CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CALIFORNIA

CITY COUNCIL
CLOSED SESSION AGENDA

JUNE 7, 2011

4:30 P.M.

A. CALL TO ORDER

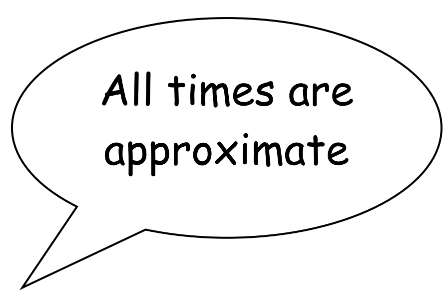
B. CLOSED SESSION

B.1 Conference with Labor Negotiators, Pursuant to Section 54957.6
Agency Designated Representatives: William Avery, Mark Deven, Amy Buck and Christine Engel
Employee Organization(s): Woodland Police Officers' Association; Woodland Police Supervisors' Association; Woodland Police Mid-Management Association

B.2 Conference with Real Property Negotiators, Pursuant to Section 54956.8
Property: APN 006-602-02 (320 – 324 Main Street) State Theater
Agency Negotiator: Agency Executive Director and Agency Attorney
Negotiating Parties: Mark Deven, Ed Quinn and Richard Mann, Dave Corkill
Under Negotiation: Price and Terms of Payment

JOINT REGULAR CITY COUNCIL /
WOODLAND FINANCE AUTHORITY /
REDEVELOPMENT AGENCY BOARD

6:00 P.M.



A. CALL TO ORDER

B. ROLL CALL

updated a/o 10/4/2018

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT (6:03)

This an opportunity for the public to speak to the Council on any item other than those listed for public hearing on this agenda. Speakers are requested to use the microphone in front of the Council and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Mayor may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

E. COMMUNICATIONS–COUNCIL/STAFF STATEMENTS AND REQUESTS (6:06)

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.

F. MINUTES (6:10)

F.1 Adopt the minutes of the October 5, 2010 Joint Regular City Council/Redevelopment Agency Board Meeting

G. COMMITTEE REPORTS (6:12)

G.1 Receive Traffic Safety Commission Minutes of November 1, 2010

G.2 Receive Parks & Recreation Commission Minutes of January 24 and February 28, 2011

G.3 Receive Commission on Aging Minutes of March 14, 2011

G.4 Receive Library Board of Trustees Minutes of April 21, 2011

H. PRESENTATIONS (6:14)

1. Proclaim June 11-18, 2011 as United States Army Week

2. Receive Commission on Aging Annual Report

3. Receive Sacramento Region Food Charter Presentation

4. Proclaim June 23, 2011 as International Olympic Day

I. CONSENT CALENDAR (6:34)

5. Receive the Monthly Status Report from Community Development Department

6. Receive the Capital Budget Execution Report from Community Development Department

7. Receive the Monthly Status Report from Fire Department

8. Receive the Treasurer's Investment Report for Quarter Ending March 31, 2011

9. Approve Final Map for Subdivision 4993; Parkside Phase II

10. Award Project No. 10-08 Construction Contract; Well Replacement, Phase I

11. Approve Revisions to Job Descriptions and Addition of New Job Description for Meter Services Technician

12. Adopt Resolutions to Initiate Proceedings for the Annual Levy and Collection of Assessments; Preliminarily Approve the Engineer’s Annual Levy Report; Declare Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park and Streng Pond Landscaping and Lighting Districts; Call for a Public Hearing on June 21, 2011

J. PUBLIC HEARINGS (6:35)

13. Adopt a Resolution to Approve the 2011-2012 Community Development Block Grant Action Plan Approval; Authorize Execution Authorities (20 minutes)

K. REPORTS OF THE CITY MANAGER (6:55)

14. Approve Visitor Attraction District Assessment Report for FY 2011-2012; Adopt Resolution; Call for a Public Hearing on June 21, 2011 (5 minutes)

L. REDEVELOPMENT AGENCY REPORTS (7:00)

15. Adopt a Resolution to Approve Execution of Owner Participation Agreement for Porter Building; Allocate Redevelopment Bond Funds (5 minutes)

16. Adopt Resolution to Authorize Execution of Relocation Agreement with Hoblit Chrysler/Dodge/Jeep (5 minutes)

M. ORDINANCES (7:10)

17. Introduce, Waive First Reading and Read by Title Only Surface Water Implementation Fee Ordinance (1st reading) (10 minutes)

M. ADJOURN (7:20)

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority/Redevelopment Agency Board of the City of Woodland scheduled for Tuesday, June 7, 2011 was posted on June 3, 2011 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

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Ana B. Gonzalez, City Clerk

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Council Minutes

Report in Brief

Attached are the minutes of the October 5, 2010 Joint Regular City Council/Redevelopment Agency Board Meeting.

Recommendation for Action

It is recommended that Council adopt the minutes of the Joint Regular Session as indicated.

Prepared by: Ana Gonzalez
City Clerk

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Mark G. Deven
City Manager

Attachments: Minutes

MINUTES

CLOSED SESSION

OCTOBER 5, 2010

5:00 P.M.

CLOSED SESSION

At 5:03 p.m. Council held a Special Closed Session to confer with Real Property Negotiators pursuant to Section 54956.8 for the properties identified as a portion of Conaway Ranch and Water Resources. The Agency Negotiators were the City Manager and the City Attorney and the negotiating parties, Mark Deven, Eric Mische and Conaway Ranch Preservation Group. Under negotiation were price and terms of payment. Present at this session were Mayor Pimentel, Vice Mayor Davies, Council Members Dote, Marble and Monroe, City Manager Deven and City Attorney Morris.

Council also held a conference with Labor Negotiators, pursuant to Section 54957.6. The Agency Designated Representatives were William Avery, Amy Buck and Christine Engel. The Employee Organizations were the Woodland Mid-Management Association; the Woodland City Employees' Association; and the Woodland Professional Firefighters' Association. Present at this session were Mayor Pimentel, Vice Mayor Davies, Council Members Dote, Marble and Monroe, City Manager Deven, City Attorney Morris and Human Resources Analyst Engel.

REGULAR SESSION

6:00 P.M.

CALL TO ORDER

At 6:08 p.m. Mayor Pimentel called the Joint Regular Session of the City Council and the Woodland Redevelopment Agency Board to order.

CLOSED SESSION ANNOUNCEMENT

Mayor Pimentel announced that Council met in closed session regarding real property negotiations and to discuss labor negotiations and Staff was given direction.

ROLL CALL

COUNCIL MEMBERS PRESENT: Marlin Davies, Martie Dote, William Marble, Jeff Monroe and Artemio Pimentel

COUNCIL MEMBERS ABSENT: None

PLEDGE OF ALLEGIANCE

Mayor Pimentel invited all in attendance to join in the Pledge of Allegiance led by Daniela Gonzalez.

COMMUNICATIONS-PUBLIC COMMENT

Bernadette Murray addressed the Council regarding SB1449. She was very pleased to see that the Governor signed into law SB1449, an amendment sponsored by Senator Mark Leno which reduces the penalty for possessing an ounce or less of marijuana from a misdemeanor to a civil infraction. She thinks this is a step in the right direction. Very encouraging, it will certainly help bring out young voters to the polls.

COMMUNICATIONS–COUNCIL/STAFF STATEMENTS AND REQUESTS

Vice Mayor Davies - attended the Chamber 2x2 along with City Manager Deven and Council Member Marble. One of the topics discussed was building a reserve in Measure E. On September 29, 2010 Mayor Pimentel, Vice Mayor Davies and City Manager Deven coordinated a visit with the SACOG Director. Took them on a tour around Woodland and identified for them the real road issues in Woodland. First time that Mike McKeever and his staff have been here for a number of years.

Council Member Dote – she and Council Member Marble attended an infrastructure meeting before the Closed Session and also the Water JPA, Surface Water meeting last week. She also attended the debate at UC Davis between the two candidates for Governor.
Council Member Marble - reported that on September 28th the Chamber Water Committee met and staff gave an excellent presentation on water rates over the next few years.

Also, on September 28th, City Manager Deven, Greg Meyer and Council Member Marble attended the 2x1x1 meeting with Chairperson Helen Thompson, Mike McGowan of the Board of Supervisors and City Manager and other staff from City of Davis. Purpose of that meeting is to discuss water issues. Have been holding that meeting on a monthly basis. Important for the rest of the Council to know that we have entered into some discussions regarding common principles upon which we can agree relative to the Conaway Ranch and water use in the Conaway Ranch. Ultimately something will come back to Council and to the Board of Supervisors.

On Sep. 24th City Manager Deven, Public Works Director Greg Meyer and other City staff met with the Mayor of Davis, Don Saylor and City Staff of City of Davis to discuss in some depth, the concept of regionalization of our wastewater and some of our cost saving measures for rate payers.

On Sep. 23rd Mr. Mische and Council Member Marble were involved with discussions about Metropolitan Water regarding water needs in our County and throughout the State.

Also, on same date, had JPA meeting and will be receiving minutes. Will not report at this time.

Council Member Marble will supply City Manager Deven with copies of final Resolutions from the League of California Cities. He let residents know of his personal support of Proposition 22, never right to rob Peter to pay Paul. He has circulated literature and residents are free to see him as an independent citizen here in Woodland.

Mayor Pimentel – On Saturday he participated at a Youth Conference. Students were brought into leadership conference. Students had one or both parents that were incarcerated. Wanted to thank Steve Basha. Very involved in this program and this process. If we can save at least one child we have done our job.

City Manager Deven - nothing to report.

MINUTES

On a motion by Council Member Monroe, seconded by Council Member Marble, and carried unanimously, Council adopted the minutes of the regular City Council meeting of November 3, 2009, the joint regular meeting of the City Council and the Redevelopment Agency Board of November 17, 2009, the regular City Council meeting of December 1, 2009 and the joint City Council and Redevelopment Agency Board meeting of December 15, 2009 as presented.

COMMUNICATIONS - COMMITTEE REPORTS

On a motion by Council Member Monroe, seconded by Council Member Dote, and carried unanimously, Council received the minutes of the Library Board of Trustees meeting of August 19, 2010.

PRESENTATIONS

On a motion by Council Member Davies, seconded by Council Member Dote, and carried unanimously, Council approved the presentations in one motion as indicated:

CITY CLERK APPOINTMENT

Appointed Ana B. Gonzalez as City Clerk for the City of Woodland, effective October 1, 2010. City Clerk Gonzalez was sworn in by retiring City Clerk Vannucci.

PROCLAMATION - FIRE PREVENTION WEEK

Council joined the National Fire Protection Association in proclaiming October 2 through 9, 2010 as Fire Prevention Week and dedicated this year to raising public awareness of the value of having working smoke detectors in the home. Council Member Monroe presented the Proclamation to Russ Cole.

PROCLAMATION - DOMESTIC VIOLENCE AWARENESS MONTH

Council proclaimed October 2010 as Domestic Violence Awareness Month in order to raise awareness of this important issue. Council Member Marble and Police Chief Bellini presented the Proclamation to Lanette Romier.

ANNUAL REPORT - WOODLAND PUBLIC LIBRARY BOARD OF TRUSTEES

Dr. Alan Traig, President of the Library Board of Trustees presented a synopsis of the annual events and developments of the Library during the past year and plans for the future. Council accepted the report.

PROCLAMATION - NATIONAL HEALTH EDUCATION WEEK

Council proclaimed the week of October 17 through 23, 2010 as National Health Education Week. Mayor Pimentel announced that there was no one present to receive the Proclamation.

CERTIFICATE OF APPRECIATION - TARA DANIELS

Council Member Dote presented a Certificate of Appreciation to Firefighter Tara Daniels for her achievement as a top Firehouse Chef, and for her positive representation of the City of Woodland in this widely publicized national competition.

CONSENT CALENDAR

On a motion by Council Member Marble, seconded by Council Member Dote and carried unanimously, Council approved the Consent Calendar in one motion except as indicated at each item.

MONTHLY STATUS REPORT - COMMUNITY DEVELOPMENT DEPARTMENT

Council received the Monthly Status Report from Community Development.

CAPITAL BUDGET EXECUTION REPORT

Council received the Capital Budget Execution Report from Community Development.

PROCLAMATION - BINATIONAL HEALTH WEEKS

Council proclaimed the weeks of October 4 through 15 as Binational Health Weeks.

PROJECT 09-17 - AMECA GENERAL ENGINEERING FOR AMERICANS WITH DISABILITIES ACT IMPROVEMENTS

Council accepted as complete Project 09-17, the ADA improvements project by AMECA General Engineering and authorized the City Clerk to file a Notice of Completion.

REPORTS OF THE CITY MANAGER

On a motion by Council Member Monroe, seconded by Council Member Marble and carried unanimously, Council introduced, waived first reading and read by title only an Ordinance to approve amendments to Chapter 26 of the Woodland Municipal Code, modifying Section 26-2-40 to remove the restrictions on the timing of the third release Building Unit Allocations and adding Section 26-8-10 to allow for the possibility to increase the maximum allocation of BUA’s for the plan area for properties that have been considered and approved for a rezone by the City Council with specific additional language added to address the Council's concerns regarding potential conflicts with the General Plan and an applicable specific plan growth cap.

