be privately owned and maintained. Public landscape improvements include the addition of 9 street trees and a CMU soundwall fronting County Road 25A, with no new additional landscaping. The existing landscape improvements are accounted for in previous contracts and maintained by the Spring Lake Landscape & Lighting District (L&L). Therefore, there is no additional annual maintenance cost. These costs were anticipated during the formation of the L&L and will be included in the proposed annual assessments, which are typically presented to the Council in May each year.

The Governmental Accounting Standards Board Statement 34 (GASB 34) requires state and local governments to include valuation and depreciation information on public infrastructure assets for accounting purposes and financial reports. The total cost of public infrastructure in the GASB 34 categories that the City will acquire with these subdivisions is shown below.

Est. GASB34 category	Ruby Estates (SM #5221)
Road (<i>Masonry Wall only</i>)	\$264,200
Water	\$796,000
Sewer	\$557,000
Storm Drain	\$0

Background:

On July 19, 2022, the City Council approved the Tentative Map No. 5221 (Ruby Estates) for 87 multifamily lots and a Development Agreement. On December 17, 2024, the City Council approved Final Subdivision Map (SM) No. 5221 Ruby Estates, and the associated Subdivision Improvement Agreement with Lennar Homes of California, LLC.

The improvements constructed for Subdivision 5221 and currently being considered for acceptance are shown in the improvement plans entitled:

- "Civil Improvement Plans for Ruby Estates Subdivision 5221" — approved by the City Engineer on October 15, 2024, and
- "Landscape Improvements for Ruby Estates (Subdivision 5221)" — approved by the City Engineer on October 15, 2024, and
- "Landscape Improvement for Ruby Estates Offsite Renovation 25A Landscape Corridor" — approved by the City Engineer on January 27, 2025.

As of October, 30 2025, Lennar Homes of California, LLC has completed the infrastructure improvements to the satisfaction of the City Engineer, Public Works, and Community Development Departments.

Following Council acceptance, the City Clerk will file a Notice of Completion for the completed items initiating release of the developer's performance securities for these improvements. The developer has provided warranty security to correct any defects identified during the warranty time frame of one year following the filing of the Notice of Completion.

Discussion:

This is the standard practice for obtaining infrastructure improvements for new subdivisions. The final map dedicated public utility easements to the city. The work was designed to City Standard Specifications and the improvements were inspected by the City during construction.

Conclusion:

Staff recommends that the City Council adopt Resolution No. _____, accepting the public improvements for Subdivision Final Map 5221 Ruby Estates.

Prepared by: Kendall Walker, Engineering Technician

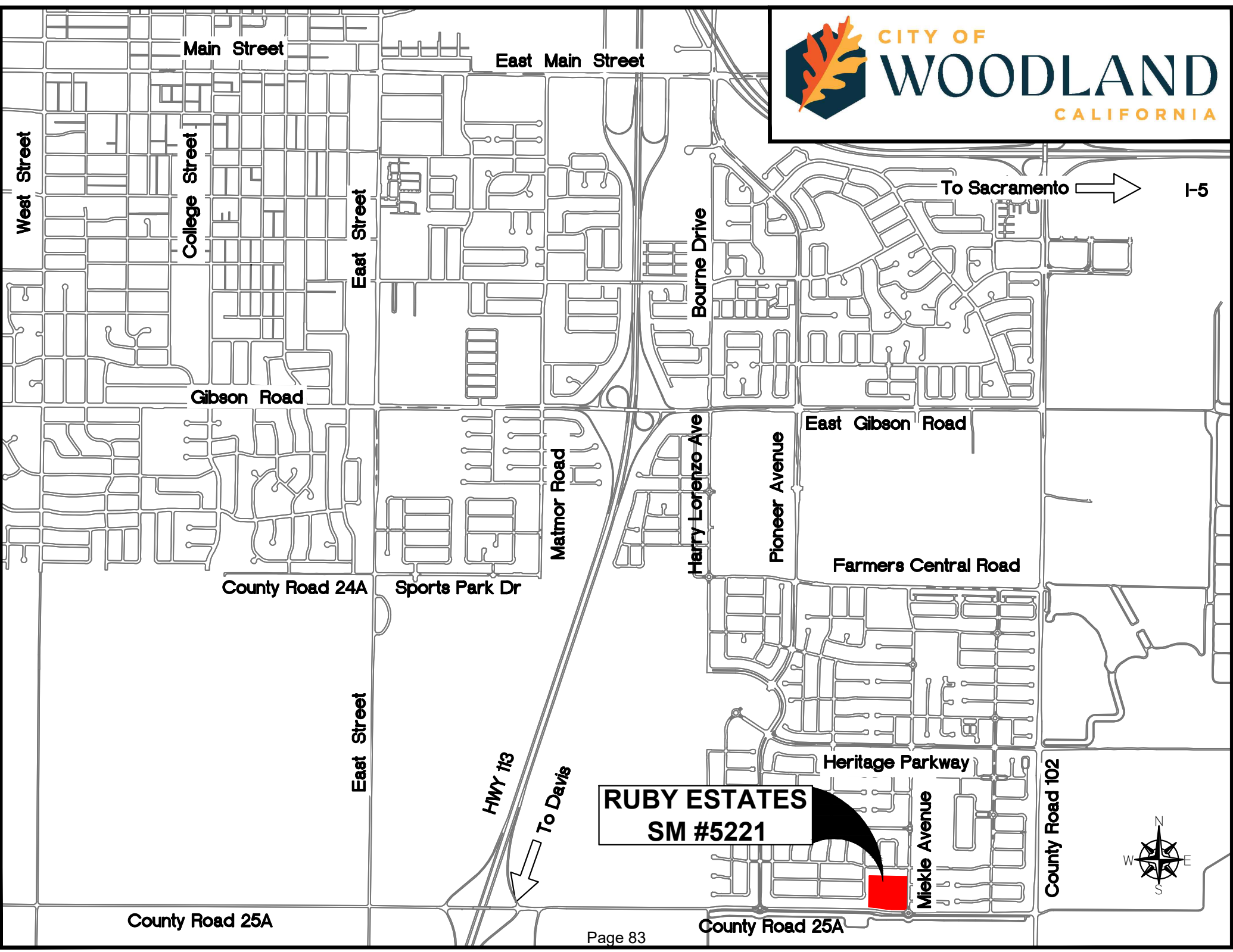
Reviewed by: Brent Meyer, Community Development Director/City Engineer



Ken Hiatt
City Manager

Attachments:

1. Location Map
2. Proposed Resolution - Ruby Estates



RUBY ESTATES
SM #5221

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ACCEPTING THE PUBLIC IMPROVEMENTS FOR SUBDIVISION FINAL
MAP 5221 BY LENNAR HOMES OF CALIFORNIA, LLC**

WHEREAS, On July 19, 2022, the City Council approved Tentative Map No. 5221 Ruby Estates for 87 multi-family lots and along with a Development Agreement; and

WHEREAS, on, December 17, 2024, the City Council approved the final map for Subdivision No. 5221 Ruby Estates, which created 87 multifamily lots in the Spring Lake Specific Plan ("Map"); and

WHEREAS, the conditions of approval for the Map required the subdivider, Lennar Homes of California, LLC, to enter into a Subdivision Improvement Agreement calling for the construction of infrastructure necessary to serve the development permitted by this Map (collectively, the "Improvements"), and furnish bonds or other securities to ensure the timely completion of the Improvements; and

WHEREAS, Lennar Homes of California, LLC has completed the Improvements; and

WHEREAS, Lennar Homes of California, LLC has previously furnished a bond for subdivision 5221, identified as Bond No. SPA150818 008 and issued by Sirius Point America Insurance Company as surety ("Bond"), securing the completion of the Improvements; and

WHEREAS, the Subdivision Map Act and the Woodland Municipal Code require the City to accept subdivision improvements which have been completed; and

WHEREAS, Lennar Homes of California, LLC has requested that the City accept those Improvements that have been completed;

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

SECTION 1. The City Council hereby accepts those Improvements constructed for Subdivision 5221 Ruby Estates and as shown on the civil improvement plans entitled, "Civil Improvement Plans for Ruby Estates Subdivision 5221" and "Landscape Improvements for: Ruby Estates (Subdivision 5221)" approved by the City Engineer October 17, 2024 and "Landscape Improvement for: Ruby Estates Offsite Renovation 25A Landscape Corridor" approved by the City Engineer on January 27, 2025

SECTION 2. The City Council hereby authorizes the City Clerk to file the Notice of Completion and release the developer's performance and payment securities for Subdivision No. 5221 Ruby Estates.

SECTION 3. Through adoption of this resolution, the City of Woodland does not waive any of its rights, or obligations of Lennar Homes of California, LLC. or any other entity, under the

conditions of approval for the Map, any associated development agreement, reimbursement agreement, participation agreement, or under any other document, ordinance or applicable law.

SECTION 4. The adoption of this resolution shall not be deemed to cure any breach by Lennar Homes of California, LLC. or any other entity of its obligations under the Map or any other document, ordinance, or applicable law.

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.10
SUBJECT: Kevin & Lorie Haarberg Gymnasium Court Maintenance Project

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____, authorizing the appropriation of \$67,000 from the Recreation Enterprise Fund (Fund 2253) for the maintenance of the Kevin & Lorie Haarberg Gymnasium at the Woodland Community & Senior Center.

Staff Contact:

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

Fiscal Impact:

Recreation Enterprise Fund fees are collected from youth, adult, and senior programs implemented by the Community Services Department. Examples of programs include: youth and adult basketball leagues, summer camps, and senior programs. Registration fees for those that participate in the programs cover the program expenses. Any remaining revenue from these programs is held in the Recreation Enterprise Reserve. Funds from the reserve are being requested to be used to pay for the striping and surfacing of the courts in the Kevin & Lorie Haarberg Gymnasium at the Woodland Community & Senior Center. The expense to stripe and surface the courts is approximately \$67,000.

Background:

The Woodland Community & Senior Center opened on March 3, 2007. The facility is over 55,000 square feet and includes meeting rooms, a gymnasium, and other spaces for public use. The Kevin & Lorie Haarberg Gymnasium features two basketball courts, two volleyball courts, and four badminton courts (overlayed on top of each other). The courts have received resurfacing treatment every 1 to 2 years since the building opened. It is recommended that sports courts have more extensive maintenance every 15 to 20 years.

Discussion:

After 18 years of heavy use, water damage, and broken wood panels, the courts need significant maintenance beyond the normal resurfacing treatment. The sports court in the Kevin & Lorie Haarberg Gymnasium needs to be stripped to the wood, sanded down, have damaged boards replaced, new sport lines painted, and the whole floor resurfaced. This approach will ensure maximum performance with continued maintenance for the next 15 to 20 years. Since the programs that provide revenue to the Recreation Enterprise Fund utilize the gymnasium, use of these funds to maintain the gymnasium floor is an appropriate use.

Conclusion: Staff recommends that the City Council adopt Resolution No. ____, authorizing the appropriation of \$67,000 from the Recreation Enterprise Fund (Fund 2253) for the maintenance of the Kevin & Lorie Haarberg Gymnasium at the Woodland Community & Senior Center.

Prepared By: Dallas Tringali, Community Services Program Manager
Reviewed By: Christine Ferrara, Community Services Director



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - 2025 Gym Floor Resurfacing Project

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
TO APPROPRIATE FUNDS FROM THE RECREATION ENTERPRISE FUND
(FUND 2253) FOR A COURT MAINTENANCE PROJECT**

WHEREAS, The Woodland Community & Senior Center opened in March 2007; and

WHEREAS, the facility contains the Kevin & Lorie Haarberg Gymnasium, a multi-sport facility that is utilized year-round; and

WHEREAS, the Kevin & Lorie Haarberg Gymnasium has been subject to heavy use over its 18-year life; and

WHEREAS, The Recreation Enterprise Fund is used to operate Community Service programs for all ages; and

WHEREAS, The Recreation Enterprise Fund has a reserve of revenue from those programs that utilize the Woodland Community & Senior Center heavily.

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

SECTION 1. The appropriation of \$67,000 from the Recreation Enterprise Fund (Fund 2253) for the maintenance of the Kevin & Lorie Haarberg Gymnasium at the Woodland Community & Senior Center is hereby authorized.

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.11
SUBJECT: Receive report on the WPCF 2025 West Levee Effluent Pipe Emergency Repairs and approve the emergency work, CIP 14-15

Recommendation for Action: Staff recommends that the City Council receive a report on emergency repairs and adopt Resolution No. _____ to:

- 1.) Approve the emergency work for the WPCF 2025 West Levee Effluent Pipeline Emergency Repair Project, CIP 14-15 up to the amount of \$175,000, and
- 2.) Approve a construction contingency of up to \$175,000 for a total contract not to exceed \$350,000.

Staff Contact:

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

Fiscal Impact:

The emergency repair contract has a not to exceed limit of \$175,000 on a time and materials basis. The contractor tracks expenses each day of work and submits expenses to the City for approval. An additional \$175,000 in construction contingency is requested due to the nature of the emergency work and because final costs will exceed \$175,000. Final costs will be known at the completion of the work. The work is funded through the Large Diameter Wastewater Pipeline Repair, Replacement & Lining Project, CIP 14-15, which is funded in the Council-approved Capital Budget with approximately \$3,700,000 of Sewer Enterprise Funds.

There is no impact to the General Fund.

Background:

City staff observed a failure of the effluent pipe on the discharge side of the West Levee Pump Station (WLPS) on October 30, 2025. The WLPS is located on the north side of County Road 22, immediately west of the Yolo Bypass West Levee. The WLPS pumps treated effluent over the levee and into the City's effluent discharge channel located within the Yolo Bypass. The Water Pollution Control Facility (WPCF) is currently treating approximately 4 million gallons per day and discharges this water by gravity to the WLPS where it is pumped to the Yolo Bypass. The WPCF has been unable to discharge treated effluent due to the pipe failure and has been storing water in its emergency detention pond. The emergency detention pond has limited storage capacity and can accept water for only a few days.

There are 92 feet of 30-inch diameter, 53-year-old concrete pipe between the WLPS discharge steel pipe and steel pipe crossing the railroad and the Yolo Bypass West Levee. This same section of concrete pipe has failed four times in the past three years. City staff typically address these failures by sealing the failed pipe and backfilling with slurry. Given the repeated failures and multiple spot repairs on the defective section, another spot repair is not feasible and City staff cannot make the necessary repairs.

An emergency contract was initiated with McGuire and Hester to make emergency repairs to the effluent pipe on November 4, 2025. The emergency repair work generally includes: installation of a temporary pumping system to allow the WPCF to discharge treated effluent to the Yolo Bypass,

removal of the failed concrete pipe and replacement with new C900 PVC pipe, and installation of mechanical couplings to connect to the steel pipe at either end of the 92-foot repair. Emergency repair work began on November 5, 2025, with the installation of the temporary bypass pumping system and acquisition of pipe and mechanical couplers.

Subsequent to the completion of the emergency repair work, the City will provide sufficient burial depth for the pipe by adding aggregate base rock and grading the area.

Discussion:

An emergency is defined under Public Contract Code Section 1102 as “a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services.” This work qualifies as an emergency because the WPCF cannot discharge treated effluent without the effluent pipe and the WPCF has limited storage capacity for treated effluent at the current flow rate of approximately 4 million gallons per day.

The Public Contract Code Sections 22035 and 22050 along with City Code of Ordinances Section 3.32.130 define and regulate the use of emergency contracts for public projects. The City Manager has the authority to take immediate action required by the emergency up to a total of \$175,000 and report on the emergency work at the next City Council meeting and request approval by a four-fifths vote of Council. Work shall be performed without the benefit of competitive bidding, either formal or informal, only so long as necessary under Sections 22035 and 22050.

The emergency work will conclude when the effluent pipe is repaired and can be placed into service and the temporary pumping system is dismantled. Final costs will be known after the work is completed.

Conclusion:

Staff recommends that the City Council receive a report on emergency repairs and adopt Resolution No. _____ to:

- 1.) Approve the emergency work for the WPCF 2025 West Levee Effluent Pipeline Emergency Repair Project, CIP 14-15 up to the amount of \$175,000, and
- 2.) Approve a construction contingency of up to \$175,000 for a total contract not to exceed \$350,000.

Prepared by: Tim Busch, P.E., Principal Utilities Civil Engineer

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



Ken Hiatt
City Manager

Attachments:

1. Reso WPCF effluent pipe emergency work

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING EMERGENCY WORK FOR THE WPCF 2025 WEST LEVEE EFFLUENT
PIPELINE EMERGENCY REPAIR PROJECT, CIP 14-15**

WHEREAS, the City Council delegated to the City Manager the power to declare a public emergency and take any related and immediate action required by the emergency up to a total of \$175,000 pursuant to Sections 22035 and 22050 of the California Public Contract Code; and

WHEREAS, an emergency is defined under the California Public Contract Code Section 1102 as “ a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of live, health, property, or essential public services”; and

WHEREAS, the Water Pollution Control Facility (WPCF) West Levee Pump Stations effluent pipeline failed on October 30, 2025; and

WHEREAS, the WPCF is unable to continue operation without the pipeline and is storing treated effluent in an emergency basin; and

WHEREAS, the WPCF emergency basin has only a few days of storage capacity; and

WHEREAS, the emergency repair work consists of installing a temporary pumping system, completing repairs to the effluent pipe, connecting to existing pipe on both ends, placing the effluent pipe back in operation, and dismantling the temporary pumping system; and

WHEREAS, the funding for the work is budgeted in the Large Diameter Wastewater Pipeline Repair, Replacement & Lining Project, CIP 14-15; and

WHEREAS, the City Manager entered into an Emergency Construction Contract with McGuire and Hester, Inc. for an amount up to \$175,000, and the City Council wishes to authorize the continuation of the emergency work to completion through adoption of this resolution.

WHEREAS, the City Council wishes to allocate a construction contingency of up to \$175,000 for a total maximum amount of \$350,000; and

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

Section 1. The City Council hereby approves the continuation of the emergency work to its completion.

Section 2. The City Council hereby approves additional construction contingencies of up to \$175,000 for a total contract amount not to exceed \$350,000

Section 3. Copies of the Construction Contract are available and on file in the City Clerk's office, and are incorporated herein by reference and made a part of this Resolution.

Section 4. The recitals above are adopted as true and correct and incorporated as if fully set forth herein.

PASSED AND ADOPTED this 18th day of November 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Rich Lansburgh, Mayor

ATTEST:

Marissa Kersey, City Clerk



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.12
SUBJECT: Appropriating Project Funding for the WPCF Pond 9 Biosolids Drying and Removal Project, CIP 26-03

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

- 1.) Approve the reallocation of \$230,000 of Sewer Enterprise Funds from WPCF Biosolids, CIP 10-11, to WPCF Pond 9 Biosolids Drying and Removal, CIP 26-03 for a total budget of \$810,000; and
- 2.) Approve additional construction contingencies of up to \$251,664 (57%) for a total contract amount not to exceed \$800,000 with Ariza Construction, Inc.

Staff Contact

Dang Bui, Associate Engineer, (530) 661-5856, dang.bui@cityofwoodland.gov

Fiscal Impact

The WPCF Pond 9 Biosolids Drying and Removal Project, CIP 26-03, is fully funded in the approved Capital Improvement Program (CIP) Budget. On May 20, 2025, the City Council approved the total project budget of \$580,000 to cover the design and construction contract with Ariza Construction, Inc. in the amount of \$438,669 with 25% construction contingency, construction management and inspection, and staff time.

Additional budget for the project is requested for the following reasons:

1. The City's Land Application Permit with the Regional Water Quality Control Board was delayed, resulting in all biosolids in the project being hauled to the Yolo County Central Landfill,
2. Biosolids quantities are higher than anticipated,
3. There was an unexpected leak of the capping water system, and
4. The cool summer and early rain required a portion of the biosolids to be winterized for hauling in 2026.

Construction is estimated to cost 50% more than originally estimated, with \$589,347 forecasted to be spent by the end of 2025. An additional \$230,000 is estimated to cover the hauling of the remaining winterized biosolids to the Yolo County Central Landfill, final hauled quantities in Pond 9, construction management and inspection, and staff time.

There is no impact to the General Fund.

Background

The City's Water Pollution Control Facility (WPCF) generates biosolids as a result of the wastewater treatment process. The WPCF uses a series of ponds to accumulate and stabilize these biosolids over time. Typically, each biosolids pond is loaded for two years and then allowed to stabilize for one year. The frequency of loading within the two-year period varies depending on operational needs.

A 25% contingency was included at the time of project award. Higher-than-normal contingencies are often required for biosolids drying and removal projects due to variable loading schedules, weather conditions, and moisture content. This year's project experienced several challenges, including an

unexpected leak in July and early rain events in October, which is typically the last good hauling month. The leak caused the biosolids to nearly revert to their original state after the pond's water cap was removed. The subsequent rainfall further hindered the drying process, increasing the moisture content of the biosolids.

The project was initially planned to land-apply approximately half of the estimated biosolids, which contributed to the expectation that this year's project would cost less than in previous years. However, the Regional Water Quality Control Board postponed the land application pilot study, requiring all biosolids to be hauled to the landfill instead. In addition, an unexpected capping water leak, early rain events, and the end of the drying season prevented complete removal of the biosolids. As of November 1, 2025, 5,586 dry tons had been hauled to the landfill. Approximately one-third remains—about 2,400 wet tons—which will be winterized by the contractor and hauled during the first half of 2026.

The remaining biosolids will be winterized by stockpiling them at the west end of Pond 9, which sits at a higher elevation than the east end. This will help minimize precipitation absorption and allow any water runoff to be pumped out of the pond as needed.

Discussion

The 25% construction contingency previously authorized by City Council is not sufficient to cover the hauled biosolids nor the remaining biosolids in Pond 9. Staff is requesting an additional \$230,000 to be reallocated from CIP 10-11 WPCF Biosolids to CIP 26-03 WPCF Pond 9 Biosolids Drying and Removal Project, as the remaining balance in CIP 26-03 is not sufficient to cover extra tonnage, construction management and inspection, and staff time (see cost breakdown below). Staff is also requesting an additional \$251,664 in construction contingencies to the construction contract amount for an amount not to exceed \$800,000. The number of working days for completion of the project will be extended to June 30, 2026.

Table 1. Project Cost

Original Construction Contract	\$438,669
Construction Contingency	\$109,667
Total Construction Cost	\$548,336
Project/Construction Management/Misc.	\$10,000
Original Total Project Cost	\$558,336
Original Total Project Budget	\$580,000
Revised Totals	
Expenditures through 2025	\$589,347
Project/Construction Management/Misc.	\$10,000
Estimated cost to winterize and haul in 2026	\$200,000
Revised Total Project Cost	\$799,347
Additional Budget Required (rounded)	\$230,000
Revised Project Budget	\$810,000

Conclusion

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

- 1.) Approve the reallocation of \$230,000 of Sewer Enterprise Funds from WPCF Biosolids, CIP 10-11, to WPCF Pond 9 Biosolids Drying and Removal, CIP 26-03 for a total budget of \$810,000; and
- 2.) Approve additional construction contingencies of up to \$251,664 (57%) for a total contract amount not to exceed \$800,000 with Ariza Construction, Inc.

Prepared by: Dang Bui, Associate Engineer

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



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - WPCF Biosolids Removal

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROPRIATING PROJECT FUNDING FOR THE WPCF POND 9 BIOSOLIDS
DRYING AND REMOVAL PROJECT, CIP 26-03, AND INCREASING THE
CONSTRUCTION CONTINGENCY FOR A TOTAL CONTRACT AMOUNT NOT TO
EXCEED \$800,000 WITH ARIZA CONSTRUCTION, INC.**

WHEREAS, the City Council approved the plans and specifications and authorized advertisement for bids on April 15, 2025, and the City of Woodland advertised for bids on April 16, 2025; and

WHEREAS, the City approved the reallocation of \$580,000 of Sewer Enterprise Funds from WPCF Biosolids, CIP 10-11, to WPCF Pond 9 Biosolids Drying and Removal Project, CIP 26-03; and

WHEREAS, on May 20, 2025, the City Council approved the construction contract with Ariza Construction, Inc. in the amount of \$438,669 with a construction contingency in the amount of \$109,667; and

WHEREAS, the construction of the Project began on June 9, 2025; and

WHEREAS, an unexpected leak of the capping water system, cool summer weather, and early storm events in the drying season increasing the drying time of the Pond 9 biosolids; and

WHEREAS, permitting with the Regional Water Quality Control Board was delayed, resulting in all biosolids in the project being hauled to the Yolo County Central Landfill; and

WHEREAS, the Yolo County Central Landfill requires biosolids to be 50% dry weight minimum for acceptance and refused to accept the portion of remaining biosolids, which were below 50% dry weight as of November 1, 2025; and

WHEREAS, the actual quantity of biosolids is expected to exceed the bid quantity by more than 25% upon completion of the project due to higher moisture content recorded in the biosolids prior to hauling; and

WHEREAS, the City Council wishes to reallocate \$230,000 of Sewer Enterprise from WPCF Biosolids CIP 10-11 to WPCF Pond 9 Biosolids Drying and Removal, CIP 26-03.

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

SECTION 1. The City Council hereby approves the reallocation of \$230,000 of Sewer Enterprise Funds from WPCF Biosolids, CIP 10-11, to WPCF Pond 9 Biosolids Drying and Removal Project, CIP 26-03 for a total budget of \$810,000.

SECTION 2. The City Council hereby approves additional construction contingencies of up to \$251,664 (57%) for a total contract amount not to exceed \$800,000 with Ariza Construction, Inc.

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.13
SUBJECT: Allocation of \$5,000 from the Public Art Fund for a Painted Mural on the North Wall of 327 College Street, the Midtown Theater Building (former Porter Theater)

Recommendation for Action: Staff recommends that the City Council:

- 1.) Approve the allocation of \$5,000 from the Public Art Fund to support the creation and installation of a new painted mural on the north façade of the former Porter Theater building on College Street (facing the adjacent City parking lot); and,
- 2.) Authorize the Community Development Director (or designee) to execute any related agreements and take all actions necessary to implement the project consistent with the Public Art Ordinance.

Staff Contact:

Erika Bumgardner, Deputy Community Development Director, (530) 661-558,
erika.bumgardner@cityofwoodland.gov

Fiscal Impact:

The action would allocate \$5,000 from the Public Art Fund. Per Woodland Municipal Code §17.64.070, Public Art Fund dollars are restricted to acquisition, commissioning, design, installation, placement, improvement, and maintenance of public art. Sufficient funds are available and no impact to the General Fund beyond the designated Public Art Fund allocation is anticipated.

Discussion:

Local resident David Wilkinson proposes a historically themed mural (Attachment 1) honoring the Porter Theater and Woodland's vibrant downtown nightlife during its heyday. The artwork would cover most of the blank north-facing façade, prominently visible from the City parking lot and pedestrian routes near Dead Cat Alley. To date, Mr. Wilkinson has secured \$15,000 in private contributions—from roughly a dozen donors, including the Yolo County Historical Society, the building owner George Turner, and several local businesses—and requests the City's partnership to close the \$5,000 funding gap through the Public Art Fund.

The proposed artist is Gregory Shilling-Goins, a Yolo County-raised artist who now lives in Sacramento and works across oil painting, sculpture, muralism, graphic design, and tattooing. His practice centers on figurative storytelling, with nature and the human figure as recurring themes.

The City's Public Art Ordinance identifies public art as "a critical element in providing for a diverse and culturally rich environment for Woodland residents and visitors," noting that public art fosters economic development, promotes cultural tourism, and can enhance urban revitalization by enlivening public areas and expressing community heritage.

The ordinance establishes a Public Art Fund within the City's General Fund to acquire, commission, design, install, place, improve, and maintain public art citywide. It further provides that the City Council reviews the fund as part of the annual budget and is the final approval authority for projects undertaken through the fund.