SURFACE WATER SUPPLY FEE

Council received report from Lynn Johnson, Senior Management Analyst regarding implementation of the surface water supply fee.

Council Member Monroe asked if any other options for funding this were looked at other than raising everybody's rates.

Council Member Marble said it's absolutely essential that rate payers not subsidize the upsizing that additional development is requiring. Room to look at long-term ways of funding this and other things.

Council Member Dote shares the concerns of her colleagues (Council Members Monroe and Marble). Would like to see more aggressive outreach with the developer community.

Vice Mayor Davies thanked Lynn Johnson and Kimberly McKinney for meeting with him on Monday, October 4th. We need to do the best job we can at finding different ways of paying this over time. Look at all alternatives with residential developers as well as industrial and commercial developers. See what other cities have done for example Yuba City and Marysville. They developed this system years ago and there is a financial track record. Look at a solution where everybody pays their share.

Mayor Pimentel stated that his bottom line issue is protecting existing residents from having to bare the growth. He personally believes that the development community should pay for the growth of their part of the development. With that Mayor Pimentel had no further comments and stated that staff had appropriate direction from Council.

Dennis Rogers of the Northstate Building Industries Association. We don't believe that any infrastructure should be paid by existing rate payers. Not a policy that we support. Give us some time to be able to work with you. Have done water supply issues with other jurisdictions. Would like to work with the City to maintain the momentum that has been developed. Do so in a way that doesn't impact us. Look forward to working with the City on this issue.

Bill Streng agree with Dennis Rogers. Big flaws in the methodology. Best thing to do is to write down his concerns and send them in and meet with staff. Would like to meet with staff first before having the big meetings.

Bernadette Murray very glad to be serving on the Water Rate Advisory Committee. Will have staff contact Bernadette to answer questions and concerns.

REDEVELOPMENT AGENCY REPORT

DOWNTOWN THEATER PROJECT

Council received report from Cynthia Shallit, Redevelopment Manager on the Downtown Theater Project, received comments from the public, provided direction to the Selection Sub-Committee, and directed Agency staff to investigate the issues associated with the proposals provided.

Public Comment heard from: Ron Caceres, Paul Petrovich, Bill Hollingshead, Lisa Shelley, Kris Turner, Chris hold, Bernadette Murray, John Hoover, David Wilkinson, Nancy Lea, Jim Bohon, Bill McCandless, John Smythe, David Rubes, Kim Wirth, Frank Rimkus, Bobby Harris and Jan Flanery-Cauble.

Council directed Staff to move forward with the Downtown Theater Project and to come back to Council within 60 days. If not able to do that, Council needs to be made aware.

ADJOURN

At 9:09 p.m., Mayor Pimentel adjourned the Joint Regular meeting of the Council and the Agency Board.

Respectfully submitted,

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Ana Gonzalez, City Clerk

Adopted by Council:

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Traffic Safety Commission Meeting Minutes of November 1, 2010

Report in Brief

Attached are the November 1, 2010 Traffic Safety Commission Meeting Minutes. These minutes were approved at the May 2, 2011 meeting.

Recommendation for Action

No action required. For information only.

Prepared by: Katie Wurzel, PE
Associate Civil Engineer

Reviewed by: Brent Meyer, PE, TE
City Engineer

Reviewed by: Paul Siegel
CDD Deputy Director

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Mark G. Deven
City Manager

Attachment: Traffic Safety Commission Meeting Minutes

City of Woodland

Traffic Safety Commission
Minutes of the November 1, 2010 Regular Meeting

I. CALL TO ORDER
Meeting called to order at 6:31 pm by Commissioner Mikalson

Commissioners Present:	R. Mikalson, M. Parker, B. Jacks, M. Lemaire, D. Geer
Absent:	None
Staff:	K. Wurzel, S. Guthrie
Public:	Don Manhart, Antonio Montanez

II. MINUTES
Commissioner Lemaire moved to approve the minutes of the September 21, 2009 meeting. Commissioner Parker seconded. Motion carried 5-0.

III. PUBLIC COMMENT – None

IV. REGULAR AGENDA

A. Speed Zone Surveys
Commissioners acknowledged that they understood the process for speed zone surveys and did not need any further information.

Motion: Commissioner Parker moved to approve the speed zone surveys
Seconded by: Commissioner Jacks
Motion carried 5-0.

B. Traffic Collision Analysis
Commissioners were given a summary and explanation of the report.

Commission requested additional information on the synchronization of the signal at Cleveland and Main streets with other downtown signals, suggested using countdown pedestrian signals at Court and Third streets and requested that minimum green times be evaluated for the CR102 signals from Gibson to the south.

K. Wurzel promised to follow up on all items with an email to the commissioners.

Item was informational only and no action was required.

C. Bicycle Detection at Signalized Intersections
Commissioners were given a summary and explanation of the report. Item was informational only and no action was required.

D. Lane Width Standards
Commissioners were given a summary and explanation of the report. Item was informational only and no action was required.

E. Gum/Matmor Traffic Signal Plan Revision
Commissioners were given a summary and explanation of why the project was returned to Commission since it was already approved.

Mr. Montanez attended to speak on the issue but a translator was not available.

Mr. Manhart stated his concerns with the signal installation and affects that he believed would be imminent upon installation. K. Wurzel answered his questions and responded to his concerns.

Motion: Commissioner Parker moved to approve the red curb required by the project under the condition that any comments made by Mr. Montanez could be handled at staff level and that if concerns needed to be elevated, the action would be rescinded and the issue brought before the Commission in the future at a special meeting.
Seconded by: Commissioner Lemaire
Motion Carried 5-0.

V. COMMITTEE REPORTS

A. Secretary's Report
   a. Staff Changes due to Maternity Leave
   b. Capital Projects Update
   c. Other traffic related issues – East Street landscape changes
   d. Grant Applications/Awards
   e. Review of Traffic Engineering Service Requests

B. Police Department Report
   a. TEACH
   b. Traffic Stop Blog
   c. General Update

VI. OTHER BUSINESS

A. Communications – Commission/Staff Statements and Requests
Commissioner Geer mentioned his concerns with parking enforcement officers ticketing ADA drivers for not being within the parking tees in the downtown area.

B. Annual Council Report
   a. Due to lack of meetings this year and the code requirement for periodic oral reports to Council, reports will be delivered every other year on odd years.

C. 2011 Traffic Safety Commission Meeting Dates
   - February 7
   - May 2
   - August 1
   - November 7

VII. ADJOURNMENT
The meeting was adjourned at 8:21 by Commissioner Mikalson

Respectfully Submitted,

Katie Wurzel
Transportation Engineer/Deputy Traffic Engineer
Community Development Department

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Parks & Recreation Commission Minutes of January 24 and February 28, 2011

Report in Brief

Parks & Recreation meeting minutes of January 24 and February 28, 2011, are attached for the Council's review. No action necessary, this is informational only.

Recommendation for Action

No action is required, informational report only.

Prepared by: Elle Murphy,
Management Analyst

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Mark G. Deven
City Manager

Attachment

Agenda Item: Minutes

Parks & Recreation Commission
Woodland Community & Senior Center
2001 East Street, Woodland, CA 95776

Commission Meeting Minutes January 24, 2011

Call to Order
Meeting convened at 6:31 p.m. at the Woodland Community & Senior Center, 2001 East Street, Woodland, California by V.Chair Murphy.

Commissioners Present: Groom, Murphy, Salinas, Tapia,
Absent: Chavez
Staff: E. Murphy, Haynie, Sanders

Pledge of Allegiance

Correspondence (None)

Public Comment
Board members from Woodland Soccer Club, Peter Holmes, John & Patty Gerald, and Rob Grahn, were in attendance and spoke to the Commission concerning field allocation for Woodland Soccer Club's spring season.

Mr. Holmes stated that the board members had attended a meeting with Commissioner Salinas and thanked the Commissioner for meeting with them. Mr. Holmes explained that soccer is now a year-round sport. Mr. Holmes stated that "Dave Douglass neighbors had chased the league off the fields there."

Staff Haynie clarified that Mr. Marin had voluntarily given up the fields at Dave Douglass informing Staff that "WSC no longer needed Dave Douglass field and that they would be removing WSC goals from the field". Haynie said that only after this conversation with Mr. Marin did the department decide to not to allow permitted use at Dave Douglass field starting on January 1, 2011.

Mr. Gerald, as a past president of the WSC, explained the history of the Club. Mr. Gerald stated that it is about the kids and that the Board members were here to make sure that the Commission understood WSC concerns. Staff Haynie asked if the Club had changed from a recreational league into something different. Mr. Gerald admitted that the Club has gone in different direction and the club was now a competitive club. This is what increased the need for practice times.

Staff Haynie explained that in the Spring Season "Stick Sports" are given first priority of fields per City Council's direction. Haynie also explained that the City's Softball program receives first priority as does all City programs. It was explained that after the managers' meeting (for Softball) on February 15, 2011, that it could be possible that an additional field would be released to other user groups. It would first be offered to Youth Baseball then if there is space available to the Youth Soccer Groups.

Staff also explained that WSC was given all the practice time that Mr. Marin requested. That after the two youth groups were given their practice times, Mr. Marin turned in an additional request for Sunday practices. Staff reserved these additional times for WSC's use.

E.Murphy thanked the WSC Board members for attending the meeting and assured the group that "the Kids are important". As soon as Staff knows of field availability the WSC would be informed. "E. Murphy committed to WSC that she will look into how field allocation was done to see if there is any more space that could be allocated to WSC. She will review the policy and procedures on this to make sure it was done properly. Everyone was in agreement that the real issue is limited space in light of increasing demand."

Consent Calendar
Minutes
<u>Commission Minutes of November 29, 2010 (Item 1)</u>
Commission accepted November 29, 2010 minutes.

Communications Written-Staff Reports

Recreation Division Report-Elle Murphy

Parks Report/Street/Tree Report-Rob Sanders

Discussed pg. 7 of the staff report, Commissioners like the stats for leagues. Discussed pg. 11, asked about revenue for Softball, staff stated that we usually report revenue once the program begins, registration started in January 2011. Discussed pg. 14, E. Murphy explained the budget report and the percentage of spending.

New Business-Action Items

A. Commission Vacancies-New Officers
   Discussion ensued with a consensus that this item would be shelved until the next meeting.
B. Committee Assignments
   This item is shelved until the next meeting.

New Business- Information Items

Old Business-Action Items (none)

Old Business-Information Items

Committee Reports

A. Budget Sub Committee: Pool Issues
   There was confusion as to who was to report this meeting. It was agreed that E. Murphy would prepare the report for the next Commission meeting.
B. Urban Forest Committee: Urban Forest Master Plan
   Commission recommended the Urban Forest Master Plan.

Communications-Commission/Staff Statements and Requests

E.Murphy informed the Commission that Staff had been working with the City Manager to analyze the "Recreation division" core services, the fiscal impact and where the Recreation division will fit in the City's reorganization. Budget was due last week "no new request status". Currently the City is not asking the Recreation division to cut their budget from last year.

Commissioner Murphy recommended that now would be the time to explore a City wide L&L district that would help fund Parks, Library, and Pools. Commissioner Groom volunteered Commissioner Salinas to work up a proposal for L&L District. Commissioner Salinas stated that now would not be the time to bring this to the public for a vote, with the Governor's budget and other issues facing the City. Commissioner Murphy stated that now would be a good time to develop a plan for a City wide L&L district. Commissioners would add the project to their Workplan. Commission also discussed other potential revenue sources for programs and facilities.

Sanders stated that a group had approached the City about building a cricket field at Dave Douglass Field. Commissioner Murphy asked why and what the costs to the City would be.

Parks & Recreation Commission
Woodland Community & Senior Center
2001 East Street, Woodland, CA 95776

Sanders stated that he was meeting with the group on January 25th and would bring a report to the next commission meeting.

Other Business (None)

Business Items for Next Meeting:

February 28, 2011
Budget Sub Committee: Pool Issues
New Officers
Committee Assignments
Workplan
Capital Project List
Clark Field Update

Next Meeting Date: February 28, 2011, 6:30 p.m.

Adjourn: meeting adjourned at 8:10 p.m.

Respectfully submitted,

Cathy Haynie, Administrative Secretary
Parks & Recreation Department

Agenda Item: Minutes

Parks & Recreation Commission

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

Commission Meeting Minutes February 28, 2011

Call to Order
Meeting convened at 6:35 p.m. at the Woodland Community & Senior Center, 2001 East Street, Woodland, California by V.Chair Murphy.

Commissioners Present: Groom, Murphy, Chavez, Tapia,
Absent: Salinas
Staff: E. Murphy, Haynie, Sanders, Meyers, Bellini

Pledge of Allegiance

Correspondence (None)

Public Comment

Consent Calendar
Commission Minutes of January 24, 2011
Commission accepted January 24, 2011 minutes.

Communications Written-Staff Reports

Recreation Division Report-Elle Murphy

Parks Report/Street/Tree Report-Rob Sanders

New Business-Action Items

A. Commission Vacancies-New Officers
   This was shelved until all Commissioners can attend a meeting to take this action.
B. Committee Assignments
   This was shelved until all Commissioners can attend a meeting to take this action.