General Plan Consistency

The Land Use, Community Design, and Historic Preservation Element of the General Plan recognizes that public art plays an important role in relating the story and identity of the city, with examples that include murals. The proposal advances Goal 2.F (Distinctive and Memorable Places) of the Land Use Element by promoting design that reflects Woodland's historic and architectural context and enriches community life, and emphasizes the City's historic Downtown as the center of shopping, dining, entertainment, and employment. The proposed mural supports these policies by celebrating a historic cultural asset (the Porter Theater) and visually enhancing a visually prominent wall in the downtown.

Conclusion:

Staff recommends that the City Council:

- 1.) Approve the allocation of \$5,000 from the Public Art Fund to support the creation and installation of a new painted mural on the north façade of the former Porter Theater building on College Street (facing the adjacent City parking lot); and,
- 2.) Authorize the Community Development Director (or designee) to execute any related agreements and take all actions necessary to implement the project consistent with the Public Art Ordinance.



Ken Hiatt
City Manager

Attachments:

1. Mural Rendering
2. Proposed Resolution - Public Art

MURAL PROPOSAL – GREGORY SHILLING



RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ALLOCATING PUBLIC ART FUND DOLLARS FOR A DOWNTOWN MURAL ON
THE NORTH FAÇADE OF THE FORMER PORTER THEATER AND AUTHORIZING
RELATED ACTIONS**

WHEREAS, Woodland Municipal Code (WMC) Chapter 17.64 establishes the City’s public art program and WMC §17.64.070 sets forth the purpose of public art in Woodland, including enhancing public spaces, celebrating community identity and heritage, fostering civic pride, supporting cultural tourism, and contributing to economic vitality; and

WHEREAS, the City maintains a Public Art Fund to acquire, commission, design, install, place, improve, and maintain public art consistent with WMC Chapter 17.64, and the City Council is the final approval authority for expenditures from the Public Art Fund for projects that further the purposes of the ordinance; and

WHEREAS, the City of Woodland 2035 General Plan—including the Land Use, Community Design, and Historic Preservation Element—supports creation of distinctive and memorable places, recognizes the role of public art (including murals) in expressing community character, and prioritizes enhancement of Downtown as a center of activity; and

WHEREAS, local resident David Wilkinson has proposed a historically themed mural commemorating the Porter Theater and Downtown Woodland’s entertainment heritage, to be installed on the north-facing wall of the former Porter Theater building on College Street (facing the City parking lot just south of Dead Cat Alley); and

WHEREAS, the project sponsor has raised private contributions toward the mural and requested a City contribution of Five Thousand Dollars (\$5,000) to close the funding gap; and

WHEREAS, the City Council finds the proposed mural advances the purposes of WMC §17.64.070 by celebrating Woodland’s cultural history, activating a prominent Downtown location, enhancing the visual environment, and supporting community identity.

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

SECTION 1: The City Council hereby authorizes and allocates \$5,000 from the Public Art Fund to support the design, materials, preparation, installation, and protective coating of the mural on the north façade of the former Porter Theater.

SECTION 2: The City Council authorizes the Community Development Director (or designee) to execute a funding agreement and any related documents with the project sponsor, artist, and/or property owner; to approve the final design, schedule, and maintenance/protective coating plan; and to take all actions necessary or desirable to implement this Resolution.

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.14
SUBJECT: Contract for Independent Cannabis Auditing Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. ____, authorizing the City Manager to execute a two (2) year contract with HdL Companies for independent auditing services of Cannabis businesses operating within the City for fiscal years FY2023/24 through FY2025/26.

Staff Contact:

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

Fiscal Impact:

The cost for audit services for cannabis businesses operating in FY2023/24 and FY2024/25 is \$45,000 and the cost for services for businesses operating in FY2025/26 is \$75,000. As the total contract amount of \$120,000 exceeds the City Manager's purchasing authority, approval by the City Council is required under the City's purchasing policy. The cost of the annual audits is included in the General Fund baseline budget and is offset by revenues collected through Commercial Cannabis Renewal Permit fees. Therefore, there is no negative fiscal impact to the General Fund.

Background:

The City imposes a Cannabis Business Tax on gross receipts generated by various licensed cannabis businesses operating within its jurisdiction, and has the authority to conduct an audit to examine all books and records relating to gross receipts collected by each business as authorized under Woodland Municipal Code 3.36. Per the code, Cannabis businesses are required to accurately report gross receipts and remit corresponding taxes to the City on a monthly basis. These revenues help to support general municipal services for overall community benefit.

Discussion:

The purpose of this item is to seek City Council authorization to engage professional audit services to provide an objective assessment of the gross receipts reported by licensed cannabis businesses operating within the City. This review is intended to ensure compliance with the Woodland Municipal Code provisions governing cannabis business taxation, identify any potential underreported revenues, verify that all applicable taxes have been accurately calculated and remitted, and determine whether any additional tax liabilities are owed to the City. Such audits help protect the City's financial interests by ensuring accurate reporting and equitable tax administration as well as reinforce transparency, accountability, and compliance within the local cannabis market. Additionally, the audit process will help identify any potential gaps in reporting practices, improve future compliance, and ensure that tax revenues appropriately support City services as intended.

Conclusion:

Staff recommends that the City Council adopt Resolution No. ____, authorizing the City Manager to execute a two (2) year contract with HdL Companies for independent auditing services of Cannabis businesses operating within the City for fiscal years FY2023/24 through FY2025/26.

Prepared by: Karie Farnham, Financial Services Manager

Reviewed by: Kimberly McKinney, Administrative Services Director



Ken Hiatt
City Manager

Attachments:

1. Proposed Resolution - FY24-26 Cannabis Audit Services

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO EXECUTE A TWO (2) YEAR CONTRACT
WITH HDL COMPANIES FOR INDEPENDENT AUDITING SERVICES OF
CANNABIS BUSINESSES FOR FY2023/24 THROUGH FY2025/26.**

WHEREAS, the City of Woodland wishes to enter into a professional services agreement with HdL Companies for independent cannabis auditing services (“Letter Agreement”); and

WHEREAS, the City has the authority to conduct an audit to examine all books and records relating to gross receipts collected by each licensed cannabis business; and

WHEREAS, HdL Companies will perform revenue sales tax audits and regulatory compliance inspections to ensure all businesses are collecting and remitting the correct amount of revenue and are operating with the provisions of the operating agreement and City ordinances; and

WHEREAS, HdL Companies has represented and demonstrated that they are qualified to perform these audits; and

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

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

SECTION 1. The City Council hereby approves the Letter Agreement, the City Manager is authorized and directed to execute the Letter Agreement, 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 in the Letter Agreement does not change.

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: G.15
SUBJECT: Investment Report - June 30, 2025

Recommendation for Action: Staff recommends that the City Council accept the Treasurer's Investment Report for the year ending June 30, 2025.

Staff Contact:

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

Fiscal Impact:

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

Background:

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

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

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

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

Discussion:

As of June 30, 2025, the City treasury consisted of investments with a total book value of \$262,091,406. The City changed its investment strategy and began investing its readily available funds (liquid funds) in the California Asset Management Program (CAMP) instead of the Local Agency Investment Fund (LAIF) due to a higher yield. CAMP utilizes the seven-day yield method for estimating the annualized yield of their fund, which is the industry standard for money market funds. The seven-day yield for CAMP was 4.40% as of June 2025. The yield on the LAIF balance for the year ending June 2025 was 4.269% and the average yield on the City of Woodland's investments as of June 30, 2025, was 2.33%. This results in an overall portfolio yield, combining all investments, CAMP and LAIF, of 3.56%.

The City Investment Policy has established a benchmark equal to the 90-day U.S. Treasury bill, which for the year ending June 2025 was 4.16%. The City is below the benchmark by 0.6%. The

City's investment strategy is to maintain 35% of the investment portfolio in highly liquid funds, achieve an overall effective duration for investments of 1.90 years, and achieve a market rate of return of 4.16% based on the parameter of allowable investments. As of June 30, 2025, the City maintained 59.3% of the investment portfolio in highly liquid funds, achieved an overall effective duration for investments of 1.90 years, and achieved a market rate of return of 3.56%. The City's target yield is below the market rate of return by 0.6% and is in the process of investing resources to get closer to the goal.

Over the last several years, the investment market has been very volatile. During 2020, in response to the pandemic, the Federal Reserve reduced its benchmark rate to a target range of 0%. As inflation climbed in the years after the pandemic, the Federal Reserve reversed course and began steadily increasing the target rate, until it reached a high of 5.14% in early 2024. Since that time, the Federal Reserve has made several more adjustments to begin lowering the rate again, with the target rate back down to a range of 3.75% to 4.0%, with additional reductions likely in the coming year. During times of declining investment rates, there are generally more "calls" on City investments. An investment is "called" when the institution that issued the investment security redeems it (or cashes it out), typically at par value, plus accrued interest, prior to the maturity date. Investment calls are common and staff projects when we expect them to occur as part of our investment planning, but these calls occur much more frequently when investment rates are declining. These calls are factored into future planning of reinvestment of resources, with the continued goals of safety and return on investments.

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

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

Conclusion:

Staff recommends that the City Council accept the Treasurer's Investment Report for the year ending June 30, 2025.

Prepared by: Kim McKinney, Administrative Services Director



Ken Hiatt
City Manager

Attachments:

1. Investment Report - June 30 2025

CITY OF WOODLAND
INVESTMENT REPORT

June-25

SUMMARY OF INVESTMENTS

TYPE OF INVESTMENT	AMOUNT	TOTAL
Local Agency Investment Fund (LAIF)	\$3,435,914	1.3%
California Asset Management Program (CAMP)	\$152,101,337	58.0%
US Government Agency Securities	\$71,906,375	27.4%
Corporate Securities	\$34,647,780	13.2%
Municipal Securities	\$0	0.0%
TOTAL	\$262,091,406	100.0%

	Maturity Date	Interest	Call Date	PAR Amount	Principal Amount	Current Market Value	Security ID
Federal Farm Credit Bank	7/29/2025	0.580	N/A	\$2,000,000	\$2,000,000	\$1,993,503	3133ELZ80
Federal Farm Credit Bank	8/4/2025	0.680	N/A	\$2,000,000	\$2,000,000	\$1,992,369	3133EL2U7
Federal National Mortgage Association	8/26/2025	0.600	N/A	\$2,000,000	\$2,000,000	\$1,988,168	3136G4X32
Federal National Mortgage Association	10/20/2025	0.580	N/A	\$2,000,000	\$2,000,000	\$1,976,640	3135G06A6
Federal Home Loan Mortgage Corp	10/27/2025	0.540	N/A	\$2,000,000	\$2,000,000	\$1,975,204	3134GW4Z6
Federal National Mortgage Association	11/25/2025	0.580	N/A	\$3,000,000	\$3,000,000	\$2,953,738	3135GA5H0
Federal Farm Credit Bank	12/1/2025	0.560	N/A	\$2,000,000	\$2,000,000	\$1,968,809	3133EMJC7
Federal Farm Credit Bank	12/23/2025	0.500	N/A	\$2,000,000	\$2,000,000	\$1,964,857	3133EMLR1
Federal National Mortgage Association	12/30/2025	0.640	N/A	\$2,000,000	\$2,004,000	\$1,964,557	3135G06Q1
Federal Home Loan Bank	2/12/2026	0.520	N/A	\$2,000,000	\$1,999,000	\$1,954,928	3130AKWA0
Federal Home Loan Bank	2/23/2026	0.580	N/A	\$1,750,000	\$1,745,625	\$1,708,587	3130ALBX1
Federal Farm Credit Bank	3/9/2026	0.800	N/A	\$3,000,000	\$3,000,000	\$2,930,463	3133EMSU7
Federal Home Loan Bank	3/30/2026	1.030	N/A	\$3,000,000	\$3,000,000	\$2,930,160	3130ALV68
Federal Farm Credit Bank	5/4/2026	1.000	N/A	\$3,000,000	\$3,000,000	\$2,921,519	3133EMYE6
Federal Home Loan Bank	5/18/2026	1.000	N/A	\$3,000,000	\$3,000,000	\$2,918,937	3130AMFD9
Federal Home Loan Bank	6/16/2026	0.950	N/A	\$3,000,000	\$3,000,000	\$2,911,096	3130AMPJ5
Federal Home Loan Bank	6/29/2026	4.000	N/A	\$3,000,000	\$2,964,000	\$3,001,765	3130AT6Q51
Federal Home Loan Bank	6/30/2026	0.860	N/A	\$5,000,000	\$5,000,000	\$4,842,464	3130AMWB4
Federal Home Loan Bank	7/13/2026	1.020	N/A	\$5,000,000	\$5,000,000	\$4,845,320	3130ANL2L3
Federal Farm CR BKS Cons BD	7/27/2026	3.940	N/A	\$3,000,000	\$2,937,750	\$2,993,290	3133ENC99
Federal Home Loan Bank	8/20/2026	1.100	N/A	\$4,000,000	\$3,516,000	\$3,868,982	3130ANMH0
Federal Home Loan Bank	9/14/2026	0.930	N/A	\$2,000,000	\$2,000,000	\$1,926,785	3130ANU73
Federal Home Loan Banks	1/28/2027	1.750	N/A	\$2,250,000	\$2,247,750	\$2,173,833	3130AQKM4
Federal Home Loan Banks Cons	4/29/2027	3.000	N/A	\$5,000,000	\$5,000,000	\$4,925,039	3130ARMS7
Federal Home Loan Banks	2/14/2028	4.700	N/A	\$3,000,000	\$2,983,500	\$2,994,783	3130AUVE1
Federal Farm CR BKS Cons BD	7/17/2028	4.250	N/A	\$2,500,000	\$2,508,750	\$2,530,114	3133EPQD0

Total US Government Agency Securities	\$72,500,000	\$71,906,375	\$71,155,907
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Bank of America	11/25/2025	0.650	N/A	\$1,000,000	\$1,000,000	\$985,934	06048WK41
JPMorgan Chase	12/22/2025	0.825	N/A	\$1,000,000	\$1,000,000	\$979,297	48128GY53
United Health Group	1/15/2026	1.250	N/A	\$1,000,000	\$1,016,620	\$982,038	91324PDW9
Public Storage	2/15/2026	0.875	1/15/2026	\$2,000,000	\$1,984,600	\$1,957,643	74460WAA5
JP Morgan Chase	2/17/2026	0.500	N/A	\$1,000,000	\$1,000,000	\$980,304	46632FRV9
Caterpillar	3/2/2026	0.900	N/A	\$1,200,000	\$1,195,920	\$1,173,367	14913R2K2
United Health Group	5/15/2026	1.150	4/15/2026	\$500,000	\$501,660	\$485,725	91324PEC2
Bank of America	8/26/2026	1.250	N/A	\$2,000,000	\$2,000,000	\$1,931,593	06048WN22
Apple Incorporated	9/11/2026	2.050	N/A	\$2,000,000	\$2,057,960	\$1,952,669	037833DN7
Deere John Capital Corp	10/23/2026	1.300	N/A	\$1,000,000	\$993,670	\$964,573	24422EVW6
Emerson Electric Company	10/15/2026	0.875	N/A	\$3,500,000	\$3,352,930	\$3,360,114	291011BP8
Bank of America Corp	11/19/2026	1.650	N/A	\$1,000,000	\$1,000,000	\$950,321	06048WQ29
JPMorgan Chase FINL CO LLC	11/30/2026	1.500	N/A	\$1,000,000	\$1,000,000	\$960,812	48130UZH1
IBM Corps SR GLBL NT3.3%27	1/27/2027	3.300	N/A	\$2,000,000	\$1,936,420	\$1,972,850	459200JR3
Comcast Corp SR GLBL NT3.3%27	2/1/2027	3.300	N/A	\$2,000,000	\$1,933,020	\$1,970,025	20030NBY6
TSMC Arizona Corp	4/22/2027	3.875	N/A	\$2,000,000	\$1,989,240	\$1,987,190	872898AF8

CITY OF WOODLAND
INVESTMENT REPORT

	Maturity Date	Interest	Call Date	PAR Amount	Principal Amount	Current Market Value	Security ID
TSMC Arizona Corp	4/22/2027	3.875	N/A	\$2,000,000	\$1,888,300	\$1,987,190	872898AF8
Qualcomm INC	5/20/2027	3.250	N/A	\$2,250,000	\$2,096,100	\$2,220,221	747525AU7
ATMOS Energy Corp	6/15/2027	3.000	N/A	\$2,000,000	\$1,911,000	\$1,957,944	049560AN5
Amazon Com Inc	8/22/2027	3.150	N/A	\$3,000,000	\$2,804,340	\$2,948,902	023135BC9
Meta Platforms Inc	5/15/2028	4.600	N/A	\$2,000,000	\$1,986,000	\$2,034,670	30303M8L9

Total Corporate Securities	\$35,450,000	\$34,647,780	\$34,743,382
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Total of LAIF Funds & Investments Detail	\$262,091,406
Check Total (Should be zero)	0

CASH ACCOUNTS as of 06/30/2025

Bank Accounts with U.S. Bank	\$12,845,233
Petty Cash	\$2,778
Cash with Fiscal Agent	\$8,579,363
Funds Held By Section 115 Pension Trust	\$17,002,730

INTEREST SUMMARY

Interest Earned - Investments	\$2,725,488
Interest Earned - LAIF	\$152,935
Interest Earned - CAMP	\$5,648,951
Total Fiscal Year-to-Date Interest Received	\$8,527,375

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

**CITY OF WOODLAND
ACTIVITY REPORT**

DATE	DESCRIPTION	DEBIT	CREDIT	BALANCE
LAIF TREASURER				
07/01/24	Beginning Balance			\$3,282,979
07/15/24	Quarterly Interest	\$37,042		\$3,320,021
10/15/24	Quarterly Interest	\$39,372		\$3,359,393
01/15/25	Quarterly Interest	\$39,071		\$3,398,463
04/15/25	Quarterly Interest	\$37,451		\$3,435,914
06/30/25	Ending Balance			\$3,435,914
CAMP PFM Asset Management LLC				
07/01/24	Month Beginning Balance			\$115,477,961
07/22/24	Transfer - Out		\$9,500,000	\$105,977,961
07/31/24	Accrual Income Dividend Reinvestment	\$517,349		\$106,495,311
08/30/24	Accrual Income Dividend Reinvestment	\$488,416		\$106,983,727
09/05/24	Transfer - In	\$4,500,000		\$111,483,727
09/30/24	Accrual Income Dividend Reinvestment	\$480,591		\$111,964,318
10/31/24	Accrual Income Dividend Reinvestment	\$477,236		\$112,441,554
11/29/24	Accrual Income Dividend Reinvestment	\$448,891		\$112,890,445
12/23/24	Transfer - Out		\$5,000,000	\$107,890,445
12/31/24	Accrual Income Dividend Reinvestment	\$446,273		\$108,336,718
01/02/25	Transfer - Out		\$4,000,000	\$104,336,718
01/28/25	Transfer - In	\$25,000,000		\$129,336,718
01/31/25	Accrual Income Dividend Reinvestment	\$416,275		\$129,752,992
02/25/25	Transfer - Out		\$5,000,000	\$124,752,992
02/28/25	Accrual Income Dividend Reinvestment	\$446,692		\$125,199,685
03/31/25	Accrual Income Dividend Reinvestment	\$475,150		\$125,674,834
04/30/25	Accrual Income Dividend Reinvestment	\$459,587		\$126,134,421
05/31/25	Accrual Income Dividend Reinvestment	\$473,815		\$126,608,236
06/11/25	Transfer - In	\$24,974,424		\$151,582,660
06/30/25	Accrual Income Dividend Reinvestment	\$518,677		\$152,101,337
09/30/223	Ending Balance			\$152,101,337
Bonds and Other Investments				
07/01/25	Beginning Balance			\$144,484,155
07/02/24	Federal Home Loan Banks- Called		\$4,000,000	\$140,484,155
07/30/25	US Bancorp - Maturity		\$3,000,000	\$137,484,155
08/15/24	Federal Home Loan Banks- Called		\$4,000,000	\$133,484,155
08/22/24	Amazon, Inc - Maturity		\$500,000	\$132,984,155
09/03/24	United Parcel Service - Maturity		\$1,500,000	\$131,484,155
09/03/24	Los Angeles County GO Txbl Ser A - Maturity		\$1,000,000	\$130,484,155
09/06/24	Coca Cola Company - Maturity		\$500,000	\$129,984,155
12/02/24	Estee Lauder - Maturity		\$2,000,000	\$127,984,155
12/02/24	California St Muni Fin Auth Rev Txbl Harvey Mudd College - Maturity		\$595,000	\$127,389,155
01/13/25	Toyota Motor Corp - Maturity		\$1,000,000	\$126,389,155
02/13/25	Toyota Motor Corp - Maturity		\$1,000,000	\$125,389,155
02/18/25	WW Grainger Inc - Maturity		\$1,500,000	\$123,889,155
02/24/25	Bank of New York Mellon Corp - Maturity		\$2,000,000	\$121,889,155
02/24/25	Federal Home Loan Banks- Called		\$3,835,000	\$118,054,155
03/07/25	John Deere Capital Corp - Maturity		\$1,500,000	\$116,554,155
05/15/25	Univ of Cal Rev Txbl Limited Proj - Maturity		\$2,000,000	\$114,554,155
06/04/25	Federal National Mortgage Assn - Maturity		\$3,000,000	\$111,554,155
06/16/25	Precision Castpart Corp - Maturity		\$1,000,000	\$110,554,155
06/17/25	Wells Fargo & Co - Maturity		\$1,000,000	\$109,554,155
06/23/25	JP Morgan Chase - Maturity		\$1,000,000	\$108,554,155
06/25/25	Federal National Mortgage Assn - Maturity		\$2,000,000	\$106,554,155
END OF MONTH TOTAL DEBITS				\$262,091,406

Cash with Fiscal Agent

	Beginning Balance	Activity - Q1 FY25	Activity - Q2 FY25	Activity - Q3 FY25	Activity - Q4 FY25		Ending Balance
<u>2014 Wastewater Revenue Bonds</u>							
Revenue fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Interest fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Principal Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Redemption fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Rebate Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
<u>2022 Wastewater Revenue Bonds</u>							
Revenue fund	\$126.16	\$1.50	\$86.38	\$658.97	\$447.89	US Bank Mmkt 5 -Ct	\$1,320.90
Interest fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Principal Fund	\$0.10	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.10
<u>CFD - Gibson Ranch</u>							
Revenue fund	\$11,095.99	(\$5,600.78)	\$61.00	\$1,107.91	\$63.68	Cash Mgmt-1st Am Treasury	\$6,727.80
Interest fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	0.00
Principal Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	\$0.00
Reserve fund	\$227,683.83	(\$2,675.86)	\$2,438.52	(\$4,436.05)	\$2,135.49	Cash Mgmt-1st Am Treasury	\$225,145.93
Redemption fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	\$0.00
Sinking Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Treasury	\$0.00
<u>Spring Lake 2013</u>							
Special Tax Fund	\$0.01	\$247,488.47	\$2,635.01	(\$248,559.76)	\$67.93	Cash Mgmt-1st Am Govt Oblig	\$1,631.66
Interest Fund	\$146.81	(\$49.80)	\$97.56	(\$174.50)	\$19.22	Cash Mgmt-1st Am Govt Oblig	\$39.29
Principal Fund	\$7.06	\$313.40	\$326.09	\$6.25	\$6.26	Cash Mgmt-1st Am Govt Oblig	\$659.06
Reserve fund	\$2,222,415.29	(\$220,696.65)	\$21,899.97	\$19,566.01	\$19,585.29	Cash Mgmt-1st Am Govt Oblig	\$2,062,769.91
Prepayment Fund	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.04
Rebate Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.00
<u>Spring Lake 2016</u>							
Special Tax Fund	\$0.48	\$222,535.70	\$2,369.35	\$2,174.57	\$2,176.71	Cash Mgmt-1st Am Govt Oblig	\$229,256.81
Interest Fund	\$187.04	(\$63.27)	\$124.48	\$100.70	\$102.31	Cash Mgmt-1st Am Govt Oblig	\$451.26
Principal Fund	\$10.31	\$18.42	\$29.17	\$0.56	\$0.56	Cash Mgmt-1st Am Govt Oblig	\$59.02
Reserve Fund	\$1,110,026.00	(\$209,154.52)	\$9,885.10	\$8,805.95	\$8,814.62	Cash Mgmt-1st Am Govt Oblig	\$928,377.15
Proceeds Fund	\$0.20	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.20
<u>Spring Lake 2019</u>							
Special Tax Fund	\$133.59	\$178,379.30	\$1,968.82	(\$179,342.67)	\$10.76	Cash Mgmt-1st Am Govt Oblig	\$1,149.80
Interest Fund	\$62.82	\$60.50	\$125.02	(\$197.90)	\$98.91	Cash Mgmt-1st Am Govt Oblig	\$149.35
Principal Fund	\$0.14	(\$0.14)	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.00
Reserve Fund	\$1,555,984.76	(\$159,686.31)	\$15,277.84	\$13,648.29	\$13,661.73	Cash Mgmt-1st Am Govt Oblig	\$1,438,886.31
Capitalized Interest Fund	\$161,957.65	\$1,952.45	\$1,787.98	\$1,602.10	\$1,603.68	Cash Mgmt-1st Am Govt Oblig	\$168,903.86
Proceeds Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.00
<u>Spring Lake 2021</u>							
Special Tax Fund	\$903.04	(\$895.69)	\$0.32	\$0.08	\$0.07	Cash Mgmt-1st Am Govt Oblig	\$7.82
Interest Fund	\$290.38	(\$129.88)	\$107.90	\$170.65	\$88.94	Cash Mgmt-1st Am Govt Oblig	\$527.99
Principal Fund	\$46.38	\$53.67	\$67.96	\$1.62	\$1.63	Cash Mgmt-1st Am Govt Oblig	\$171.26
Bond Reserve Fund	\$1,359,560.23	\$16,389.87	\$15,009.24	\$13,448.94	\$13,462.19	Cash Mgmt-1st Am Govt Oblig	\$1,417,870.47
Proceeds Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Cash Mgmt-1st Am Govt Oblig	\$0.00
Acquistion & Construction	\$46.74	\$0.56	\$0.51	\$0.46	\$0.47	Cash Mgmt-1st Am Govt Oblig	\$48.74
<u>ARRA Loan</u>							
Payment Account	\$244,862.57	(\$235,578.82)	\$101.04	\$90.74	\$90.82	US Bank Mmkt 5 -Ct	\$9,566.35
Reserve Account	\$495,794.68	\$5,976.93	\$5,473.46	\$4,904.46	\$4,909.29	US Bank Mmkt 5 -Ct	\$517,058.82
<u>Safe Drinking Water State Revolving Fund 2014</u>							
Payment Fund	\$5.67	\$0.11	(\$5.78)	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Reserve fund	\$1,567,724.12	\$19.76	\$19.54	(\$53.41)	\$19.76	US Bank Mmkt 5 -Ct	\$1,567,729.77
<u>Water Revenue Bonds 2021</u>							
Green Bonds	\$0.21	(\$0.21)	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Interest Fund	\$107.27	(\$31.15)	\$51.34	\$82.03	\$42.74	US Bank Mmkt 5 -Ct	\$252.23
Principal Fund	\$262.29	\$3.17	\$2.89	\$218.65	\$113.66	US Bank Mmkt 5 -Ct	\$600.66
Reserve Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Redemption Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
Surplus Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	US Bank Mmkt 5 -Ct	\$0.00
TOTAL							\$8,579,362.56

Investment Glossary

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

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

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

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

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

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

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



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: H.16
SUBJECT: Public Hearing and Adoption of Ordinance Adopting the 2025 California Fire Code and Related Amendments

Recommendation for Action: Staff recommends that the City Council:

1. Conduct a public hearing.
2. Adopt 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, 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.

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 fiscal year 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.

This meeting serves as the second reading, public hearing, and consideration of adoption of the Ordinance. In accordance with Government Code requirements, notice of the public hearing was published twice in a locally circulated newspaper, with the first notice appearing at least 14 days prior to tonight's hearing. A copy of the 2025 California Fire Code has been available for public inspection in the Office of the 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 and findings have been added to address evolving fire and life safety issues within the community. At the October 21, 2025 City Council meeting, additional findings were added to Exhibit A as a supplement to the Item 15 on that agenda to support the local amendments to the California Fire Code.