New Business- Information Items

C. Construction of Cricket Field at Dave Douglass Field
   Sanders explained the request from Khalid Saeed to build a Cricket Field at Dave Douglass Field. No city funds would be used in the construction or maintenance of this field beyond our usual irrigation, mowing and edging of the site.

   Public comment on this item follows:
   Rosemary Jordan, who lives on Colgate Court, had concerns about the limit of games and permits. Will the City build a parking lot, fencing, what about trailers, with

generators, litter, crowds, and adult leagues? Problems in the past seemed to center around the Adult leagues and their use of the fields.

Brian Rice, who lives on Saratoga, stated that they were comfortable with the current use of the field. Concerned about the concrete section of the field, could be attractive to nuisance and a stage of misuse.

Cain Parks, who lives on Colgate, stated that they would like to hear from the Cricket group.

Denise McGill, who lives on Saratoga, stated that she like the current use of the field as well. Ms. McGill was also concerned about the concrete section, restrooms issues from the past. History of past users and the impact to the neighborhood, homeowners are happy with the current use of the field and ask why now, is the City looking to change the use of the field. The park looks better than it has in years. Will the concrete section attract skateboarders, how many games will be played on the field, days games would be played?

David Gutierrez, who lives on Colgate Court, park looks good and is clean, will there be tournaments, and how long are the games? His court is not as affected as other neighbors but feels that the field should stay as a holding pond for kids. Adult groups are different, will there be vendors? Will the use be year-round?

Denise McGill asked if alcohol would be allowed, what about the trash impact, parking? PD will not respond when called about parking issues.

Sandra Reynolds, (no card filled out), concerned that a child may be hit by a car because of the illegal parking that occurs during this kind of events. Health issues, with unauthorized food vendors. Porta potties tipped over. The current use of the field is a better use of the field.

Rosemary, parking issue is the main concern.

Art Williams with the Woodland Tennis Club stated that he feels that Cricket is a great active sport, provides a new choice and is pleased with all the activity opportunities available for the residents of Woodland.

Commissioner Murphy now closed the public comment section.

Response to questions and concerns will be addressed by Khalid Saeed and two representatives (no cards filled our) of the Cricket Club.

Representatives: Cricket is a small community and currently the world tournaments are being played. Each team consists of eleven (11) players. Very few people will attend to watch the games. The concrete is used to pitch the ball; it needs a hard surface and needs to bounce to the hitter. Practices will only be for one team, be once a week. It is a seasonal sport with specific number of games. Half of the games will be played on the Woodland field and the other half on fields outside the city. Games can run as long as 9 am -3 pm depending on how long it takes to get a side out. No alcohol will be allowed, since the group does not drink alcohol. Only play is during the warm months, March-October (7 games in 8 months). The Cricket group will encourage members to car pool and go to Woodside Park to use restrooms. Crowd at games would be around 20-30 people including players. Crowd during practices would just be the players.

Sanders stated that there will not be permits issued; no porta potties either. The Cricket group is much smaller than Soccer and lower key; the spectators more closely resemble spectators at a Golf match than Soccer or Baseball.

E. Murphy clarified that the city has removed the porta potties and the City will not permit use of the field. What will this mean for the groups wanting to use of the field?

Commissioner Murphy asked how the game scheduling would work. What about the lack of permitted use of the field?

Cricket representative responded that a season consists of 14 games and that 7 of the games would be played on the Woodland Field. Cones will be set up on the boundary of the field before each game, with plenty of time before the game to guarantee their use.

Representative stated that they had never faced a problem with people falling or being hurt on the concrete section of the field. The Cricket group has insurance on all players and for liability for damage caused by the Balls.

Meyers asked who would be responsible if a fall occurred on the concrete portion of the field. Asked if another product could be used instead of concrete? How will the possible down grade in field maintenance affect the Cricket field? Commissioner and Staff agreed that the City would ultimately be the one responsible for liability. This is an issue that will need to be addressed before this project could move forward.

Representative stated that concrete was the best product for the field but that it was covered with artificial turf that the Cricket group would maintain since the field would be unplayable if the turf was in poor condition. Taller grass would not be an issue; other fields they used were mowed up to every three weeks.

Commissioner Groom asked if the Cricket group had considered Jack Slaven Park or another location in the City. Commissioner Groom thought that the area at the west corner of Jack Slaven Park could be an area to consider, if/when it is turned back to the City.

Representative stated that they had looked at other park sites in the City but not Jack Slaven Park. Most of the parks they looked at did not have a large enough flat area for the Cricket Field.

Staff will be presenting the concerns of the neighborhood, staff and the Commission to the City management. Staff will bring this back to Commission, with more information on the questions and concerns raised.
Break 7:35-7:40 p.m.

Old Business-Action Items

A. Council Support for Tree Inventory Recommendations
Commissioner Groom moved to seek formal Council support to pursue recommendations proposed by the Urban Forest Sub-Committee concerning the Tree inventory project. The Commission goal is to develop and propose policies for Council review/approval beginning in FY12. If approved by the Council, development of policies will be added to the Parks Commission Work Plan FY12; Commissioner Chavez seconded the motion, 4-0

Old Business-Information Items

A. Clark Field update
Sanders informed Commission that Gayle Manufacturing was working on the poles for the nets to deflect the foul balls. Commission asked if foul balls have continued to be an issue to the neighborhood. Sanders replied that the Baseball season has yet to start for the spring, so no there have not been any issues. Sanders did communicate with the user groups to be respectful of the neighborhood. Letter of recognition will be prepared by Commissioner Murphy, to recognize the contributions of both Gayle Manufacturing and the Clark Field Committee for their efforts at Clark Field.

Committee Reports

Parks & Recreation Commission
Woodland Community & Senior Center
2001 East Street, Woodland, CA 95776

A. Budget Sub Committee: Fundraising Suggestions from WST Report
The WST recommendations focused largely on maximizing the use of Brooks Swim Center to increase visibility and optimize operational costs already being spent.
Group also discussed managing of the swim program via an enterprise fund which might allow for better accounting of program expenses and revenues.

B. Workplan – Groom
Commission asked Sander about the Capital Project list, Sanders stated that the list was tabled until next fiscal year. Commissioner Groom will prepare the Council Communication.

List of potential projects will be supplied to Commission by Sanders. This list will be a "wish list". If the City had the money, what project would they like to do? Commission will then pick a project to support. Then campaign to the community for funding and volunteers.

Communications-Commission/Staff Statements and Requests
E.Murphy informed the Commission that March 15th staff will have their budget meeting with City Management. E.Murphy will address the potential of an Enterprise fund for pool programs. This should help, with funding of staff for Swim Meets and Tournaments.

Sanders informed the Commission that the repairs to the Sports Park wiring had been completed and extra steps were taken to deter this from occurring again. Concrete was used to seal the access points to the copper wires.

Commissioner Chavez asked if there was a timeline for the Cricket field request. Sanders replied that there were not any time constraints with the Cricket field request.

Commissioner Chavez had concerns with the size of the concrete section to the field, which will regulate, how to hold group liable, formal partnership, could the field be on a smaller scale, how to control who plays, and the restroom issues.

Commissioner Murphy stated that the City may choose to accept the risk regardless of the whether the Commission recommends it or not. The City concerns, neighborhood concerns, parking and restrooms would be moot point if neighbor concerns outweigh the liability. The facility has been programmed for ten years.

Meyers stated that caution should be used to move forward. Staff time is not available to monitor facility; is this acceptable use of the facility?

Commissioner Murphy stated that allowing the neighbors to be heard on the issue is positive but the facility is City property. The diversity of sports in the community with Cricket being added is also a positive for the City.

Other Business (None)

Business Items for Next Meeting:

March 28, 2011
New Officers/Committee Assignments

Next Meeting Date: March 28, 2011, 6:30 p.m.

Adjourn: meeting adjourned at 8:20 p.m.

Respectfully submitted,

Cathy Haynie, Administrative Secretary
Parks & Recreation Department

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Commission on Aging Meeting Minutes of March 14, 2011

Report in Brief

Attached is the Commission on Aging's regular meeting minutes of March 14, 2011 for the Council's review. No action necessary, this is informational only.

Recommendation for Action

No action is required, informational report only.

Prepared by: Elle Murphy
Management Analyst

Mark G. Deven
City Manager

Attachment

Commission on Aging

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

Regular Meeting Minutes

Regular Meeting Minutes of March 14, 2011

Call to Order

Meeting convened at 3:32 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Wright presiding.

Commissioners Present:	Wright, Campbell, Garman, Overholt, Talkington
Absent:	
Staff:	Bain, Haynie
Guests:	Donna Currey

Pledge of Allegiance

Minutes

1. Meeting Minutes of January 26, 2011 (Item 1)
   Commissioner Campbell moved to approve the Meeting Minutes of January 26, 2011 with changes requested by Commissioner Garman; Commissioner Talkington seconded. Motion carried.

Correspondence

Public Comment

Doug Soma Reed addressed the Commission, informing them of his negative experience with Hospice. Mr. Soma Reed explained in detail to the Commission his wife's last days. Commissioner asked for clarification on some of his claims, then asked what Mr. Soma Reed felt the Commission could do for him. Mr. Soma Reed requested that he be allowed to hold meetings where he explained his experience with hospice to the seniors at the Center. The Commission stated that Mr. Soma Reed could be included in a panel discussion group that also includes the Yolo Hospice.

Communications Written-Staff

2. Senior Center Report-Bain
   Commissioner Campbell made the motion to accept staffs report as written, Commissioner Garman seconded the motion.

Presentations (none)

Commission on Aging

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

New Business-Action Items

New Business-Information Items

Old Business-Action Items

3. Approve Workplan Update-Garman

   Commissioner Campbell made the motion to accept the Workplan with changes, Focal Point Coordination Council meets quarterly, Table Intergenerational Project until funds can be found for project, June 2011 is the deadline for information in the Fall Guide, Resource Fair will be held May 16, 2012, 10:30-1:30 p.m., Commissioners Wright and Talkington will chair this event, Commissioner Garman seconded the motion. Motion passed

4. Change COA Meeting Dates

   Staff is requesting that the COA meeting change meetings from every month to every other month.

   After discussion, Commissioner Garman made the motion to change the COA meeting to the second Thursday of the month at 3:30 p.m. and table bimonthly meeting, Commissioner Campbell seconded the motion. Motion Carried.

   Next meeting date will be April 14, 2011. Haynie will notify City Clerk about the change of meeting date.

5. Confirm date for Resource Fair for 2012
   Resource Fair will be held on the third Wednesday in May 2012 (May 16), Fair will start a 10:30 a.m. and end at 1:30 p.m. Commissioners Wright and Talkington will chair the event and contact participants. Haynie will confirm the date is reserved for the Meeting Rooms.

Old Business-Information Items

Commission on Aging

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

Committee Reports

Transportation Report

Commissioner Talkington stated that with her current schedule she resigned from the Yolo County Transportation Committee and found her replacement Kathy Drewer. Yolo County received National Accreditation, with only 15 accreditations given nation wide. Yolo received the accreditation for having 91% with close access to buses for their schedules June-September.

Communication-Commission/Staff Statements and Requests

Discussed Community Care Car Script program, Panel for the hospice issue, contacting the Californian for in kind donations, asking Dallas Tringali to attend the next meeting where he can explain the Teens Helping Seniors program and the costs involved.

Other Business

Business Items for Next Meeting:

Confirm Date for Resource
Teens Helping Seniors

Next Meeting Date: April 14, 2011

Adjourn: Chair Wright adjourned the meeting at 4:40p.m.

Respectfully submitted,

Cathy Haynie, Administrative Secretary
Parks & Recreation Department

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Library Board of Trustees minutes for April 21, 2011

Report in Brief

Staff recommends that the City Council receive the Library Board meeting minutes for April 21, 2011 regular meeting.

Recommendation for Action

No action required.

Prepared by: Heather Muller
Library Services Director

____
Mark G. Deven
City Manager

Attachment

WOODLAND PUBLIC LIBRARY
BOARD OF TRUSTEES
Minutes, April 21, 2011

Present: Alain Traig, Bud Goding, Kay Hodges

Staff: Heather Muller

The Library Board of Trustees meeting was called to order at 3:02 p.m.

I. Welcome Visitors
Alain welcomed Bobby Harris.

II. Public Comment: None

III. Review of Agenda
The agenda was accepted as submitted.

IV. Approval of Minutes
Upon motion made by Bud and seconded by Alain, the minutes of the March 3, 2011 meeting were approved.

V. Communications

- Heather received a request from the California Paranormal Investigators to hold an event at the library; Due to their timing requirements, it was agreed this request could not be accommodated.
- The Yolo County Department of Employment and Social Services is offering a Youth Employment and Training Project whereby the library could employ young people without any payroll cost to the library. Heather will check further into this program for possible implementation.
- Amazon has announced that it will make available downloads from Kindle to Overdrive.
- After discussion, it was agreed that the Board will not participate in Dia Los Ninos.
- A “Table Top Exercise” for the City’s Emergency Operations Center is scheduled for May 18, 2011, which is also Library Legislative Day. Heather will notify the City that due to her attendance at the legislative day and Patty Lakie’s need to serve as her backup, no one from the library will be available to attend this training.