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:

1. Conduct a public hearing.
2. Adopt 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, 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.

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 - 2025 Fire Code

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, 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.

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: November 18, 2025
ITEM #: H.17
SUBJECT: Public Hearing and Adoption 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:

1. Hold a public hearing.
2. Adopt 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 edition of the uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.

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.

Report in Brief:

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, the Council introduces the ordinance, adopting the codes by reference, and sets a public hearing, second, at a following Council meeting (this 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.

Background:

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 Officials' 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 topographic, climatic, or geologic conditions. 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 of roof mounted residential solar shall be required on all new residential developments. (Does not apply to existing residential developments or infill housing).

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.

Public Contact

The formal adoption action takes place at the following Council meeting after a public hearing is held. Prior to this hearing, two notices were published. Copies 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.

Conclusion:

Staff recommends that the City Council:

1. Hold a public hearing.
2. Adopt 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 edition of the uniform Housing Code, and the 1997 Edition of the Uniform Security Code, together with certain additions, insertions, deletions and changes thereto.

Prepared by: Joel Luevano, Chief Building Official

Reviewed by: Brent Meyer, Community Development Director



Ken Hiatt
City Manager

Attachments:

1. Proposed Ordinance - Building Codes

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.

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.

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 here by 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 attest 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

Woodland 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 Amended	Mechanical	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	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	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.



TO: THE HONORABLE MAYOR AND CITY COUNCIL
AGENDA: City Council Regular Meeting
DATE: November 18, 2025
ITEM #: I.18
SUBJECT: Fiscal Year 2025/26 Quarterly Budget Update

Recommendation for Action: Staff recommends that the City Council receive an informational report representing the FY2025/26 First Quarter Budget Update.

Staff Contact:

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

Fiscal Impact:

This informational item represents City-wide revenue and expenditures for:

- 1) the unaudited results for all periods of activity in fiscal year 2024/25, and
- 2) the results through the first three months of fiscal year 2025/26.

Discussion:

This report and the related attachments summarize revenue and expenditure results for all City funds through the fourth quarter of fiscal year 2024/25 and through the first quarter of fiscal year 2025/26. In addition, the report highlights revenues and expenditures specifically in the General Fund through the fourth quarter of fiscal year 2024/25 and through the first quarter of fiscal year 2025/26.

Highlights of the fiscal year 2024/25 results (Attachment A) include the following:

- All Funds revenues through fiscal year-end FY2024/25 were \$211.5 million or 104% of the amended budget.
- Final FY2024/25 expenditures for all City funds totaled \$201.25 million, or 65% of the amended budget. All fund categories completed the year with expenditures within the amended budget.
- General Fund revenues totaled \$72 million, \$3.01 million more than the amended budget. Most General Fund revenue categories met and/or exceeded projected budgets for the year.
- The General Fund ended the year with \$74.75 million in expenses, which is \$6 million less than the amended budget. However, \$1.9 million was carried forward for use in FY2025/26, and \$4.1 million in savings was for a transfer completed in the previous year and no longer needed. When these carried forward amounts are accounted for, the General Fund expenditures would have equaled the budget, with very little in savings.
- Capital Improvement expenditures totaled \$26.08 million, resulting in \$55.36 million less than the budgeted Capital Improvement expenditures for the year. This is not unusual as capital projects are typically long-term in nature and span multiple fiscal years. The remaining balances in the project funds have been carried over into FY2025/26.

Highlights of the fiscal year 2025/26 results (Attachment B) include the following:

- Revenues for all funds through September 30th (first quarter of fiscal year 2025/26) are \$31.78 million, or 15% of the amended budget.

- General Fund revenues are \$8.3 million or 12% of the amended budget. The majority of the City's major tax revenues are not received until later in the fiscal year, so the low percentage of revenues received is very typical and expected each year.
- Through the first quarter of FY2025/26, expenditures for all funds totaled \$47.03 million, or 16% of the amended budget. The General Fund expenditures totaled \$13.16 million, or 17% of the amended budget.
- At the end of the first quarter of fiscal year 2025/26, all departments appear to be tracking closely to budget.

Although the revenue results for FY2024/25 discussed in the attachments to this report were better than projected, City expenditures are also trending on the higher side due to lingering inflationary impacts. As a result, any excess revenues are being offset by these additional expenditures. The adopted budget for FY2025/26 anticipated a \$3.5 million deficit in the General Fund, with a growing structural deficit throughout the term of the five-year forecast. This quarterly report does not provide updated projections for the anticipated General Fund outcomes for FY2025/26. So far, preliminary revenue performance and indications for year-end outcomes present cause for continued concern, particularly as it pertains to the City's sales tax revenues.

The next budget update provided to the City Council will be the mid-year budget update, which provides updated projections through the remainder of the current fiscal year and informs you about the development of the FY2026/27 budget. This mid-year update generally occurs in late February or early March each year.

Conclusion:

Staff recommends that the City Council receive an informational report representing the FY2025/26 First Quarter Budget Update.

Prepared by: Karie Farnham, Financial Services Manager

Reviewed by: Kim McKinney, Director of Administrative Services



Ken Hiatt
City Manager

Attachments:

1. Attachment A - Quarterly Budget Update FY25 Qtr 4
2. Attachment B - Quarterly Budget Update FY26 Qtr 1

ATTACHMENT A

ALL FUNDS REVENUES AND EXPENDITURES

Table 1 – All Funds Revenues

FY2024/25 Revenues						
	Original Budget		Amended Budget		Year-to Date Actuals	%
General Fund	\$ 68,995,265	\$	68,995,265	\$	72,007,961	104%
Special Revenue	\$ 21,552,070	\$	22,288,637	\$	29,355,374	132%
Debt Service	\$ 1,550,346	\$	1,550,346	\$	1,550,346	100%
Development/Capital	\$ 16,819,436	\$	16,819,436	\$	14,313,466	85%
Spring Lake	\$ 8,530,470	\$	8,530,470	\$	3,547,171	42%
Enterprise Funds	\$ 54,690,487	\$	54,704,987	\$	57,831,444	106%
Internal Service	\$ 23,540,167	\$	23,688,744	\$	25,576,589	108%
Successor Agency	\$ 804,940	\$	804,940	\$	253,440	31%
Agency (Assessment)	\$ 5,658,155	\$	5,658,155	\$	7,060,567	125%
Total All Funds	\$ 202,141,336	\$	203,040,980	\$	211,496,357	104%

- All Funds revenues through fiscal year-end FY2024/25 were \$211.5 million or 104% of the amended budget.
- General Fund revenues totaled \$72 million, \$3.01 million more than the amended budget. Table 4 provides more detail regarding General Fund revenues.
- Special Revenue funds generated \$29.3 million or 131% of the amended budget. Revenue captured in this category is mostly based on grant reimbursements and follows project expenses throughout the fiscal year. Additionally, the City consolidates its investments and related earnings in one fund throughout the year. The investment income earned during the year was \$8.68 million and has not yet been allocated to all other City funds. Interest allocation will happen as staff closes-out the 2024/25 fiscal year.
- Development/Capital funds generated \$14.31 million or \$2.51 million less than the amended budget, due in large part to receiving \$1.94 million less than expected Development Impact fees. Additional revenue in these funds assists in reducing inter-fund loan balances accumulated from assisting with debt service and helps to improve fund balance deficits. When there is less than expected revenue, we rely more on inter-fund transfers thereby reducing fund balance.
- Spring Lake funds generated \$3.55 million or 42% of the amended budget due to less than expected collection of Spring Lake Infrastructure Fees as new residential construction has

slowed down in the Spring Lake area.

- Enterprise Funds collected \$57.8 million or 106% of the amended budget. Revenues from user fees in both the Water and Sewer funds mostly contributed to the excess, collecting \$3.11 million of the \$3.57 million surplus due to increased demand for water use as well as some project reimbursements from the State Water Board.
- Internal Service fund revenues were \$25.58 million or 108% of the amended budget. Most overages resulted from changes to cost recovery within these funds related to maintenance, replacement and leasing of equipment and vehicles, which were modified part way through the year.
- Successor Agency revenues were \$253,440 or 31% of the amended budget. Successor Agency revenue is used to repay debt service on former Redevelopment Agency debt obligations and is calculated each year and submitted to the State Department of Finance. The City works with the State on an annual basis to make this decision. Reserve balances existed in the fund to cover portion of the payments due in FY24/25.
- Agency funds are primarily pass-through special assessment funds. The revenues in these funds totaled \$7.06 million or \$1.4 million higher than the amended budget due to the continuation building of residential units in Spring Lake that are also contributing to the annual assessment (Mello-Roos) as well as early pre-payments of bonds by some property owners within Spring Lake.

Table 2 – All Funds Expenditures by Fund Type

FY2024/25 Expenditures					
	Original Budget	Amended Budget	Year-to Date Actuals	%	
Internal Service	\$ 24,172,088	\$ 28,620,029	\$ 25,138,540	88%	
General Fund	\$ 72,264,178	\$ 81,385,858	\$ 74,745,050	92%	
Enterprise Funds	\$ 60,912,984	\$ 95,765,277	\$ 49,998,323	52%	
Special Revenue	\$ 22,620,673	\$ 33,664,396	\$ 23,934,576	71%	
Development/Capital	\$ 19,760,861	\$ 36,363,859	\$ 19,319,178	53%	
Successor Agency	\$ 583,815	\$ 583,815	\$ 502,387	86%	
Spring Lake	\$ 15,204,299	\$ 24,102,957	\$ 3,380,043	14%	
Debt Service	\$ 1,550,346	\$ 1,550,346	\$ 1,545,345	100%	
Agency	\$ 6,841,737	\$ 6,870,302	\$ 2,687,420	39%	
Total All Funds	\$ 223,910,980	\$ 308,906,838	\$ 201,250,863	65%	

- Through the fourth quarter of fiscal year 2024/25, expenditures for all funds totaled \$201.25 million, or 65% of the amended budget. All fund categories completed the year with expenditures within the amended budget.
- The General Fund ended the year with \$74.75 million in expenses, which is \$6.0 million less than the amended budget. The savings are largely due to \$1.78 million in contract services across all departments of which departments with Non-Departmental contributing \$1.05 million in savings due to American Rescue Plan projects not being fully carried out in FY2024/25.

Of the \$6.0 million in savings across all departments, \$1.91 million was re-appropriated to FY2025/26 to complete prior year commitments and continue efforts on project priority goals that span multiple fiscal years. Due to this re-appropriation of funds to FY2025/26, General Fund expenditures savings would be \$4.09. General Fund expenditures are discussed in more detail in Table 5.

- Enterprise Funds expenditures totaled \$50 million, or 52% of the amended budget. Enterprise funds were underspent primarily because of \$29.82 million in savings from Capital Improvement Projects (CIP) that did not incur expenses compared to their approved budget (refer to the CIP Chart below for a listing of some of these projects sorted by fund type). These budgets will carryforward into FY2025/26 for continued work on the projects. Another \$10.86 million in savings is due to pending depreciation of capital assets. These assets will be depreciated within the next month as staff continue to close the 2024/25 fiscal year.
- Special Revenue fund expenditures totaled \$23.93 million or 71% of the amended budget. Special Revenue funds include a variety of fund types, but primarily consist of various federal grants, housing grants and programs, state allocated transportation funding, and special assessment districts (such as Lighting and Landscaping). Special Revenue funds were underspent for the following reasons: \$2.92 million in savings from Capital Improvement Projects (CIP) that did not incur expenses compared to their approved budget (refer to the CIP Chart below for a listing of some these projects sorted by fund type); \$1.7 million in savings for the carryback loan agreement from the land acquisition at 310 W. Main Street for a 96-unit multifamily affordable rental project; and \$900,000 in savings for the 334 Freeman Garden Court project. Both the housing grants and the 334 Freeman Garden Court project will be carried forward to FY2025/26.
- Development/Capital funds resulted in \$19.32 million or 53% of the amended budget. Development/Capital funds were underspent largely due to the \$16.19 million in savings due to many Capital Improvement Projects (CIP) that did not incur expenses compared to their approved budget (refer to the CIP Chart below for a listing of some these projects sorted by fund type). Also, additional savings of \$247,342 in Measure F funds that were planned to

contribute to the Parks debt service, was not needed. Only \$922,199 was transferred as the Parks Development Impact Fee fund received a fair amount of revenue to pay on debt service. Additional allocations to parks projects will be reviewed with the spending plan.

- Successor Agency ended the fiscal year with \$502,387 in expenses or 86% of the amended budget. The budget is based on payments due for loans, but timing of reimbursement depends upon approval of and availability of funds from the State Department of Finance.
- Spring Lake funds ended the fiscal year with \$3.38 million in expenses or 14% of the amended budget. Spring Lake funds were underspent largely due to \$6.17 million in Capital Improvement Projects (CIP) expenses that were not incurred compared to their approved budget (refer to the CIP Chart below for a listing of some these projects sorted by fund type); and \$14.53 million in planned reimbursements to developers for infrastructure constructed in Spring Lake that were not completed or approved by the end of the year.
- Agency Funds reflect expenditures of \$2.69 million or 39% of the amended budget. Agency expenses are related to debt service payments for special districts.

*All CIP unspent budget will carry-forward to FY2025/26 and be available for planned projects.

CIP Chart FY2024/25						
		Project Name	Amended Budget	Year-to-Date Expenditures	Balance	Percent Spent
Development/Capital	0228	Traffic Engineering Services	\$ 101,304.06	\$ 39,801.22	\$ 61,502.84	39%
	0606	Measure E Planning - Management	\$ 50,000.00	\$ 72,380.40	\$ (22,380.40)	145%
	0614	Annual In-House Road Program Support	\$ 1,016,105.47	\$ 1,035,409.07	\$ (19,303.60)	102%
	0841	2008 ADA Improvements	\$ 98,770.00	\$ 96,105.00	\$ 2,665.00	97%
	1305	East Main St. Improvement Project	\$ 73,782.60	\$ 220.69	\$ 73,561.91	0%
	1602	New Traffic Signal-Freeway Drive/East Main Street	\$ 450,000.00	\$ -	\$ 450,000.00	0%
	1603	Storm Water Quality Design Manual Update	\$ 107,028.97	\$ 13,893.00	\$ 93,135.97	13%
	1610	2016 ADA Improvements	\$ 2,055,079.44	\$ 1,027.99	\$ 2,054,051.45	0%
	1702	New Traffic Signal-Kentucky Avenue/Cottonwood Road	\$ 449,727.20	\$ -	\$ 449,727.20	0%
	1716	W. Main St. Bicycle/Pedestrian Mobility and Safety	\$ 137,295.02	\$ -	\$ 137,295.02	0%
	1722	Sports Park Drive Pedestrian Overcrossing	\$ 78,361.56	\$ 310,205.79	\$ (231,844.23)	396%
	1723	2017 ADA Improvements	\$ 40,000.00	\$ -	\$ 40,000.00	0%
	1804	2018 ADA Improvements	\$ 16,164.84	\$ -	\$ 16,164.84	0%
	1901	2019 ADA Improvements	\$ 57,000.00	\$ -	\$ 57,000.00	0%
	1905	Matmor & Gum Rehabilitation	\$ -	\$ 1,817.42	\$ (1,817.42)	0%
	1906	Traffic Calming Program	\$ 58,582.65	\$ 3,829.59	\$ 54,753.06	7%
	1913	Gibson Road Interchange Modification	\$ (177.67)	\$ 966.01	\$ (1,143.68)	-544%
	1917	Regional Park Site	\$ 58,372.63	\$ 57,214.27	\$ 1,158.36	98%
	1918	Southeast Area Pool Project	\$ 9,665,752.98	\$ 6,386,443.84	\$ 3,279,309.14	66%
	1923	Charles Brooks Pool Bleacher Project	\$ 13,690.68	\$ -	\$ 13,690.68	0%
	2001	Gibson Road Bicycle/Pedestrian Mobility	\$ 794,645.90	\$ 578,679.02	\$ 215,966.88	73%
	2004	E. Gibson/Harry Lorenzo/Bourn Traffic Signal	\$ 1,290,000.00	\$ -	\$ 1,290,000.00	0%
	2008	Gibson Road Rehabilitation-CR98 to West St.	\$ 330,077.51	\$ 169,549.12	\$ 160,528.39	51%
	2109	Enterprise System Replacement	\$ 142,813.02	\$ 66,873.38	\$ 75,939.64	47%
	2113	2021 ADA Improvements	\$ (1,072.53)	\$ -	\$ (1,072.53)	0%
	2114	SR 113/CR 25 Ultimate Interchange Modifications	\$ 163,509.43	\$ 159,689.91	\$ 3,819.52	98%
	2201	2022 ADA Improvements	\$ 10,000.00	\$ -	\$ 10,000.00	0%
	2206	2021 Road Maintenance Project	\$ 14,463.27	\$ -	\$ 14,463.27	0%
	2213	Main Street Feasibility Project	\$ 105,826.38	\$ 25,610.37	\$ 80,216.01	24%
	2214	East Main Street Signal Project	\$ 177,990.44	\$ 36,760.54	\$ 141,229.90	21%
	2215	Pedestrian Crossing Improvement Project	\$ 65,581.91	\$ 62,725.06	\$ 2,856.85	96%
	2217	Active Transportation Plan	\$ (8,311.60)	\$ -	\$ (8,311.60)	0%
	2301	2023 Road Maintenance	\$ 632,169.64	\$ 637,600.48	\$ (5,430.84)	101%
	2305	Storm Drainage Trash Capture Project	\$ 50,000.00	\$ -	\$ 50,000.00	0%
	2306	E. Gibson Road-Matmor Road Signal Modifications	\$ 550,000.00	\$ -	\$ 550,000.00	0%
	2307	New Traffic Signal - CR102 & Kentucky Ave.	\$ 525,000.00	\$ -	\$ 525,000.00	0%
	2401	2024 Road Maintenance	\$ 1,328,000.00	\$ 1,028,666.56	\$ 299,333.44	77%
	2404	Grant Planning and Application	\$ 19,577.77	\$ 44,199.82	\$ (24,622.05)	226%
	2406	I-5/SR1113 Freeway to Freeway	\$ 47,584.89	\$ 26,711.70	\$ 20,873.19	56%
	2408	Community Center Parking Lot Expansion	\$ 2,241,723.48	\$ 441,821.32	\$ 1,799,902.16	20%
	2409	Downtown Parking Lot Rehabilitation	\$ 575,000.00	\$ 85,088.82	\$ 489,911.18	15%
	2411	Traffic Signal EVP Upgrades	\$ 200,000.00	\$ 9,450.00	\$ 190,550.00	5%
	2413	1st St Public Parking Lot Rehab	\$ 750,000.00	\$ 80,738.36	\$ 669,261.64	11%
	2502	2025 Road Maintenance	\$ 1,330,259.09	\$ 376,802.91	\$ 953,456.18	28%
	2503	City of Woodland Safety Action Plan	\$ 70,000.00	\$ 4,068.94	\$ 65,931.06	6%
	2505	Public Safety Radio System Upgrade	\$ 1,150,000.00	\$ -	\$ 1,150,000.00	0%
	2509	Fire Admin Relocation	\$ 250,000.00	\$ -	\$ 250,000.00	0%
	2510	Hiddleson Park Phase 1 & 2	\$ 660,000.00	\$ -	\$ 660,000.00	0%
	2511	Beamer Underground Erosion Control	\$ 50,000.00	\$ -	\$ 50,000.00	0%
	9445	Library Material Collection	\$ 170,000.00	\$ 172,274.50	\$ (2,274.50)	101%
	9524	Planning Analysis Studies	\$ 40,000.00	\$ 1,914.79	\$ 38,085.21	5%
Enterprise	0821	Annual Sewer Repair and Replacement	\$ 5,095,623.37	\$ 233,318.69	\$ 4,862,304.68	5%
	0822	Preliminary Odor Abatement	\$ 174,933.62	\$ -	\$ 174,933.62	0%
	0915	FloodSAFE Yolo/Cache Creek Feasibility	\$ (122,473.86)	\$ 24,253.37	\$ (146,727.23)	-20%
	0923	Water System Replacement Repairs	\$ 1,612,514.65	\$ 114,285.00	\$ 1,498,229.65	7%
	1011	Treatment Plant Exp-Biosolids	\$ 297,131.38	\$ 5,462.77	\$ 291,668.61	2%
	1305	East Main St. Improvement Project	\$ 56,570.88	\$ 428.40	\$ 56,142.48	1%
	1402	Wastewater Asset Replacement	\$ 1,400,000.00	\$ 1,160,406.91	\$ 239,593.09	83%
	1403	Replacement of Orangeberg Sewer Laterals	\$ 1,374,197.78	\$ 391,781.70	\$ 982,416.08	29%
	1407	Sewer Collection/Wastewater Master	\$ -	\$ 170,492.45	\$ (170,492.45)	0%
	1415	Large Diameter Wastewater Pipeline Repair/Replace.	\$ 500,000.00	\$ -	\$ 500,000.00	0%
	1504	Chromium 6 Investigations	\$ 68,248.59	\$ -	\$ 68,248.59	0%
	1705	ASR Wells #31	\$ 5,506,768.14	\$ 25,311.56	\$ 5,481,456.58	0%
	1707	Recycled Water Master Plan	\$ 1,424,035.26	\$ 1,021,625.85	\$ 402,409.41	72%
	1709	West Woodland Safe Routes to School	\$ 20,999.26	\$ -	\$ 20,999.26	0%
	1716	West Woodland Safe Routes to School	\$ 123,863.86	\$ -	\$ 123,863.86	0%

		Project Name	Amended Budget	Year-to-Date Expenditures	Balance	Percent Spent
Enterprise Cont.	1722	Sports Park Drive Pedestrian Overcrossing	\$ (1,534.72)	\$ 194.99	\$ (1,729.71)	-13%
	1723	Main Street Sanitary Sewer & Storm Repair	\$ 46,506.40	\$ -	\$ 46,506.40	0%
	1905	Matmor & Gum Rehabilitation	\$ 8,722.34	\$ 201.94	\$ 8,520.40	2%
	1915	2019 Water Main Replacement Project	\$ 42,640.17	\$ 1,022.00	\$ 41,618.17	2%
	2001	Gibson Road Bicycle/Pedestrian Mobility	\$ 219,164.35	\$ 133,716.76	\$ 85,447.59	61%
	2006	Storm Drainage Outfall Channel Outlet	\$ (237,015.15)	\$ -	\$ (237,015.15)	0%
	2008	Gibson Road Rehabilitation-CR98 to West St.	\$ 236,625.00	\$ 82,556.20	\$ 154,068.80	35%
	2101	2022 Water & Sewer Repair and Replacement	\$ 907,487.21	\$ -	\$ 907,487.21	0%
	2102	Groundwater Monitoring Wells	\$ 1,540,501.41	\$ -	\$ 1,540,501.41	0%
	2105	Groundwater Wells Demo Project	\$ 124,161.94	\$ -	\$ 124,161.94	0%
	2201	ADA Improvements	\$ 25,000.00	\$ -	\$ 25,000.00	0%
	2202	E. Main Pump Station Emergency Generators	\$ 310,000.00	\$ 100,155.19	\$ 209,844.81	32%
	2203	Water Meter Replacement	\$ 732,157.12	\$ -	\$ 732,157.12	0%
	2204	2023 Water & Sewer Replacement Project	\$ 400,677.01	\$ 1,234.48	\$ 399,442.53	0%
	2205	E. Gibson Trunk Sewer Repairs	\$ 1,000,000.00	\$ -	\$ 1,000,000.00	0%
	2206	2021 Road Maintenance /Rehabilitation	\$ 25,000.00	\$ -	\$ 25,000.00	0%
	2208	North Canal Pump Station Pipe Rehabilitation	\$ 220,283.02	\$ (107,042.25)	\$ 327,325.27	-49%
	2216	LCC Flood Risk Reduction	\$ 2,720,089.48	\$ 216,940.56	\$ 2,503,148.92	8%
	2301	2023 Road Maintenance	\$ 18,033.21	\$ 9,319.00	\$ 8,714.21	52%
	2302	2024 Water & Sewer Replacement	\$ 2,152,211.73	\$ 1,467,934.90	\$ 684,276.83	68%
	2303	Sewer System Hydraulic Model Update	\$ 90,000.00	\$ -	\$ 90,000.00	0%
	2304	Spring Lake Lift Station Pump Replacement	\$ 401,330.71	\$ -	\$ 401,330.71	0%
	2308	2023 ADA Improvements	\$ 17,260.86	\$ -	\$ 17,260.86	0%
	2402	2025 Water & Sewer Replacement	\$ 6,387,737.00	\$ 2,273,980.96	\$ 4,113,756.04	36%
	2403	2024 ADA Improvements	\$ 17,106.00	\$ 16,355.47	\$ 750.53	96%
	2410	Pacific Flyway Pond Enhancement	\$ 2,072,000.00	\$ 1,009,983.90	\$ 1,062,016.10	49%
	2412	WPCF Grit/Headworks	\$ 499,297.50	\$ 368,529.24	\$ 130,768.26	74%
	2501	2026 Water and Sewer Replacement	\$ 400,000.00	\$ 25,113.23	\$ 374,886.77	6%
	2502	2025 Road Maintenance	\$ 25,000.00	\$ -	\$ 25,000.00	0%
	2504	2025 ADA Improvements	\$ 25,000.00	\$ 3,517.09	\$ 21,482.91	14%
	2506	2025 Urban Water Management Plan	\$ 166,000.00	\$ -	\$ 166,000.00	0%
	2507	2025 Waters Infrastructure Act	\$ 85,000.00	\$ -	\$ 85,000.00	0%
	2603	WPCF Biosolids Pond #9	\$ 580,000.00	\$ 13,499.08	\$ 566,500.92	2%
Internal Service	2109	Enterprise System Replacement	\$ 500,228.08	\$ 234,237.41	\$ 265,990.67	47%
Special Revenue	0707	Zoning Ordinance and CEQA	\$ 126,510.56	\$ 96,237.69	\$ 30,272.87	76%
	1305	East Main St. Improvement Project	\$ 374,959.80	\$ 433,123.20	\$ (58,163.40)	116%
	1905	Matmor & Gum Rehabilitation	\$ 2,415,952.51	\$ 2,541,464.96	\$ (125,512.45)	105%
	2001	Gibson Road Bicycle/Pedestrian Mobility	\$ 440,000.00	\$ -	\$ 440,000.00	0%
	2008	Gibson Road Rehabilitation-CR98 to West St.	\$ 629,402.88	\$ 4,853.45	\$ 624,549.43	1%
	2108	Local Early Action Planning Grant	\$ 17,225.48	\$ -	\$ 17,225.48	0%
	2113	Local Roadway Safety Plan Project	\$ 1,866.11	\$ 955.30	\$ 910.81	51%
	2212	Armfield & Lemen Ave. Reap Grant	\$ 65,443.17	\$ 62,047.00	\$ 3,396.17	95%
	2213	Main Street Feasibility Project	\$ 17,612.13	\$ -	\$ 17,612.13	0%
	2214	East & Main Street Signal Project	\$ 158,450.00	\$ 8,372.84	\$ 150,077.16	5%
	2215	Pedestrian Crossing Improvement Project	\$ 250,000.00	\$ -	\$ 250,000.00	0%
	2217	Active Transportation Plan	\$ 82,439.86	\$ 81,728.86	\$ 711.00	99%
	2308	2023 ADA Improvements	\$ 192,118.05	\$ 60,266.70	\$ 131,851.35	31%
	2403	2024 ADA Improvements	\$ 200,000.00	\$ 25,424.90	\$ 174,575.10	13%
	2407	South Canal Storm Ditch Widening	\$ 120,000.00	\$ 111,739.28	\$ 8,260.72	93%
	2502	2025 Road Maintenance	\$ 604,740.91	\$ -	\$ 604,740.91	0%
	2503	City of Woodland Safety Action Plan	\$ 200,000.00	\$ -	\$ 200,000.00	0%
	2504	2025 ADA Improvements	\$ 283,805.90	\$ 7,538.62	\$ 276,267.28	3%
	2508	E St Corridor Rd Diet/Complete Feas	\$ 900,000.00	\$ -	\$ 900,000.00	0%
Spring Lake	0612	Spring Lake E. Regional Pond Landscaping	\$ (23,831.85)	\$ -	\$ (23,831.85)	0%
	1901	Gibson Landscape Pioneer/Harry Lorenzo	\$ 400,000.00	\$ -	\$ 400,000.00	0%
	1911	Spring Lake Central Park	\$ 55,281.91	\$ -	\$ 55,281.91	0%
	1912	Spring Lake 2019 CIP Update	\$ 14,532.89	\$ 12,490.53	\$ 2,042.36	86%
	1913	Gibson Road Interchange Modification	\$ 2,404,655.47	\$ 739,742.96	\$ 1,664,912.51	31%
	1914	South Area Flowage Easement	\$ 92,699.54	\$ 1,385.20	\$ 91,314.34	1%
	2003	Spring Lake Park N1, Phase 2	\$ 855,319.11	\$ 431,321.15	\$ 423,997.96	50%
	2006	Storm Drainage Outfall Channel Outlet	\$ 271,629.19	\$ -	\$ 271,629.19	0%
	2107	Storm Drain Channel South of Woodland Christian	\$ 400,000.00	\$ -	\$ 400,000.00	0%
	2114	SR113/County Road 25A Ultimate Interchange Mods.	\$ 1,567,082.00	\$ 21,084.64	\$ 1,545,997.36	1%
	2305	Storm Drainage Trash Capture Project	\$ 100,000.00	\$ -	\$ 100,000.00	0%
	2405	County Road 25A (Parkland to Meikle)	\$ 2,768,565.26	\$ 1,547,721.59	\$ 1,220,843.67	56%
	2407	South Canal Storm Ditch Widening	\$ 31,675.01	\$ -	\$ 31,675.01	0%
	2410	Pacific Flyway Pond Enhancement	\$ 46,250.00	\$ -	\$ 46,250.00	0%