VI. Old Business

A. Staff Hiring Update
The Children’s Librarian position is still on hold. As an interim measure, part-time employees will be utilized to fulfill the duties

of that position, including coordination of the summer reading program.

B. Literacy Coordinator position update
Heather will verify with Sue Bigelow that the funding necessary to increase the Literacy Coordinator position to full time is available even if all state funding is eliminated.

C. IT Update
The situation is much better with all computers now being operational. The City's IT staff recently met with the Sacramento Library IT staff and a productive dialogue has been established. Carol Davis and Heather also met with the IT staff to discuss updating the library's web site.

D. Budget Update
Heather reviewed with the Board the Expenditure Status Reports as of March 31, 2011. The library is below spending overall. Heather reported there will be a budget update for the City Council on May 24, 2011, in Council Chambers.

VII. New Business

A. Direction for Grant Funding
The Library Board directed Heather to submit a staff report to the Council directing Finance to recognize the allocation amendment for grant expenses.

B. Statewide Director's Meeting Recap
Heather reported that the State's library directors agreed on three core items for a sustainable library: (1) access (the terms "free" and "open" were debated); (2) intellectual freedom; and (3) tolerance (collection/public, etc). Heather also reported the emerging trend of library directors heading other departments, most commonly parks and recreation.

C. Toy Library
Heather reported that, at the urging of Mayor Art Pimentel, she had emailed and called a contact listed in the Daily Democrat but had received no response. The Library Board directed Heather to continue to attempt to contact the Toy Library if she wished but stated that the Board would not consider any partnership until the library could employ another full-time librarian.

C. Furlough Schedule (May)
The City will observe a furlough day Friday, May 27, 2011. The Library is already closed that day and will not close an additional day for the furlough. Instead, staff can use, with supervisory approval, the furlough day as self-directed time off. The Library will be closed Monday, May 30, 2011, in observance of Memorial Day.

D. Literacy
   Heather distributed the books Sue Bigelow created from the Wayfarer STEP program. Sue is working with the Fire Department for a “fire literacy and safety” program. Also, Sue was visited by Jacquie Brinkley from the California State Library and Sue has been asked to be on a panel to develop the “best practices of literacy.”

VIII. Reports

A. Director
   Heather provided a written third quarter report.

B. Board
   The next 2x2 with City Council is scheduled for April 28, 2011 at 5:30pm.

The meeting was adjourned at 4:58 p.m.
The next meeting will be May 12, 2011
Minutes prepared by Kay Hodges

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Proclamation - United States Army Week

Report in Brief

The City has received a request to honor the United States Army via a Proclamation on the event of the annual birthday of this national institution. This June 14^{th} will be the 236^{th} birthday of the United States Army and June 11-18 is recognized as "United States Army Week". Sgt. Danielle Borja and Sgt. Rico Bradley will be present to receive the Proclamation.

Staff recommends that the City Council adopt the attached Proclamation recognizing June 11-18, 2011 as United States Army Week.

Discussion

The United States Army was established by the first Continental Congress on June 14, 1775 to lead the War for Independence. Since then, the Army has been involved in every major military engagement and is one of the most important institutions in the United States.

Recommendation for Action

Staff recommends that the City Council adopt the attached Proclamation recognizing June 11-18, 2011 as United States Army Week.

Prepared by: Ana Gonzalez
City Clerk

Mark G. Deven
City Manager

Attachment: Proclamation

City of Woodland

PROCLAMATION
UNITED STATES ARMY WEEK – JUNE 11-17, 2011

WHEREAS, the United States Army was established by the First Continental Congress on the 14th day of June, 1775; and,

WHEREAS, the United States Army exists to defend the freedom of our citizens and our nation's security interests; and,

WHEREAS, many citizens of Woodland have served their nation and given the ultimate sacrifice in defense of our freedoms, as members of the United States Army; and,

WHEREAS, it is proper to recognize the United States Army annually on its birthday, and to thank those who have served and those who are presently serving.

NOW, THEREFORE, the City Council of the City of Woodland does hereby declare June 11 through June 18, 2010, as

United States Army Week

in Woodland, and exhort all citizens to join with us in this salute to express our gratitude to those who have served and those who are now serving to protect our nation and its freedoms.

Dated this 7th day of June, 2011

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Artemio Pimentel, Mayor

Marlin H. "Skip" Davies, Vice Mayor — Martie L. Dote, Council Member

William L. Marble, Council Member — Tom Stallard, Council Member

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Commission on Aging Annual Report

Report in Brief

The City Council annually reviews the activities of City Boards and Commissions and receives updates on the proposed priorities for the following year. This presentation provides a review of the actions of the Commission on Aging during 2010 and the continuing activities for 2011.

The current COA members are: Chairperson Karen Wright, Vice-Chairperson Regan Overholt, Lucinda Talkington, Don Campbell and Benjamin Garman.

Background

The Commission on Aging was established in 1975 to act as an advisory Board to the City Council. The Commission is available to advise and make recommendations to the Council on matters pertaining to seniors in Woodland.

Public Contact

Posting of City Council agenda.

Recommendation for Action

Staff recommends that the City Council receive the annual report from the Commission on Aging including a summary of 2010 accomplishments and anticipated 2011 activities.

Prepared by: Elle Murphy
Management Analyst

Reviewed by: Dan Bellini
Chief of Police

Mark G. Deven
City Manager

Woodland Commission on Aging

Accomplishments and Planned Projects: 2010-2011

COA Members

- Karen Wright
- Lucinda Talkington
- Don Campbell
- Regan Overholt
- Benjamin Garman

COA Duties and Responsibilities

- Bring focus to issues affecting seniors
- Advocate for support and resources
- Promote healthy aging and quality community services

Primary Senior Issues

- Health Care
- Retirement Income and Financial Stability
- Affordable Housing
- Self Help and Support
- Advocacy (ADA)
- Transportation

Annual Work Plan Items

- Woodland Apartment List
- Positive Aging and Promotion Educational Presentations
- Senior Focal Point Coordinating Council
- Senior Resource Fair
- Community & Senior Center Advocacy
- Intergenerational Projects –
  “Teens Helping Seniors”, group social activities

In the current FY, the *Commission on Aging* continues to advocate for Community & Senior Center items which were identified as Senior Concerns&Issues.

Some of these accomplishments included:

- 2010 Apartment Resource List – used by community agencies and organizations as well as local citizens
- Better accessibility improvements for center users with disabilities
- Community education regarding senior resources with annual Senior Fair

Additional Commissioner Contributions

- Participate in and facilitate senior programs including support groups, educational activities and special events
- Work with admin staff on incorporating Legal Services of Northern CA programming on site; serve as support for new Information and Referral Service Guide

Woodland COA

The COA advocates to City Council to ensure the unique needs and desires of the senior community are heard and addressed

Woodland seniors are intelligent, active, dynamic, involved and **vote regularly!**

We invite *all* City Council members

to attend one of our monthly meetings and participate in the many special senior activities coordinated in our city.

Come see what ‘active aging’ is all about!

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Sacramento Region Food Charter Presentation

Report in Brief

The City has received a request from the Sacramento Region Food Charter to do a brief presentation for the City Council.

The Food Charter was developed to make clear the values of supporting a regional food system that will maintain the economic viability of agriculture throughout the region and assure access to healthy foods for all residents of the region.

Robyn Krock of Valley Vision and Brandon Louie of the Association of Farmworker Opportunity programs will be conducting a presentation this evening.

Prepared by: Ana Gonzalez
City Clerk

Mark G. Deven
City Manager

Attachments

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: International Olympic Day Proclamation

Report in Brief

The City has received a request on behalf of the California Olympic Winter Games Committee for the City Council to proclaim June 23, 2011 as International Olympic Day.

The California Olympic Winter Games Committee (COWGC) was officially launched a few weeks ago when the US Olympic Committee announced that they will be assembling a bid for the 2022 Winter Olympics and that Northern California would be a prime contender.

A poll was conducted throughout the greater Sacramento Region and currently a feasibility study is in progress to determine the impact the Games could have on the Sacramento region.

A representative from the California Olympic Winter Games Committee will be present to receive the Proclamation.

Recommendation for Action

Staff recommends that the City Council Proclaim June 23, 2011 as "International Olympic Day Proclamation."

Prepared by: Ana Gonzalez
City Clerk

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Mark G. Deven
City Manager

Attachment: Proclamation

City of Woodland

INTERNATIONAL OLYMPIC DAY PROCLAMATION
JUNE 23, 2011

WHEREAS, the California Winter Games Committee is a nonprofit organization, comprised of leaders from the business community, political arena and non-profit and non-governmental organizations, whose mission is to explore hosting a future Winter Olympic Games in the Lake Tahoe Region, and

WHEREAS, the United States Olympic Committee (USOC) may solicit as early as next year for the 2022 Winter Games bid process, and

WHEREAS, the committee will explore how to best position the state for a bid to host the Winter Games, and

WHEREAS, competing for a host-city Winter Olympics bid will be a valuable endeavor for California and for the Sacramento region that will bring together our communities to highlight our state and region's best assets on the world stage; and

WHEREAS, the California Winter Games Committee will work closely alongside Nevada's Reno-Tahoe Winter Games Coalition to promote both states' individual and combined interests in a future Winter Olympic Games, and

WHEREAS, Olympics in Tahoe are expected to bring regional economic benefits based on the data showing the Salt Lake City 2002 Winter Olympic Games brought $76 million to state and local government, created 35,000 jobs and brought $1.5 billion in labor income, and

WHEREAS, the Tahoe region has a rich heritage of Olympic history for hosting the 1960 Squaw Games and is equipped to host the Winter Games with world class ski resorts, desirable accommodations, and the recognized ability of the U.S. to host a very successful Olympic Games; and

WHEREAS, early public opinion polling commissioned by the California Winter Games Committee shows California residents overwhelmingly support California leaders pursuing the Winter Olympic Games in the Lake Tahoe Region (90%) and 95% of Californians believe hosting the games would have a positive impact on the economy overall; and

WHEREAS, hosting the Winter Olympic Games will enhance California's international image and will increase tourism interest as Olympic attendees will likely travel through Sacramento and other parts of California – taking advantage of the state's airports, wine country, museums, hospitality, scenery and outdoor activities; and

WHEREAS, the first Olympic games appeared at Athens in the year 1896, and

WHEREAS, International Olympic Day was first celebrated on 23rd June 1948.

THEREFORE, BE IT RESOLVED, that the Woodland City Council commends and encourages the California Winter Games Committee to further pursue the opportunity to host the Winter Olympic Games in Lake Tahoe region and recognizes June 23, 2011, as International Olympic Day.

Dated this 7th day of June, 2011

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Artemio Pimentel, Mayor

Marlin H. "Skip" Davies, Vice Mayor	Martie L. Dote, Council Member
William L. Marble, Council Member	Tom Stallard, Council Member

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Community Development Department's Monthly Status Report

Report in Brief

Attached is the Community Development Department's Monthly Status Report. The report highlights major development projects.

Prepared by: Evis Morales
Management Analyst

Reviewed by: Paul Siegel
Deputy Director CDD

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Mark G. Deven
City Manager

Attachment: CDD Monthly Project Status Report

MILESTONE EVENTS

CDD New Project Submittals and Project Activities

- EIR Public Scoping Session/Meeting held for the Knaggs-Adams project on April 27.
- A total of 25 new Business Licenses were issued this last month.
- A total of 25 flood insurance letters were issued this last month.
- A total of 109 permit applications were applied for.
- Staff has had initial meetings with Sacramento Area Council of Governments (SACOG) representatives, Yolo County, and Cities of Davis, Winters, and West Sacramento to begin discussing State housing allocation methodology.
- CommuniCare Health Center has submitted an application for a 21,053 sq, ft medical clinic at the Southwest corner of West Beamer and Cottonwood Streets. The project requires a CUP from the Planning Commission.
- The Black Dragon Brewery received approval of a CUP from the Planning Commission on April 28, 2011.
- A proposed residential project application for 108 single family homes on 16.22 acres in the Spring Lake Specific Plan area has been submitted. The application proposal requests a plan amendment to change a designated school site to residential and to potentially downzone a multi-family site to single family. The site is located north of Heritage Parkway and east of Meikle Avenue.
- Westen Wood Treatment at 1492 Churchill Downs has been issued a permit for a 29,000 square foot warehouse storage unit.

DETAILED PROJECT LISTING

Changes will be highlighted in bold

PLANNING

Project: **Spring Lake**

Phase: n/a **PM:** Norris

Location: n/a

Description: Proposed development is comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of parkland, and over 100 acres of major streets and roads. Overall, residential density will equate to about 6.1 units per acre. The Plan will result in a projected build-out of about 11,270 people.