Table 3 – All Funds Expenditures by Department

FY2024/25 Expenditures					
	Original Budget	Amended Budget	Year-to Date Actuals	%	
Administrative Services	\$ 27,528,200	\$ 29,300,315	\$ 26,265,648	90%	
Community Development	\$ 9,169,575	\$ 10,386,957	\$ 7,957,768	77%	
Community Services	\$ 14,572,933	\$ 27,378,272	\$ 17,377,367	63%	
Police	\$ 29,453,650	\$ 31,921,551	\$ 29,918,490	94%	
Fire	\$ 15,507,424	\$ 16,606,588	\$ 16,892,481	102%	
Library	\$ 3,208,648	\$ 3,499,409	\$ 3,210,444	92%	
Public Works	\$ 38,028,512	\$ 41,308,993	\$ 27,931,934	68%	
Capital Improvements	\$ 21,483,921	\$ 81,438,489	\$ 26,077,590	32%	
Non-Departmental	\$ 64,958,118	\$ 67,066,264	\$ 45,619,140	68%	
Total All Departments	\$ 223,910,980	\$ 308,906,838	\$ 201,250,863	65%	

- At the end of fiscal year 2024/25, department operating expenditures were within the approved appropriations, except for the Fire Department.
- Administrative Services ended the fiscal year with \$26.27 million in expenses or 90% of the amended budget across all funds.
- Community Development expenditures were \$8.0 million for the fiscal year, or 77% of the amended budget. Overall savings due mostly to vacancies and engineers charging time to projects, as well as savings from a variety of supplies/services.
- Community Services ended FY2024/25 with \$17.38 million in expenditures across all funds or 63% of the amended budget. The savings are attributed to a variety of items across many funds, including \$479,733 in savings for use of landscaping water throughout the City; and \$3.63 million in unspent contract services across all funds, which includes \$583,482 of unspent, budgeted Project HomeKey funds as well as \$1.7 million for the carryback loan agreement from the land acquisition at 310 W. Main Street. The remaining amount was carried over into FY2025/26.
- Police ended the year with \$29.92 million in expenditures or 94% of the amended budget with very little budgetary savings during the year.
- Fire ended the year with \$16.89 million in expenditures, exceeding their budget by \$285,893 or 102% of the amended budget. Though spending was down on contract services across all funds, spending on personnel, mainly on overtime, was over budget by \$452,758.

- Library ended the year with \$3.21 million in expenditures across all funds or 92% of the amended budget. There were \$80,181 in savings for supplies and services, and \$192,501 attributed to general personnel.
- Public Works ended the year with \$27.93 million in expenditures across all funds or 68% of the amended budget. Most savings came from \$10.75 million due to pending depreciation of capital assets with another \$926,794 in salary savings and \$876,736 in contract services. These assets will be depreciated within the next month as staff continue to close the 2024/25 fiscal year.
- Capital Improvements expenditures totaled \$26.08 million, which underspent the budget by \$55.36 million. Capital projects are typically long-term in nature and span multiple fiscal years, and because of this, the remaining balances in funds have been carried over into FY2025/26. Large project variances are illustrated in the CIP Chart above.
- Non-Departmental expenditures totaled \$45.62 million or 68% of the amended budget. Expenditures budgeted in this category consist primarily of debt service payments, interfund transfers, assumed vacancy savings and payments to joint powers authorities and American Rescue Plan Act projects. Variances from budget occurred from unspent reimbursements to Spring Lake developers for work not yet completed and unspent American Rescue Plan Act money for projects not complete.

GENERAL FUND REVENUES AND EXPENDITURES

Table 4 – General Fund Revenues

FY2024/25 General Fund Revenues							Difference
	Original Budget	Amended Budget	Year-to Date Actuals	%			Favorable (Unfavorable)
Property Tax	\$ 16,971,231	\$ 16,971,231	\$ 17,717,911	104%	\$	746,680	
Sales Tax	\$ 30,041,407	\$ 30,041,407	\$ 29,062,892	97%	\$	(978,515)	
Other Taxes (TOT)	\$ 2,042,412	\$ 2,042,412	\$ 1,671,929	82%	\$	(370,483)	
Franchise Fees	\$ 3,203,983	\$ 3,203,983	\$ 3,341,797	104%	\$	137,814	
Licenses/Permits	\$ 2,503,854	\$ 2,503,854	\$ 3,719,043	149%	\$	1,215,189	
Fines/Forfeitures	\$ 237,764	\$ 237,764	\$ 252,528	106%	\$	14,764	
Service Charges	\$ 974,609	\$ 974,609	\$ 1,121,794	115%	\$	147,185	
Motor Vehicle In Lieu	\$ 7,420,061	\$ 7,420,061	\$ 7,627,818	103%	\$	207,757	
Intergovernmental	\$ 318,314	\$ 318,314	\$ 508,713	160%	\$	190,399	
Lease/Interest Income	\$ 1,259,856	\$ 1,259,856	\$ 1,130,129	90%	\$	(129,727)	
Miscellaneous	\$ 4,021,774	\$ 4,021,774	\$ 5,853,406	146%	\$	1,831,632	
Transfers	\$ -	\$ -	\$ -	0%	\$	-	
Total General Fund	\$ 68,995,265	\$ 68,995,265	\$ 72,007,961	104%	\$	3,012,696	

- Total General Fund revenues at fiscal year-end 2024/25 were \$72 million, or \$3.01 million more than the amended/projected budget. Most of the General Fund revenue categories met and/or exceeded projected budgets.
- Property tax revenues generated \$17.72 million, which exceeded the amended budget by 4% due to better than expected increases in assessed values, as determined by Yolo County.
- Sales Tax payments, which include the City's 1% local share (known as Bradley Burns), Measure F, and Measure R, resulted in \$29.06 million or \$978,515 less than the amended budget. The city received \$1.72 less than amended budget of its local share of sales tax, \$1.03 million more revenue in Measure F, and \$289,064 less revenue in Measure R compared to the amended budget. Revenues from Measure F and Measure R are transferred out of the General Fund into other funds for use on programs/projects.
- Other Taxes category totaled \$1.67 million or 82% of the amended budget. Most of this revenue category represents hotel/motel transient occupancy tax (TOT) and property transfer tax that is collected when properties are exchanged.
- Franchise Fee revenues came in more than the amended budget by \$137,814 for FY2024/25 due mostly to favorable variances in remittance from WM.

- Licenses and Permits revenues exceeded the amended/projected budget by \$1.22 million. This was largely due to better-than-expected plan check and inspection fees, business licenses and liability account revenues.
- Service Charges, which primarily include revenues from recreation and police programs, resulted in \$147,185 more revenue than expected. Special Police Services exceeded budget for miscellaneous charges and for fines levied related to illegal fireworks in the City.
- Motor Vehicle In-Lieu collected \$7.67 million in revenue or 103% of the amended budget, also as a result of better-than-expected assessed values for property taxes.
- Lease/Interest Income resulted in \$1.13 million, or 90% of the amended budget. Staff has also not finished allocating interest earnings received amongst all funds and expects revenue in this category to fully meet or exceed budget projections.
- Miscellaneous revenues ended the year with \$5.85 million in revenue or 146% of the amended budget. A majority of the variance in this category was a result of reimbursements that were made from other agencies as the City completes payments related to projects approved with use of revenue recovery funds from the American Rescue Plan as well as Fire's Strike Team reimbursement resulted in \$531,144 more than the amended budget.

Table 5 – General Fund Expenditures by Category

FY2024/25 General Fund Expenditures					
	Original Budget		Amended Budget		Year-to Date Actuals %
Personnel	\$	40,076,327	\$	40,463,961	\$ 40,223,194 99%
Supplies & Services	\$	8,847,538	\$	12,175,158	\$ 9,535,867 78%
Education & Training	\$	354,494	\$	384,446	\$ 345,914 90%
Capital Expenditures	\$	-	\$	243,115	\$ 9,371 4%
Non-Discretionary	\$	8,795,520	\$	9,099,295	\$ 8,987,748 99%
Operating Transfers	\$	14,190,299	\$	19,019,883	\$ 15,642,956 82%
Total All Categories	\$	72,264,178	\$	81,385,858	\$ 74,745,050 92%

- End-of-year FY2024/25 General Fund expenditures totaled \$74.75 million, a savings of \$6.64 million from the amended budget. The savings are largely due to \$1.78 million in contract services and \$857,818 in supplies across all departments, as well as other carry-over appropriations.

- Personnel expenditures were \$40.22 million of the \$40.46 budgeted, which was 99% of budget.
- Supplies & Services category resulted in savings of \$2.64 million. There were small overages in some for the sub-accounts of this expenditure category, however, large amount of savings was as result of Contract Services as explained above. Many of these savings were carried over and reappropriated for use in FY25/26.
- Capital Expenditures were underspent by \$233,744 compared to the amended budget. \$225,488 in savings were a result of funding for the replacement of portable radios for the Police Department that will be carried-over to FY2025/26.
- Non-discretionary expenditures were \$8.99 million or 99% of the amended budget.
- Operating Transfers ended the year at \$15.64 million or 85% of the amended budget. In the amended budget, \$4.12 million in savings were a result of carry-over budget for the Southeast Area Pool project that transferred in fiscal year 2023/24.

Table 6 – General Fund Expenditures by Department

FY2024/25 General Fund Expenditures					
	Original Budget		Amended Budget		Year-to Date
					Actuals %
Administrative Services	\$	4,778,582	\$	5,004,005	\$ 4,831,817 97%
Community Development	\$	4,132,694	\$	5,192,694	\$ 3,979,476 77%
Community Services	\$	6,486,223	\$	10,977,377	\$ 6,388,674 58%
Police	\$	25,859,298	\$	26,510,101	\$ 25,355,706 96%
Fire	\$	14,107,818	\$	14,645,005	\$ 15,162,953 104%
Library	\$	2,124,782	\$	2,203,231	\$ 1,943,357 88%
Public Works	\$	796,971	\$	866,925	\$ 900,698 104%
Non-Departmental	\$	13,977,811	\$	15,986,520	\$ 16,182,369 101%
Total All Departments	\$	72,264,178	\$	81,385,858	\$ 74,745,050 92%

- For FY2024/25, most departments managed their budgets and ended the year within their approved appropriations. Fire, Public Works and Non-Departmental exceeded their budgets collectively by \$747,570 comprised of \$1,037,790 in personnel expenses going over budget which were largely offset by supplies/services savings.
- Administrative Services achieved savings of \$172,188 compared to the amended budget. The savings were almost entirely attributed to contract services and personnel savings across

all divisions.

- Community Development achieved savings of \$1.21 million. Savings of \$1.0 million were mostly in supplies/services categories and a smaller sum in personnel due to position vacancies.
- Community Service achieved savings of \$4.59 million compared to the amended budget. Most of the savings were due to budget for the new Woodland Aquatic Center of \$4.12 million being carried over in FY2024/25 that had previously been transferred in FY2023/24 and is no longer needed. Due to this, Community Service's actual savings are \$471,798.
- Police ended the fiscal year with \$25.36 million in expenses, which was \$1.15 less than the amended budget. Savings mostly came from personnel in the amount of \$718,885 due to position vacancies and \$220,062 in supplies/services categories.
- Fire finished FY24/25 with \$15.16 million in expenditures, which came in over their budget by \$517,948. Fire exceeded their amended budget in personnel by \$528,272 mostly due to overtime costs that were not offset by savings from vacant positions. Savings in some categories such as supplies/services minimally offset this deficit.
- Library ended the fiscal year with \$1.94 million in expenses, \$259,874 less than their amended budget. Personnel costs savings of \$219,617 along with contract service savings of \$38,602 contributed to being under-budget.
- Public Works ended the fiscal year with \$900,698 in expenses exceeding their amended budget by \$33,773. Though there were minor salary savings, budget was exceeded in water and other utilities by \$37,662.
- Non-Departmental expenditures ended the fiscal year with \$16.18 million in expenses or \$195,849 over the amended budget. This is largely due to Measures F and R receiving \$739,978 more in revenue than anticipated into the General Fund which are then transferred to their respective funds. In addition, this category includes costs for projects approved through the American Rescue Plan (ARP) spending plan, and at the end of the year, \$1.05 million remained unspent, and a number of smaller unplanned operating expenditures that contributed to the net difference of \$195,849.