Status: Spring Lake City Council Subcommittee Reviews

General Spring Lake Issues in process – BUA, Pay as You Go and Infrastructure Improvements

- The Staff recommendation regarding interpretation of the BUA Ordinance and a Pay as You Go financing methodology was presented to the City Council on October 6, 2009. The City Council recommended that staff proceed with measures to complete the financing proposal and allow release of "Second Release" Building Unit Allocations (BUAs).
- The update to the SLIF fees were approved by City Council on January 19, 2010 and updated fees became effective on January 20, 2010. The updated fee provides an increase of $809 per home. Final review of the SLIF Nexus study and fee update was approved by the City Council on February 16, 2010 and the urgency ordinance was extended.
- Proposed amendments to the BUA Ordinance were approved by City Council on October 5, 2010. The amendments allow the third release to be concurrent with second release; and allow the City to consider the possibility of increasing the maximum BUA allocation.
- Staff is working with the development community to facilitate the completion of Pioneer improvements in front of Pioneer High School.

Project Application Review (Norris/Hanson/Contract Planner C. Gnos)
Three active applications to amend the Spring Lake Spring Lake Specific Plan land use have been received and are summarized below:

- Heidrick 5 Acre (R-25): A funding agreement with Sacramento Mutual Housing Authority to allow development of 101 units was approved by City Council on July 20, 2010. Sac Mutual is in the process of applying for other funding as well**.** Staff met with Sac Mutual representatives and their architect to begin discussions regarding site development and architectural considerations.

- Pioneer Investors, Heidrick II: DA Amendments were approved by City Council on December 14, 2010.

- Cal West Specific Plan Amendment: The Specific Plan Amendment and Development Agreement was approved by City Council on December 14, 2010.

- Cal West Tentative Map submittal: Cal West Investors, LLC has submitted a

Project: **Spring Lake**

Tentative Map application for 113 a portion of the site located east of Hwy 113, north of future Farmers Central Rd and west of Harry Lorenzo Avenue. Required studies including traffic, noise and air quality are underway. **The applicant will be submitting a revised map based on density issues.**

- Spring Lake Central inquiries: This site is currently bank owned, however, it is currently up for sale. Staff continues to meet with prospective buyers and interested parties to inform them of Spring Lake standards and requirements for this property. This is a key piece of the development and the ability to do future bond financing hinges on this property being in private ownership.

- Spring Lake Neighborhood Meeting: At a citizen's request, City representatives attended a Spring Lake Neighborhood meeting. There were approximately 100 residents in attendance. Issues that were discussed included bond and financing concerns, infrastructure completion, as well as land use and future development. The City prepared a Handout of Frequently Asked Questions (SL FAQ) that was distributed to residents and is posted on the City's web site.

Project: **Gateway II**

Phase: n/a **PM:** Norris/Consultant Planner C. Gnos

Location: The project site is currently located in Yolo County, south of the existing Gateway I center east of County Rd 102 and north of Gibson Rd.

Description: The project site encompasses approximately 154 acres in size and proposed a mix of retail and auto related uses. The current City of Woodland General Plan land use designation is Urban Reserve. The current Yolo County Zoning designation for the site is Agriculture (A-1). Surrounding land uses include the approved Woodland Gateway commercial center under construction in the City to the north, agricultural land in the County to the south, residential development in the City to the east, and the City Wastewater Treatment Plant to the west.

The proposed project includes an annexation, a General Plan Amendment to re-designate the site for General Commercial development, and a Prezoning of the site to General Commercial (C-2) in order to accommodate a future commercial development. In addition, a General Plan Amendment to modify the acceptable level of service from (LOS) from C to D for County Road 102 (CR 102) from Maxwell Avenue south to the City limits is also requested. The specifics of the commercial development are not in the project application.

Status: **(No Change)**The Gateway II Draft EIR public comment period has been extended for an additional 45-day period. Comments were accepted through July 8, 2010. Seventeen (17) comments have been received in addition to comments provided at the public meeting. Staff and the consultant are working with the City Attorney's office to review those comments and providing responses.

In addition to working on responses to CEQA based comments, Staff with the City Attorney have been working to develop draft Development Agreement (DA) conditions. The review of the DA and EIR will occur concurrently.

Project: **Gateway II**

Summary/Background:
The build out assumptions made for the purposes of completing the environmental analysis include up to 808,000 square feet of retail, three hotels, one sit down restaurant, three fast food pads, 80,000 square feet of auto mall uses, and 100,000 square feet of office. Detailed project design approvals will be part of a subsequent application**.** Phasing of development is being evaluated.

A Notice of Preparation of an Environmental Impact Report for the project was released on October 2, 2009 and a public scoping meeting held on October 21, 2009 at 6:00 PM in the City Council Chambers. Approximately 20 individuals attended. Staff has continued to receive written comments from agencies and individuals regarding the project.

The City has hired an outside consulting firm, Raney Planning and Management, funded by the applicant, to prepare the EIR and manage the processing of the application in conjunction with staff, including the annexation request. Analysis in the EIR will include assessment of individual and cumulative impacts. Technical studies to be used in the Woodland Gateway II EIR include:

- Traffic
- Ambient Air and Noise
- Climate Change and Greenhouse Gas
- Biological Resources
- Cultural Resources
- Wastewater and Odor
- Water Supply
- Drainage and Flooding
- Urban Decay and Fiscal Analysis

Staff continues to work on response to comments on the Draft EIR and preparation of a draft Development Agreement (DA).

Project: **Historic Preservation Commission (HPC)**

Phase: n/a **PM:** Planning Staff

Location: n/a

Description: An appointed Commission for review and oversight of the City's Historic resources

Status:

The Historic Preservation Commission (HPC) met on Wednesday April 20, 2011 at which time the Commission nominated three homes for the Heritage Home Awards. In addition, the Commission has nominated the Capitol Hotel building for a Preservation Award. Heritage Home Awards focus on single family residential, while the Preservation Awards can be for any other subject including awards to individuals for service or for commercial buildings.

The Historic Preservation Commission has indicated that their priority is to ensure that the Heritage Home Awards continue this year. **At this time, the Award ceremony will be scheduled for either late August or early September to coincide more closely with the Stroll Through History.**

Project: **Historic Preservation Commission (HPC)**

HPC has determined that with available staffing, the two key priorities of the Commission at this time are Heritage Home Awards and review of demolitions and development projects in the Downtown National Register District. An additional priority that has been carried forward is the modification of the Historic Resources Ordinance 12A. This is required in order to apply for Certified Local Government Status.

Project: **Prudler Project (formerly known as Four Seasons - The Mall Expansion Site)**

Phase: n/a **PM:** Hanson

Location: The project is located on East Street south of the County Fair Mall and north of the Senior and Community Center.

Description: The proposed project, approximately 38 acres, would include 247 single-family homes and a clubhouse facility to serve the active adult homebuyer 55 years of age and above. The project proposes to be a gated community.

Status: **(No Change)** The draft Initial Study and Mitigated Negative Declaration was released for 30-day review. The fiscal study has been completed by Goodwin Consulting Group and the results of the study have been released to the applicant. Staff is now waiting on the applicant before any further action can take place. The project will go before both the Planning Commission and City Council. The applicant is requesting the following entitlements from the City of Woodland:

- General Plan Amendment to re-designate the site from General Commercial (GC) to Medium-Low Density Residential (MLDR);
- Spring Lake Specific Plan Amendment to modify the East Street cross-section for the segment south of the County Fair Mall to County Road 24A;
- Rezone of the project site from General Commercial Zone (C-2) to Duplex Residential Zone/Planned Development (R-2)(P-D) and adopt Planned Development Standards;
- Conditional Use Permit for development within a PD Zone; and
- Tentative Subdivision Map to subdivide a 38-acre site into 247 lots plus common area lots, which includes internal roadway and utilities necessary to serve the development.

Project: **Target Warehouse Expansion: Target Corporation has proposed to expand their existing 1.5Million square foot facility to add approximately 362,099 square feet, for a total of 1,871,690 square feet.**

Phase: Approved by Planning Commission **PM:** Norris

Location: The project is located at the southeast corner of Beamer Street and County Rd 102; 2050 East Beamer St.

Description: The project review included Site Plan, Design Review, including Public Art, and a Mitigated Negative Declaration.

Project: **Target Warehouse Expansion: Target Corporation has proposed to expand their existing 1.5Million square foot facility to add approximately 362,099 square feet, for a total of 1,871,690 square feet.**

Status: **(No Change)** The project was approved by Planning Commission February 16, 2011, including the public art concept for a mural on the north building face. The building is in plan check.

Project: **Cinema West**

Phase: Application under review **PM:** Hanson

Location: The project is located at 801 Main Street.

Description: Construction of a downtown 12-14-screen multi-screen theater on Main Street. The project is proposing 35,000 sq. ft of theater and 15,000 sq, ft of retail space.
The project review includes a Conditional Use Permit, Site Plan, Design Review, , and environmental review.

Status: **(No Change)** The application is under review for completeness; the applicant has been informed that the application is incomplete.

Project: **Chase Bank Site Plan and Design Review**

Phase: Site Plan And Design Review Completed **PM:** Hanson

Location: The project is located at 304 Main Street.

Description: The project is to construct a new 4,120 square-foot Chase Bank with remote drive-up banking at 304 Main Street.

Status: The project has been review and approved by the City. Staff is waiting on applicant to submit building plans. **Staff is currently reviewing building plans submitted for conformance with the Downtown Specific Plan and Planning Commission approval.**

Project: **CommuniCare Health Centers**

Phase: Application has been deemed complete and project is under review. **PM:** Hanson

Location: The project is located at southwest corner of West Beamer and Cottonwood Streets.

Description: Construction of a 21,053 sq. ft medical clinic.

Status: **The application is under review for completeness; the applicant has been informed that the application is complete. Project has been circulated for comments.**

Project:	**Black Dragon Brewery**		
Phase:	A CUP has been approved by the Planning Commission.	**PM:**	Hanson
Location:	The project is located at 175 West Main Street in the General Commercial C-2 zone.		
Description:	The *Black Dragon Brewery*, a small micro-brewery and tasting room/brewpub with liquor sales (both on and off site).		
Status:	**The applicant for the Black dragon Brewery received approval for a CUP for a brewery and tasting room/brewpub with liquor sales (both on and off site).**		

Project:	**Knaggs/Adams Annexation Request: A request to annex to the City the approximately 150 acres of land located at the NE corner of Main Street and CR 102. Rubicon Partners is the applicant.**		
Phase:	Initiation of the CEQA process	**PM:**	Sokolow/RBF
Location:	The project is located at the NE corner of Main Street and CR 102.		
Description:	The applicant has submitted an application to initiate the proposed annexation of land which has a General Plan designation and Pre-Zoning designation for Industrial. Environmental review is required and future LAFCO review. The applicant will also submit a tentative map and site plan for review. The City has contracted with the firm of RBF to manage the environmental analysis for the site.		
Status:	**The public scoping meeting for the EIR was held in the City Council Chambers on April 27. The technical studies for the EIR are underway.**		

Project:	**Inland Terminal, (Agriform) request to add a 52,000 square foot dry fertilizer building on 18.56 acres adjacent to the nine (9) 600,000 gal storage tanks.**		
Phase:	Application Complete	**PM:**	Norris
Location:	The property is located at 1002 N East Street and is east of Hwy 113 and south of CR 18C.		
Description:	Project request includes a modification of the existing Conditional Use permit, Site Plan and Design Review and a Mitigated Negative Declaration.		
Status:	**The project is scheduled for review by the Planning Commission on May 19, 2011.** The applicant has submitted their development application for review. Required studies for CEQA evaluation are underway and a flood modeling analysis has been prepared. To assist with facilitating development, staff has accepted the preliminary structural review for the building.		

Project:	**SACOG/MTP/RHNA**		
Phase:	Continued attendance and participation in long range planning efforts	**PM:**	Norris
Location:	n/a		
Description:	Staff participation in regional and locally focused long range planning efforts		
Status:	**(No Change)** Continued participation. Staff met with SACOG, County, and local governments to discuss the methodology regarding housing allocation number for the next housing element cycle in 2013.		

Project:	**Yolo County Transportation District**		
Phase:	Building plans under review	**PM:**	Hanson
Location:	The project is located at 350 Industrial Way		
Description:	The project proposes improvements to the project site in order to expand the Yolo County Transportation District administrative operations, dispatch, and maintenance facilities. In particular, the Project proposed the following improvements: • Construction of a new 7,110-square-foot administration building, located on the eastern side of the existing large shop and south of the existing administration building, to accommodate current and planned YCTD administrative staff and functions • Conversion of the existing administration building (3,100 square feet) to dispatch and operations uses and construction of an approximately 1,730-square-foot dispatch and operations addition located on the western side of the converted building, for a total of approximately 4,830 square feet of dispatch and operations space • Conversion of a portion of the small shop to storage and a fare box vault • Demolition of the existing modular building • Construction of a new containment structure, with a footprint of approximately 3,000 square feet, over the existing bus wash • Construction of an outdoor employee comfort space to the north of the proposed dispatch and operations addition • Installation of an aboveground 10,000-gallon diesel tank, including spill-proof accommodations and fueling island, on 0.34 acre of the currently undeveloped northern portion of the site • Construction of a new bus parking area on approximately 1.05 acres of the currently undeveloped northern portion of the site (proposed northern parking area) • Construction of a new bus driveway that would allow two-way bus traffic to and from the proposed northern parking area from Cannery Road • Addition of 41 new employee and visitor, bus, and paratransit parking spaces • Construction of a 2- to 5-foot high retention wall around the developed portion of the site where most building structures are located • Safety and security improvements, including fencing upgrades around employee parking and the perimeter of the site, and an automatic gate system • Other site improvements, including drainage, lighting, and landscaping		
Status:	**(No Change)** Building plan plans are under review.		

REDEVELOPMENT

Project: **Downtown Multi-plex Theater**

Phase: Selection of Developer **PM:** Shallit

Location: The proposed project is 801 Main Street.

Description: Construction of a downtown 12-14-screen multi-screen theater on Main Street.

Status: **(No Change)** Cinema West has submitted an application to the Planning Division. The Board agreed to suspend the RFP process pending the outcome of the Cinema West project application. Staff was also directed to develop a plan to restore and reuse the State Theater.

Project: **New Woodland Courthouse**

Phase: n/a **PM:** Shallit/Sokolow

Location: The project is located at 1000 Main Street.

Description: Construction of 163,066 square foot courthouse at an estimated cost of $165.3 million to consolidate all of the court's operations at one location in downtown Woodland and increase the number of courtrooms to 14. The project will also include the provision of on- and off-site parking to support the new courthouse. The State Administrative Office of the Courts (AOC) is responsible for design and construction of the project as well as the acquisition/design/construction of the off-site parking. The Redevelopment Agency acquired the property for the new courthouse and handled the relocation of the court site's tenants.

Status: In March, the State Public Works Board (PWB) approved purchase of the project site from the Agency; the escrow for purchase of the property will close in May. The Agency will be reimbursed by the State for the purchase of the court-site at the close of escrow. **The Agency completed relocation of the court site tenants, except for Well #1 which will remain in operation until the replacement well is completed at Freeman Park, in April. The AOC expects to issue an RFQ for a construction manager (CM) at risk later this year and the CM selected will assist the AOC and design team with cost, schedule, and constructability matters. Contractors (individual trades) will be bid out for the project in late 2012.** Agency staff has contacted local contractors to alert them to potential bid opportunities and will update them on the construction procurement schedule. The AOC's project architects began the schematic design process (block and stock plans, space plans, floor plans, exterior massing, etc.) in early May. The PWB will consider purchase of the off-site parking sites (along Sixth Street adjacent to Oak Avenue) for the new courthouse at its May meeting.

Project: **Facade Grants**

Phase: n/a **PM:** Shallit/Sokolow

Location: Various locations in the Redevelopment Area.

Project: **Facade Grants**

Description: Downtown storefront improvement program, which will award up to $30,000 in matching funds per applicant.

Status: **Porter Building (501-511 Main Street)** – Cambridge Junior College began classes on the first floor of Porter in September 2010 and the improvements necessary for Cambridge to fully occupy the first floor were completed in February 2011. The façade improvements were completed in March 2011. The Agency approved a loan of $200,000 to the building owner in October 2010 through the Agency's Second Floor Retrofit Program to help the owner with the rehabilitation of the second and third floors as well as assisting with any remaining work necessary for Cambridge's full occupancy of the first floor. Work continues on the second and third floors. **Staff will bring forward a second loan request for the Agency Board's consideration in June in order to fund the remaining items necessary for occupancy of the second floor.**
Maria's Cantina (306 Sixth Street) – Work on the façade and interior improvements continue. The project is eligible for up to $30,000 in façade funds.

Muscle World Building (514 Main Street) – The owner of the old Muscle World building is working with RDA staff on designing and financing rehabilitation of the building and submitted an application for the façade and loan programs in April. **Staff will bring forward a loan request for the Agency Board's consideration in June.**

Hunt Building-Sean Denny (416 – 418 First Street) – The property owner is near completion with restoration of the façade at 418 First.

Jackson Building (Former Morrison's location, 426 First Street) -The property owners are working with RDA staff on façade and interior improvements.

Project: **Casa del Sol Mobile Home Park**

Phase: Construction **PM:** Shallit

Location: Project is located at 621-709 East Street.

Description: Rehabilitation of an approximate12.6 acre mobile home park. This project includes the construction and installation of improvements to infrastructure, including roads, water, and sewer, and the rehabilitation or acquisition of 156 mobile homes for very –low, low, and moderate income households. A new 15,000 square foot community center will also be built. Project costs for acquisition and rehabilitation total $16,628,113.

Status: **(No Change)** The old staff person has returned to HCD to continue processing the Casa application. CHOC has provided the City with draft loan documents that are currently under review. A target date for the HOME loan closing of October 17, 2010 was missed and a new date will need to be set. The thirty (30) new coaches cannot be ordered from Skyline until the loan is approved.

Project: **SACOG Community Design Program, Woodland Downtown Streetscape Project**

Phase: n/a **PM:** Shallit

Location: The project would improve Main Street between Third and East Streets.

Description: Grant application to fund construction of streetscape improvements (landscaping, sidewalks, bulb outs, traffic signal, etc.).

Status: **(No Change)** In January 2010, the SACOG Board of Directors approved $915,000 in grant funds under the SACOG Community Design Program for the City's project. SACOG has not yet made a determination on when the funding will be available for the City's project.

Project: **Rule 20A Project (Undergrounding utilities)**

Phase: n/a **PM:** Sokolow

Location: The project would underground the overhead utilities on Dead Cat Alley between Third and Fifth Streets.

Description: The City's 17th Undergrounding Utility District would underground the overhead utilities on Dead Cat Alley between Third and Fifth streets. PG&E's Rule 20A Program provides funding (credits) to underground utilities in a community.

Status: The City Council, at its February 1 meeting, approved the establishment of Underground Utility District 17 (Dead Cat Alley). RDA staff notified adjacent property owners as well as the effected utilities of the City Council's approval of the district so they can begin designing their underground utility facilities. **RDA staff is working with PG&E staff to have the Dead Cat Alley project set up in the Rule 20A project queue and to determine whether the design work can be expedited.**

Project: **CDBG Administration**

Phase: n/a **PM:** Ross

Location: n/a

Description: Preparing documentation and project monitoring for CDBG funded activities. Also includes the community application process for funding.

Status: **(No Change)** Staff is currently preparing for the FY12 grant year. In preparation, staff is communicating to current subrecipients and the public the requirements of the grant and the application process. Staff has developed a calendar to outline critical dates and is planning to Council on June 7, 2011 for the annual Public Hearing on the Action Plan.

Project: **Inclusionary Housing Program**

Phase: Ongoing **PM:** McLeod

Location: n/a

Description: These are affordable housing units made available for sale under the requirement of homes for low and moderate-income families.

Status: **(No Change)** Standard Pacific has released two affordable units and is working with the City to identify potential buyers. Staff is waiting for the first release of affordable units in Pulte's Starlyn Park subdivision.

Project: **Rochdale Grange**

Phase: Construction **PM:** McLeod/ Luevano

Location: The project is located at 2090 Heritage Parkway.

Description: Construction of a 44-unit very-low income apartment complex by Neighborhood Partners in Spring Lake. The land was dedicated to the project by Reynen and Bardis to fulfill a portion of their Inclusionary Housing requirement in Spring Lake. The main funding source for the project is a $4 million HOME grant.

Status: **All buildings and landscaping are at the final stages of construction. The contractor will be requesting final inspections for the week of May 30, 2011.**

BUILDING

Project: **Porter Building/Cambridge College Tenant Improvement**

Phase: Construction **PM:** Luevano

Location: The project is located at 501 – 511 Main Street.

Description: Seismic Retrofit/Tenant Improvements.

Status: Permanent Certificate of Occupancy was issued for the first floor. **Staff is receiving calls from people requesting construction information on the second floor, however no plans have been received.** Redevelopment staff is evaluating need for additional financial assistance. Cambridge College is now holding classes at the Porter Building Monday through Friday with approximately 180 students attending, while work on the building continues.

Project: **Maria's Cantina**

Phase: Construction **PM:** Luevano

Location: The project is located at 306 Sixth Street.

Description: Restaurant Remodel.

Status: A façade grant application was submitted. Redevelopment staff is processing that request. Project is currently at final stages of construction. **Target date for completion is May 23, 2011.**

Project: **Rochdale Grange**

Phase: Construction **PM:** Luevano

Location: The project is located at 2090 Heritage Parkway.

Description: Construction of a 44-unit very-low income apartment complex by Neighborhood Partners in Spring Lake.

Status: **All buildings and landscaping are at the final stages of construction. The contractor will be requesting final inspections for the week of May 30, 2011.**

Project: **Red Robin Restaurant**

Phase: Construction **PM:** Luevano

Location: Located at the Gateway I center east of County Rd 102 and north of Gibson Rd.

Description: New restaurant at the Gateway I center.

Status: **The project is complete and the restaurant is open. They have received their Certificate of Occupancy.**

Project: **Starbucks**

Phase: Construction **PM:** Luevano

Location: Located at the Gateway I center east of County Rd 102 and north of Gibson Rd.

Description: New restaurant at the Gateway I center.

Status: **The project is currently at final stages of construction. Final target date is scheduled for May 20, 2011.**

Project: **Panda Express**

Phase: Construction **PM:** Luevano

Location: Located at the Gateway I center east of County Rd 102 and north of Gibson Rd.

Description: New restaurant at the Gateway I center.

Status: **The project is currently at the drywall stage of construction. Final target date is scheduled for June 2011.**

Project: **SpeeDee Oil Change and Tune-up**

Phase: Construction **PM:** Luevano

Location: The project is located at 216 W. Main Street.

Description: Automotive Repair expansion.

Status: Project is currently at final stages of construction. **Final target date for completion is scheduled for the next few months**.

Project: **Subdivisions Under Construction**

Subdivision: Parkside by Standard Pacific Homes **PM:** Luevano

Location: Matmor Road and Sports Park Drive.

Description: **A 162 lot single family home subdivision. Four model homes have been completed and fourteen homes are under construction at various stages of construction.**

Subdivision: Starlyn Park by Centex/Pulte Homes

Location: East Gibson Road and Ogden Street

Description: **A 79 lot single family home subdivision. Three model homes have been completed and 7 homes are under construction at various stages of construction.**

Project: **Permits Issued for the Month**

Phase: n/a **PM:** Luevano

Description: n/a

Status: **A total of 109 Building Permits were issued for the month of April 2011.**

Project: **Inspections for the Month**

Phase: n/a **PM:** Luevano

Description: n/a

Status: **A total of 205 inspection were completed for the month of April 2011.**

Project: **Plan Review**

Phase: n/a **PM:** Essenwanger/Hanson

Location: n/a

Description: Projects currently being plan checked in CDD's Building Inspection division.

Status: The following *large scale* projects are currently in plan review:

1. Yolo Transportation New Administration Building, Remodel of Existing Buildings and Site Improvements project (350 Industrial Way) has been reviewed and the initial comment letter has been sent**. Staff has responded to and performed a 2nd review. Outstanding 2nd review comments are approvable with redline corrections pending the outcome of other department review.**
2. The Target Distribution Center Expansion Project (2050 E. Beamer Street): Initial submittal of building plans for the approximate 344,000-ft^2 expansion to the existing building has been received, reviewed and comments sent to applicant. **The Architect of Record for the project has informed us that they intend to resubmit plans to the City on May 17th.**
3. New Agriform 54,000-ft2 Storage Building (SE corner of State Hwy 113 and County Road 18C) has been submitted and is in the process of being reviewed.
4. Black Dragon Micro Brewery, Bar & Store Tenant Improvement (175 W Main St #B): Plans have been received, reviewed, and comment letter written.
5. AT&T Office Major HVAC Upgrade Project (629 Lincoln Avenue): Has been received, reviewed, and approved pending submittal of the structural engineer's signed plan-sets.
6. St. Johns Retirement Center ADA Ramps (135 Woodland Avenue): Plans have been received and are in queue for initial plan review.
7. Leer West Inc. Dust Booth Equipment (1686 E Beamer St.): Plans have been received, reviewed, and **approved with red-line corrections.**
8. Cardinal Products New Mezzanine Floor in F and H-occupancy Warehouse (57 Matmor Rd.): Plans have been received and are in queue for initial plan review.
9. **Ramirez 2nd-story addition (821-B Cottonwood Street) has been reviewed, comments written, resubmitted documents reviewed and approved with red-line corrections.**
10. **Omara Gunite Swimming Pool (1516 Campos Ave) has been reviewed and approved with red-line corrections.**
11. **Spoon Me Yogurt Shop Tenant Improvement (2021 Bronze Star Drive, Suite #200) has been submitted and is in queue for plan review.**
12. **Shellhammer 2nd-story addition (774 Ivie Place) has been submitted and is in queue for plan review.**

Project: **Plan Review**

13. **Thompson 6-kilowatt Photovoltaic Solar System (26 Epperson Court) has been submitted, reviewed and approved with red-line corrections.**
14. **Hernandez Detached Garage (1201 Sixth Street) has been submitted, reviewed and approved with red-line corrections.**
15. **Colonial Terrace Apartment Unit #107 (59 W. Lincoln Avenue) Fire Damage Repair Project has been submitted, reviewed and approved with red-line corrections.**
16. **Kings Ransom Illuminated Sign (1264 Gibson Road) has been submitted, reviewed and approved with red-line corrections.**
17. **Woodland Hotel Cell-Communications Antenna & Electrical Equipment Project (436 Main Street) has been submitted, reviewed and approved with red-line corrections.**
18. **Meadows Gunite Swimming Pool (928 Garcia Circle) has been submitted, reviewed and approved with red-line corrections.**
19. **Babcock Patio Cover and Awning (2606 Allen Circle) has been submitted, reviewed and approved with red-line corrections.**
20. **Target Store project to abandon fire-rated wall and relocate doors (2185 Bronze Star Drive) has been submitted and comments given to the Architect and the resubmittal and response has been received and is approvable pending outcome of other reviews.**
21. **Marler Bathroom Remodel (890 Purdue Drive) has been submitted, reviewed and approved with red-line corrections.**
22. **Bruhn Patio Cover and Roof Overframing (526 Elm Street) has been submitted, reviewed and approved with red-line corrections**.
23. **Centex/Pulte Homes Revisions-To-Approved-Plans for Master Plans #1, #2 and #3 (Starlyn Park Subdivision) have been submitted and are in queue for plan review.**
24. **Standard Pacific Homes Revisions-To-Approved-Plans for Master Plans #5 and #6 (Huntington Square at Parkside Subdivision) have been submitted, reviewed and approved with red-line corrections.**
25. **SpeeDee Auto Lube Revisions-To-Approved-Plans for ADA/Accessibility revisions has been submitted, reviewed and approved with red-line corrections.**
26. **DAS Homes Addition, Remodel & Convert Converted Garage Back to a Garage (408 Delores Drive) has been submitted, reviewed, and approved with red-line corrections.**
27. **New JP Morgan / Chase Bank (304 Main Street) has been submitted and is in plan review.**

Project: **Code Enforcement**

Phase: n/a **PM:** Dennis

Location: n/a

Description: Major code enforcement efforts.