ATTACHMENT B

ALL FUNDS REVENUES AND EXPENDITURES

Table 1 – All Funds Revenues

FY2025/26 Revenues					
	Original Budget		Amended Budget		Year-to Date
				Actuals	%
General Fund	\$	71,176,347	\$	71,176,347	\$ 8,310,221 12%
Special Revenue	\$	21,639,825	\$	21,571,440	\$ 552,099 3%
Debt Service	\$	1,550,346	\$	1,550,346	\$ - 0%
Development/Capital	\$	16,675,739	\$	16,675,739	\$ 820,909 5%
Spring Lake	\$	9,713,623	\$	9,713,623	\$ 398,512 4%
Enterprise Funds	\$	55,873,896	\$	55,873,896	\$ 15,839,664 28%
Internal Service	\$	26,272,944	\$	26,272,944	\$ 5,857,837 22%
Successor Agency	\$	804,940	\$	804,940	\$ - 0%
Agency (Assessments)	\$	4,926,335	\$	4,926,335	\$ - 0%
Total All Funds	\$	208,633,995	\$	208,565,610	\$ 31,779,241 15%

- All Funds revenues through the first quarter of fiscal year 2025/26 are \$31.78 million, or 15% of the amended budget.
- General Fund revenues are \$8.31 million or 12% of the amended budget, with many of the City's major tax revenues yet to be collected during the current fiscal year.
- Special Revenue funds (for the most part) are grant funds that are reimbursed to the City as projects make progress or special assessments with revenues that are received with property tax installments in January and May. Because of this, collection of revenues typically occurs in the later part of each fiscal year.
- Revenues in Debt Service funds come from transfers from other funds, which are typically recorded at the end of the year.
- Development/Capital revenues are \$820,909 or 5% of the amended budget through September 30, 2025. All of the revenues received to date are related to Development Impact fees collected. Measure F funds are also included in the Development/Capital Projects fund category, but sales tax revenues associated with Measure F have not yet been received and transferred to this fund.

- Spring Lake revenues are \$398,512 or 4% of the amended budget. All of the revenues received are related to Spring Lake Infrastructure Fees collected from development activity.
- Enterprise Fund revenues are tracking as projected and consistent with respective fee studies.
- Internal Service Fund revenues are \$5.86 million or 22% of the amended budget. These revenues are primarily generated through charges to other funds throughout the year, with some large transfers typically completed later in the fiscal year.
- Successor Agency revenues are typically received in installments during the year, with revenues based on payments for approved obligations each year.
- Agency funds are primarily pass-through special assessment funds with revenues received with property taxes in January and May each year.

Table 2 – All Funds Expenditures by Fund Type

FY2025/26 Expenditures					
	Original Budget	Amended Budget	Year-to Date Actuals	%	
Internal Service	\$ 26,006,097	\$ 26,891,056	\$ 8,157,760	30%	
General Fund	\$ 74,742,385	\$ 76,017,505	\$ 13,155,458	17%	
Enterprise Funds	\$ 64,103,798	\$ 97,493,357	\$ 8,926,556	9%	
Special Revenue	\$ 22,284,114	\$ 27,470,360	\$ 5,987,297	22%	
Development/Capital	\$ 14,243,347	\$ 32,160,410	\$ 4,106,716	13%	
Successor Agency	\$ 584,390	\$ 584,390	\$ -	0%	
Spring Lake	\$ 15,514,963	\$ 21,758,119	\$ 4,569,892	21%	
Debt Service	\$ 1,550,345	\$ 1,550,345	\$ 769,803	50%	
Agency	\$ 6,109,225	\$ 6,109,225	\$ 1,353,110	22%	
Total All Funds	\$ 225,138,664	\$ 290,034,767	\$ 47,026,592	16%	

- Through the first quarter of FY2025/26, All Funds expenditures totaled \$47.03 million, or 16% of the amended budget. Operating expenditures appear to be tracking within budget for all fund types.
- Internal Service funds reflect expenditures of \$8.16 million, or 30% of the amended budget due mostly to up-front payments made for insurance premiums out of the Self Insurance fund and health insurance premium payments from the Benefits fund.

- General Fund expenditures totaled \$13.16 million, or 17% of the amended budget.
- Enterprise funds expenditures are \$8.93 million or 9% of the amended budget after three months of activity. This low percentage is due primarily to \$9.59 million in budgeted depreciation that is not recorded until the end of the fiscal year, \$14.92 million in debt service expenditures that generally occur in mid-fiscal year, and \$35.74 million in capital project expenses that are yet to be incurred due to timing and project schedules (see CIP Chart FY2025-26 Quarter 1).
- Special Revenue funds are at \$5.99 million or 22% of the amended budget. Of the amended budget, \$2.69 million for transit services has been largely unspent; \$334,161 in Project Homekey grant funds for operations at the East Beamer Way campus remain unspent; \$432,598 in Community Development Block Grant (CDBG) funds for various projects remain unspent, and \$4.68 million in expenditures for capital projects are remaining (see CIP Chart FY2025-26 Quarter 1).
- Development/Capital funds are at \$4.11 million or 13% of the amended budget due to many of the planned capital projects budgeted within these funds that are slow in incurring expenses in the first three months of activity this fiscal year. There are \$17.99 million in planned project expenses that have yet to be incurred (see CIP Chart FY2025-26 Quarter 1).
- Spring Lake funds are at \$4.57 million or 21% of the amended budget. Spring Lake funds include capital projects and developer reimbursements that vary in timing of expenditures. The majority of the expenditures for the fiscal year are for reimbursements to developers for infrastructure projects completed, submitted and approved.
- Debt Service fund expenditures are \$769,803 or 50% of the amended budget with other scheduled debt payments due later in the year.
- Agency funds reflect expenditures totaling \$1.35 million or 22% of the amended budget due to debt service payments made on certain bonds during the first quarter.

Table 3 – All Funds Expenditures by Department

FY2025/26 Expenditures					
	Original Budget	Amended Budget	Year-to Date Actuals	%	
Administrative Services	\$ 29,331,547	\$ 29,700,169	\$ 7,630,927	26%	
Community Development	\$ 9,945,933	\$ 11,063,255	\$ 2,176,427	20%	
Community Services	\$ 15,099,558	\$ 17,087,586	\$ 5,082,668	30%	
Police	\$ 31,384,003	\$ 31,530,677	\$ 6,131,634	19%	
Fire	\$ 17,195,235	\$ 17,300,447	\$ 4,001,434	23%	
Library	\$ 3,083,144	\$ 3,158,183	\$ 690,916	22%	
Public Works	\$ 42,662,905	\$ 43,645,788	\$ 6,616,688	15%	
Capital Improvements	\$ 10,973,012	\$ 70,550,152	\$ 6,137,499	9%	
Non-Departmental	\$ 65,463,327	\$ 65,998,510	\$ 8,558,398	13%	
Total All Departments	\$ 225,138,664	\$ 290,034,767	\$ 47,026,592	16%	

- At the end of the first quarter of fiscal year 2025/26, most departments appear to be tracking closely to budget.
- Administrative Services is trending slightly above budget for the first three months of operations due to Insurance Premiums that are paid at the beginning of the fiscal year.
- Community Development is at 20% of the amended budget after the first quarter in FY2025/26.
- Public Works is at 15% of the amended budget after the first quarter in FY2025/26. This low percentage is due mostly to \$10.75 million in budgeted depreciation that is not recorded until the end of the fiscal year.
- Capital Improvements have long-term, multi-year budgets. There is significant budget unspent from FY2024/25 that carried-over to FY2025/26. Due to only three (3) months of activity, YTD expenditures appear to be trending low. Please refer to *CIP Chart FY2025/26 Quarter 1* for detailed analysis.
- Non-Departmental budgets include mostly debt service payments and inter-fund transfers. The debt service payments are due periodically throughout the year, and the transfers are generally recorded at fiscal year-end, when operating results are known.

GENERAL FUND REVENUES AND EXPENDITURES

Table 4 – General Fund Revenues

FY2025/26 General Fund Revenues					
	Original Budget		Amended Budget		Year-to Date
				Actuals	%
Property Tax	\$	18,924,056	\$	18,924,056	\$ - 0%
Sales Tax	\$	27,904,608	\$	27,904,608	\$ 2,012,529 7%
Other Taxes (TOT)	\$	2,083,260	\$	2,083,260	\$ 225,464 11%
Franchise Fees	\$	3,457,796	\$	3,457,796	\$ 221,616 6%
Licenses/Permits	\$	2,540,412	\$	2,540,412	\$ 804,460 32%
Fines/Forfeitures	\$	239,864	\$	239,864	\$ 30,710 13%
Service Charges	\$	776,979	\$	776,979	\$ 203,180 26%
Motor Vehicle In Lieu	\$	7,971,070	\$	7,971,070	\$ 92,759 1%
Intergovernmental	\$	322,335	\$	322,335	\$ - 0%
Lease/Interest Income	\$	1,301,856	\$	1,301,856	\$ 78,655 6%
Miscellaneous	\$	5,654,111	\$	5,654,111	\$ 4,640,849 82%
Transfers	\$	-	\$	-	\$ - 0%
Total General Fund	\$	71,176,347	\$	71,176,347	\$ 8,310,221 12%

- Through the end of the first quarter of FY2025/26, General Fund revenues are \$8.31 million or 12% of the amended budget.
- The City will not receive the first installment of property tax payments until January 2026. Information received from Yolo County indicates that the total assessed value increased by 5.67% from the prior year; the FY2025/26 budget assumed a 4.5% growth factor.
- A small portion of Sales Tax payments or 7% of the amended budget has been received through the month of September 2025. YTD revenues are based on just one payment received for the fiscal year. Projections for fiscal year activity are closely monitored by staff and will be updated with midyear projections.
- Licenses and Permit revenue is trending higher than most categories due to housing and commercial development activity that is generally higher during the summer months.
- The Motor Vehicle In Lieu revenues are received in conjunction with the City's property tax revenues, which do not get distributed until January and May. These revenues trend in line

with changes to assessed value, therefore the annual change will be consistent with the property tax information noted above.

- Intergovernmental revenue is at 0% of the amended budget. This revenue is collected from the State and also includes grant reimbursements that are collected later in the fiscal year.
- Most of the Lease and Interest Income revenue in this category is from interest earned on citywide investments, which will not be allocated until the end of the fiscal year.
- Miscellaneous category shows the most revenue received and has surpassed estimates for the first quarter. This is largely due to receiving \$3.48 million as a result of fines and payments due to contracts between the City and Waste Management.

Table 5 – General Fund Expenditures by Category

FY2025/26 General Fund Expenditures					
	Original Budget		Amended Budget		Year-to Date
				Actuals	%
Personnel	\$	43,463,047	\$	43,463,047	\$ 9,867,413 23%
Supplies & Services	\$	9,246,363	\$	10,521,483	\$ 945,703 9%
Education & Training	\$	417,119	\$	417,119	\$ 58,260 14%
Capital Expenditures	\$	-	\$	-	\$ - 0%
Non-Discretionary	\$	9,048,899	\$	9,048,899	\$ 2,284,083 25%
Operating Transfers	\$	12,566,957	\$	12,566,957	\$ - 0%
Total All Categories	\$	74,742,385	\$	76,017,505	\$ 13,155,459 17%

- Through the first quarter of FY2025/26, General Fund expenditures total \$13.16 million or 17% of the amended budget.
- Personnel costs are trending to be on target with budget, at 23% of amended budget through the first quarter.
- Supplies & Services/Education & Training expenses are on target with the amended budget through the first quarter. Expenses within these categories vary depending on when services are needed and when training takes place.

- Capital Expenditures for FY2025/26 have no budget or actuals associated within the General Fund.
- Operating Transfers consist primarily of the transfer of Measure F and Measure R sales taxes received to the capital projects fund, as well as the annual subsidy for the Storm Drain and Cemetery operations and the annual contribution to pre-fund other post-employment benefits. Fund transfers are typically recorded toward the end of the fiscal year, when more accurate information is available regarding required transfer amount.

Table 6 – General Fund Expenditures by Department

FY2025/26 General Fund Expenditures					
	Original Budget	Amended Budget	Year-to Date Actuals	%	
Administrative Services	\$ 4,889,061	\$ 4,953,080	\$ 730,264	15%	
Community Development	\$ 4,412,770	\$ 4,859,689	\$ 929,466	19%	
Community Services	\$ 6,698,086	\$ 6,830,764	\$ 1,703,136	25%	
Police	\$ 28,133,975	\$ 28,240,370	\$ 5,536,942	20%	
Fire	\$ 15,335,285	\$ 15,373,252	\$ 3,562,723	23%	
Library	\$ 1,960,719	\$ 2,013,197	\$ 434,267	22%	
Public Works	\$ 851,353	\$ 886,017	\$ 196,029	22%	
Non-Departmental	\$ 12,461,136	\$ 12,861,136	\$ 62,632	0%	
Total All Departments	\$ 74,742,385	\$ 76,017,505	\$ 13,155,458	17%	

- After the first quarter of FY2025/26, all departments appear to be tracking in line with the amended budget; amounts will continue to be monitored and updated throughout the year.
- Administrative Services is at 15% of the amended budget largely due to Supplies & Services as well as Education & Training expenditures being rather low for the first quarter.
- Community Development is at 19% of the amended budget after the first quarter in FY2025/26 due to some personnel savings as well as low expenditures in Supplies & Services.
- Community Services, Police, Fire, Library and Public Works appear to be tracking as anticipated between 20% - 25% of their amended budgets after the first quarter in FY2025/26.

- Non-Departmental expenditures consist primarily of the transfer of Measure F and Measure R sales taxes received to the other funds, as well as the subsidy for the Storm Drain and Cemetery operations. The expenses in this category are typically recorded toward the end of the fiscal year, when more accurate information is available regarding the transfer actually required.