Project: **Code Enforcement**

Status:

ONGOING CASES

1. Currently working with the Yolo County Health Department on passing the responsibilities of Substandard Housing within the City of Woodland to Code Enforcement.
2. **1315 Molly – Vacant home with unsecured pool. Notified listing agent, property has now been secured, but will need to be monitored.**
3. **1725 Spruce Drive – Vacant home with unsecured pool. Notified listing agent, property secured by staff, but will need to be monitored.**
4. **Lincoln Manor Apartments – Working on substandard living conditions in one unit. Maintenance person has been notified and will be making necessary repairs.**
5. **551 Elm Street – Vacant home with broken windows, possible illegally created second unit.**
6. **320 N. Walnut Street – Vacant lot with numerous in-op vehicles being stored on property, tall weeds and junk/debris accumulation.**
7. **105 Main Street (Old Long John Silvers) – Vacant commercial property, junk/debris accumulation, unmaintained landscaping and graffiti.**
8. **75 W. Court Street – (Old Q Shack) Vacant commercial property, junk/debris accumulation and unmaintained landscaping.**
9. **333 Main Street – (Old Chevy Dealership) Vacant commercial property, with transient encampment located in accessory building at rear of building, junk/debris accumulation and graffiti.**
10. **1627 Farnham – Accessory building built without building permit, notice left at property to contact building department.**
11. **300 Carlsbad Pl. – Illegal residence in travel trailer, located in rear yard.**
12. **37 Miramonte – Illegal/substandard construction built without permit.**
13. **845 Browning Circle – Rooster on property.**

ONGOING ISSUES

- Business license inspections and violations.

ENGINEERING

Project: **Spring Lake Implementation**

Phase: n/a **PM:** Pollard/ Fong

Location: n/a

Description: Proposed development will be comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of parkland, and over 100 acres of major streets and roads. Overall, residential density will equate to about 6.1 units per acre. The Plan will result in build-out to accommodate approximately 11,270 residents.

Status: **(No Change)** Staff is working on facilitating various developments in Spring Lake from the first and second release.

Project: **Pulte/Centex/Beeghly**

Phase: n/a **PM:** Pollard

Location: The project is located north of Marston Drive at the intersection Parkland Avenue and Heritage Parkway.

Description: Residential Subdivision on Beeghly Ranch Property.

Status: **(No Change)** Staff and City Attorney working to resolve issues with Breach of Development Agreement City attorney working with Centex's attorney to draft amendment. Staff is also working on property acquisition and Quiet title action. The City put a demand letter on Centex and after meeting with Pulte, the City has since put the demand in abeyance. Additional meetings are needed with Pulte, the Attorneys, and City Staff.

Project: **On Site Civil Improvements**

Phase: Plan Check **PM:** Weichel

Location: n/a

Description: Various projects in for plan check.

Status: 2011: Two (2) Complete, **Three (3) Plan Checks in Process**.

Project: **Encroachment Permits**

Phase: Application Processing **PM:** Weichel

Location: n/a

Description: Permitting for minor improvements within the public Right of Way.

Status: **Fifty-three (53) issued** and Eight (8) in process.

Project: **Solara Ranch**

Phase: Pre Submittal **PM:** Fong

Location: Project is located north of Marston Drive between Harry Lorenzo Avenue and Parkland Avenue.

Description: 94 Residential units within (DR Horton) within Spring Lake.

Status: **(No Change)** Had pre-submittal meeting at the request of the developer.

Project:	**Starlyn Park, Phase 1**		
Phase:	Final Map/Construction of Improvements	**PM:**	Fong
Location:	Project is located south of Branigan, west of Ogden, north Gibson, and east of the shopping center.		
Description:	Residential Subdivision in the Southeast area.		
Status:	**(No Change)** Improvements were accepted on March 1, 2011 and the subdivision is in the warranty period.		

Project:	**Miekle/Banks**		
Phase:	Plan Review Construction	**PM:**	Fong – plan review agreements Heath - construction
Location:	See description below.		
Description:	Extension of Miekle Avenue and Banks Way within the Spring Lake Area		
Status:	**Streets are paved, raising utility structures to pavement grade. Completing joint trench (private utilities: PGE, ATT, Wave Broadband).** Staff is reviewing landscape plans. Staff is also preparing Reimbursement Agreement for SLIF credits.		

Project:	**CommuniCare Health Centers**		
Phase:	Preparing entitlement requirements.	**PM:**	Pollard
Location:	The project is located at southwest corner of West Beamer and Cottonwood Streets.		
Description:	Construction of a 21,053 sq. ft medical clinic.; and parcel map		
Status:	**Staff is reviewing project for entitlement requirements.**		

Project:	**Parkview Subdivision**		
Phase:	Re-zone.	**PM:**	Pollard
Location:	Spring Lake at the intersection of Meikle and Heritage Parkway.		
Description:	Conversion of multi family and school property to SFD		
Status:	**Staff is reviewing application for impacts.**		

Project: **Pioneer Village – Unit 1 (AKA: Merritt Murphy)**

Phase: Plan Check **PM:** Fong

Location: Located north of Farmer's Central Road between Harry Lorenzo Avenue and Pioneer Avenue.

Description: Residential Subdivision in Spring Lake.

Status: **(No Change)** Applicant has resubmitted improvement plans, preparing to update plans and check improvements.

Project: **Standard Specification Update**

Phase: Administration **PM:** Karoly

Location: n/a

Description: Updating Engineering Standard Specifications to reflect current desires and practices. Items under consideration include LED street lights, surface seals, mapping basis, and AMR device change for water meters.

Status: **Staff is finalizing Addendum No. 2 and will issue during May.**

Project: **Gateway II**

Phase: Preparing Environmental Document **PM:** Pollard

Location: The project site is currently located in Yolo County, south of the existing Gateway I center east of County Rd 102 and north of Gibson Rd.

Description: Annexation of approximately 150 acres east of Road 102 for commercial development.

Status: **(No Change)** Assisting consultant in response to comments and reviewing Development Agreement items.

Project: **Prudler Sievers (formerly known as Four Seasons - The Mall Expansion Site)**

Phase: Tentative map **PM:** Pollard

Location: The project is located on East Street south of the County Fair Mall.

Description: 38-acre Residential senior housing subdivision.

Status: **(No Change)** Prepared revised comments and met with applicant to discuss fees.

Project: **Cal West Seeds**

Phase: Tentative Map 4991 **PM:** Pollard

Location: The project is located off of Harry Lorenzo Avenue, north of Farmer's Central Road.

Description: 109 SFD map plus R-15 site.

Status: **(No Change)** Preliminary review has been completed. Staff is preparing studies and drafting conditions.

Project: **Final Map Processing**

Phase: Processing final Maps PM: Hatch

Location: n/a

Description: Processing final Parcel Maps or Sub Division Maps for recordation and division of land.

Status: One (1) Subdivision Map completed; **Two (2) Subdivision Maps in process; Two (2) Parcel maps completed; and Two (2) Parcel Map in process.**

Project: **Transportation Permits**

Phase: Permit Issuance PM: Hatch

Location: n/a

Description: Receiving Requests, Processing, and issuing oversized truck permits

Status: 2011: **75 issued.**

Project: **Subdivision 4675 Parkside**

Phase: Final Map and Plan Submittal PM: Fong/Pollard

Location: The project is located at the intersection of Matmor and Sportspark Drive.

Description: Final map for a subdivision located in the Spring Lake with 162 Residential lots and over $7 million in public improvements.

Status: Construction underway with improvement agreement. **Staff is processing second phase map for 140 lots**. Staff is also working with the off-site property owner to allow for completion of Sports Park Drive and East Street intersection.

Project: **Knaggs Annexation II**
Phase: Annexation PM: Pollard

Location: See description below.
Description: Annexation of approximately 160 acres near East Main Street and Road 102.

Status: **(No Change)** Staff is starting to work on technical studies and is meeting with the applicant and consultant.

Project: **Court House**
Phase: Preliminary Design PM: Fong/Pollard

Location: 5th Street and Main Street
Description: Construction of $2 million traffic, sewer, water, and sidewalk improvements to support the new Courthouse.

Status: **(No Change)** Staff met with project engineer to determine infrastructure requirements.

Project: **Heidrick II**
Phase: Final Map PM: Fong/Pollard

Location: Located south of Farmer's Central Road between Harry Lorenzo Avenue and Pioneer Avenue.
Description: Final of 69 lots on the Heidrick tentative map in Spring Lake.

Status: Applicant has requested plan review prior to map submittal. Plan review has been completed and returned to applicant. Draft agreements have been prepared for prospective buyer. Prepared revised conditions for Development Agreement Amendment. Staff is reviewing the third submittal of improvement plans. **The project on hold pending applicant's payment of funds owed.**

Project: **Parkland Landscape Design**
Phase: Landscape Design for Parkland PM: Fong

Location: See Description below.
Description: Landscape plans for Parkland Avenue between Heritage and Marston between Parkland and Road 101.

Status: **(No Change)** Waiting for re-submittal of plans.

Project: **Widening Pioneer Avenue (CIP 09-24)**

Phase: Design PM: Fong

Location: See Description below.

Description: Widening Pioneer Avenue between Gibson Road and the Pioneer HS main entrance.

Status: **(No Change)** Staff is reviewing revised plans.

Project: **Road 25A (CIP 09-25)**

Phase: Road Rehabilitation PM: Fong

Location: The road rehabilitation will occur east of Highway 113 and west of Harry Lorenzo Avenue.

Description: Overlay and widening to standard width of 24 feet plus shoulders.

Status: **(No Change)** Received funding for design from Pulte Homes and executed contract for services with Cunningham Engineering Corporation. Environmental document being prepared by consultant.

Project: **Starlyn Park, Phase 2**

Phase: Plan Review PM: Fong – plan review
Construction Heath – construction

Location: South of Branigan, West of Phase 1, North Gibson, East of Shopping Center

Description: Design/Plan Check.

Status: **Plans have been submitted and are under review. Contractor will be starting work in June.**

Project: **Chase Bank**

Phase: Design PM: Weichel

Location: The project is located at the corner of Walnut and Main Streets.

Description: Constructing Downtown improvements along the property frontage.

Status: **(No Change)** Staff has had a pre-application meeting with the applicant.

Project: **Capital Projects**

Phase: Pre-Design, Design, Bidding, Construction

PM: Ayon, Brant, Burnham, Camacho, Chavez, Fisher, Heath, Karoly, Meyer, Scott, Sharp, Weiser, Wurzel

Location: n/a

Description: Capital Projects

Status: **(No Change)** Capital Improvement Project Execution **-** Engineering staff is managing/designing 34 active projects (FY 10/11 budget = $24 million) and assisting with PW managed CIPs. For detailed summary of all Capital projects, please see the separate document “CDD Capital Project Status Report.”

Project: **Development Projects Under Construction**

Phase: Construction, Warranty

PM: Heath

Location: Various locations.

Description: Development Projects Under Construction

Status: Major developments under construction:

- Parkside (south of Matmor, east of East Street, north of Community & Senior Center) – **finalizing street and utility work except for Sports Park Drive intersection at East Street.**
- Southerly extension of Miekle to Banks includes portion of Banks**– paved, raising utility structures to pavement grade, completing private utilities (PGE, ATT, Wave Broadband).**

Encroachment Permit Inspection –One (1) 2008 permit still active; nine (9) 2009 permits still active. Six (6) 2010 permits are still active; Eighteen (18) permits issued thus far in 2011.

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Capital Budget Execution Status Report – Community Development Managed Projects

Report in Brief

The procedures approved with the Capital Budget authorized the City Manager to award design/consultant service contracts and to issue Invitations for Bid for construction contracts within approved scope and budget. A Capital Budget Execution Status Report is attached showing recent actions taken relative to the Capital Budget for projects managed within the Community Development Department. Projects managed by Public Works are included with their monthly report.

Staff is available to address any questions Council may have.

Prepared by: Michael Karoly, PE
Sr. Civil Engineer

Reviewed by: Brent Meyer, PE
Principal Civil Engineer

Reviewed by: Paul Siegel
Deputy Director CDD

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Mark G. Deven
City Manager

Attachment: Capital Budget Status Report

MILESTONE EVENTS

Parks Irrigation Rehabilitation Project, Ph 2, 10-01	**Council awarded construction contract at May 17 meeting**
05-09, Main Street widening (west bound), East to 6th Streets; 09-18, East & Main Storm Drain Deficiency Replacement/Repair	**Begin Construction; 3 month duration**
08-21, Sewer Repair	**3 sewer repairs completed on Matmor, Gibson and 4th Street.**
09-27, Pioneer-Parkland Extension	**Project is bidding; bid date is June 2nd (Council award on Jun 21).**
10-06, 2010/11 ADA Improvements	**Project is bidding; bid date is May 26th (City Mgr award).**

ADMINISTRATION

Project: **Engineering Standards**

Phase: Admin **PM:** Karoly

Description: Preparing an update to the Engineering Standards to adopt LED Street lights as the City street lighting standard, update pavement surface seal specifications and a few other misc. changes.

Status:

- Addendum #2 issued **May 12. Includes updates or changes to the following; LED Street Lights (new section), mapping basis, water meter AMR, traffic control requirements, water meter boxes, and misc. parks materials.**

DETAILED PROJECT LISTING

Project: **97-24, Interstate 5 & County Road 102 Interchange Improvement**

Phase: Construction **PM:** Ayon

Description: This project consists of the construction of a southbound I-5 on-ramp, modifications to the existing on-ramps and off-ramps, widening CR 102 from two to four lanes between the NB ramp terminal and the SB ramp terminal, and widening CR 102 to six lanes from the SB ramp terminal to Maxwell Avenue.

Status:

- Council awarded construction contract on June 29, 2010.
- Contractor started work during August 2010 and construction completion is expected in **late** 2011.
- Completing bridge work **and CR-102 median removal/construction.**.

Project: **98-01, Matmor and E. Gum Traffic Signal**

Phase: Design **PM:** Camacho

Description: Install a new traffic signal at the intersection of E. Gum and Matmor. The project is a CEQA requirement of the Parkside development project. Project will install turn pockets and make any needed ADA improvements

Status:

- Traffic Engineering staff**'s recommendation** of the parking restriction **was** presented to the Traffic Safety Commission on May 2 **and was unanimously approved 3-0**.
- **Designing traffic signal using approved recommendation of the parking restriction.**

Project: **00-04, Lemen, North and East Streets Realignment**

Phase: Design & RW **PM:** Ayon

Description: This is a Federal Aid project to realign Lemen Avenue opposite North Street, install a traffic signal, and construct a median on East Street at Court Street to prevent left turns to and from Court Street. Signal interconnects between Main Street and North Street will be included.

Status:

- Right of Way acquisition: land acquisition is complete.
- Railroad: Coordinating with the railroad to **execute** a Synchronization Agreement, PUC reviewed **and approved** the required General Order 88-B.
- **State Funding: preparing request for Construction Authorization required to bid the project.**
- Completing design documents.
- Undergrounding District: **All utilities completed underground district construction. City consultant surveyed new underground district boxes/vaults. Coordinating with PG&E/Wave/AT&T to reset required boxes to grade during construction.**
- Construction of roadwork is expected to begin **late** summer**/early fall** 2011.

Project: **00-06, I-5 and Highway 113 Interconnect, Phase 2**

Phase: Design **PM:** Ayon

Description: This project includes the construction of the freeway to freeway connector from northbound I-5 to southbound SR 113. This project is being designed and managed by Caltrans.

Status:

- Design is substantially complete.
- Caltrans is managing Right of Way acquisition and utility relocation; 4 parcels left to acquire for right-of-way and utility relocations.

Project: **01-04, Traffic Model Update**

Phase: Pre-Engineering **PM:** B. Meyer

Description: The project includes an update of the City's Traffic Model to reflect changes due to development, and zoning of new growth areas and the update of the Streets Master Plan to address changes in growth, zoning, and the general plan update.

Status:

- Council approval is planned for summer 2011.

Project: **03-25, Springlake Fire Station**

Phase: Land **PM:** Johnson

Description: Acquire property (1 acre), improve site and construct neighborhood station with two bays to protect southeast corner of city. (Spring Lake Specific Plan Area).

Status:

- Design was completed based on prior Building Code; Design update required prior to bidding at future date to be determined.
- Land acquisition is on hold.

Project: **05-09, Main Street widening (west bound), East to 6th Streets**
09-18, East & Main Storm Drain Deficiency Replacement/Repair

Phase: Construction **PM:** Chavez

Description: The 05-09 project will widen the north side of Main Street from East Street to Sixth Street by widening to allow two lanes of westbound traffic through the intersection.

The 09-18 project will construct new 18" storm main crossing of RR tracks to replace one of two 6" pipe crossings.

Status:

- **City Manager awarded the contract with a delay of construction until June 2011.**
- **Council approved Right of Entry agreement with California Northern Rail Road at the May 17th Council meeting.**

Project: **05-27, Springlake Neighborhood Park N2 (Jack Slaven Park)**

Phase: Completed **PM:** Burnham

Description: Development of a new 8-acre neighborhood park, which will include grading, drainage, play apparatus, turf areas, picnic area, restroom building and acquisition of land.

Status:

- Park opened to the public on May 4th, 2010.
- **Additional chemical storage facility is complete.**
- **Project to be scheduled for Council acceptance on June 21st.**
-

Project: **08-06, Series Street Light Replacement, Phase 1**

Phase: Construction **PM:** Chavez

Description: This project will replace old "series" type street light wiring and install new lights. The first phase segments are on Main Street from West Street to Elm Street and from 3rd Street to 6th Street. Project extents will match existing street lighting circuitry.

Status:

- Council **accepted the project in** May. **Closing out project; preparing and filing final grant documentation with State.**

Project: **08-21, Annual Sewer Repair and Replacement**

Phase: Design, Construction **PM:** [Cocke, PW] Chavez

Description: Repair and/or replacement of existing sewer mains and laterals based on priorities as determined during routine maintenance work and CCTV surveys of facilities.

Status:

- **Construction of** three point repairs; on Gibson at Gary Way, on 4th Street south of Cross and on Matmor north of Gibson.
- Designing lining of sewer trunk mains from Beamer & CR 102 to SS lift station at E. Main Street.
- **Issuing RFP to CCTV companies to provide services to investigate and report on existing sewer mains in the Sycamore Ranch/South-East Area part of town. This is the area of town where the "sinkhole" occurred a few weeks ago.**
- Issuing RFP to CCTV companies to provide services to investigate and report on existing 'orangeburg' laterals.

Project: **08-58, Downtown Beautification**

Phase: Design **PM:** Karoly

Description: Enhance downtown's role as the government, dining, entertainment, cultural and retail/specialty center of the community. Also preserve, as appropriate, historic architectural features. Project limits are Main Street from East Street to Third Street. Possible improvements include curb bulb-outs at intersections, traffic signal at 5th and other features as appropriate or affordable. Applying for a SACOG 2010 Community Design Grant.

Status:

- SACOG has awarded the grant funding to the City for the Federal Fiscal Year 2015. Staff intends to design the project in FY 2011 so that the project will be eligible for advance funding if it becomes available.
- Field Survey work is complete. Design will be performed by staff; schedule dependent on staff availability due to higher priority projects.

Project: **09-21, Series Street Light Replacement, Phase 3**

Phase: Pre-Engineering **PM:** Chavez

Description: Perform preliminary engineering (scoping) and design to replace the existing series street lighting in the Gibson-College circuit. Develop construction cost estimate for future funding and/or grant applications.

Status:

- Consultant **has submitted** final report **and staff is reviewing.**

Project: **09-22, Water Meter Phase 2**

Phase: Construction **PM:** Heath

Description: Grant funded project to install water meters on existing unmetered water services throughout the city. Project design was managed by PW; Construction is managed by CDD. Grant is primarily funded by American Reinvestment and Recovery Act (A.R.R.A.) funds.

Project:	**09-22, Water Meter Phase 2**
Status:	• Work started on September 28, 2009; anticipate completion in January 2012. • The contractor has completed approximately **7,000** (**86**%) meter conversions out of 8,020 total meters in the contract. • PW staff is working with various homeowner associations to determine metering and billing details for condominiums. This work will be designed and bid separately.

Project:	**09-24, Pioneer Avenue Widening from Gibson Avenue to Farmers Central Road**
Phase:	Design **PM:** Fong
Description:	Widen Pioneer Avenue to ultimate width (4 lanes) from Gibson to the future Collector 4 intersection (also High School entrance). Includes installing Traffic Signal at Pioneer/Collector 4, transitioning from full width road section north of Collector 4 to the existing two lanes south of Collector 4, and related sewer and storm drain improvements.
Status:	• Project is under design; construction delayed until funding is resolved.

Project:	**09-25, County Road 25A from County Road 101 to State Highway 113**
Phase:	Design **PM:** Fong
Description:	Pavement rehabilitation and widening of County Road 25A between Highway 113 and County Road 101. Final configuration will be a 2-lane roadway.
Status:	• Design funding provided by Pulte (Centex) in January 2010. • Project is under design

Project:	**09-26, Energy Efficiency Community Block Grant (A.R.R.A.)**
Phase:	Pre-Design **PM:** Karoly
Description:	Purchase and install LED Street Lights to replace existing HPS lights. The funding for this project is Federal Economic Recovery Act (A.R.R.A.).
Status:	• Council awarded LED Street Light purchase at April 5th meeting. • **Ordered 1,381** LED light fixtures**; delivery scheduled for June. PW crews will start replacement soon after delivery.**

Project:	**09-27, Pioneer Widening from Farmers Central Road to Heritage Parkway**
Phase:	Design **PM:** Karoly, Heath
Description:	Construct 2-lane interim 2-lane roadway, including street lighting, along Pioneer Avenue, south of Farmer's Central Road to Pioneer/Parkland to Parkland/Heritage Parkway, to provide better connectivity within Springlake area.
Status:	• Construction scheduled for summer 2011. • 30-day due diligence period commenced on Apr. 7 for right of way dedication and acquisition. **Close of escrow scheduled for May 23rd.** • **Project is out to bid; bid date is June 2. Council award will be scheduled for June 21.** • **Construction will start in July and extend to October.**

Project: **10-01, Irrigation Rehabilitation Phases 2 and 3**

Phase: Pre-Design **PM:** Karoly

Description: This project will upgrade existing irrigation systems to conserve on energy and water use. Proposition 50 Grant funds must be spent by December 2012. Project work includes installing centralized irrigation control, booster pumps, replacing in-ground irrigation systems and turf repair/replacement.

Status:

- Preparing Quarterly Reports for Jan-Mar 2011 along with Reimbursement invoice for State DWR review and payment.
- Bidding Phase 2 work (2011) to include complete replacement of the irrigation systems at City and Harris Parks, installation of new booster pumps and centralized controllers at Cline, Douglass, and Schneider Parks and installation of controllers at Woodside, John Ferns, Crawford, Pioneer Klenhard and Campbell Parks. This work will be constructed during summer 2011.
  - **A**ward**ed** construction contract at May 17th Council meeting.
- Phase 3 (2012) work will include complete replacement of the irrigation systems at Beamer Park (& Circle), Freeman, Tredway Parks, and Buchignani Field (depending on budget since County owned), and installation of controllers at Everman, Clark Field, Roddy, Traynham, Streng Pond and Woodland Cemetery. This work will be constructed during summer 2012.

Project: **10-06, 2010/11 ADA Improvements**

Phase: Design **PM:** Camacho

Description: Project will re-construct ADA required improvements such as curb ramps, driveways and sidewalk to improve existing pedestrian paths of travel in the public right of way.

Status:

-
- **Project is out to** Bid **with a bid opening date of May 26th. City Manager authorized to award construction contract.**
- Construction is planned for Summer 2011.

Project: **10-07, East Kentucky Rehab (East to Harter)**

Phase: Design **PM:** Burnham

Description: Project will rehabilitate E. Kentucky from East Street to Harter Avenue; including adding bike lanes to close the bike system gap on Kentucky. The project will reconstruct the pavement, valley gutters and curb. This project is Federal-Aid funded by SACOG in 2013. Local funds are being used for design.

Status:

- Retained consultant to obtain topographic survey for design.
- Retained consultant to investigate pavement condition and prepare rehab recommendations.

Project:	**10-09, Gibson Ranch Landscaping; Spring Lake Ct. & Bourne Dr.**
Phase:	Design **PM:** Karoly
Description:	Install landscaping along the south side of Spring Lake Court and at the north end of Bourne Drive. These improvements are the last remaining portions of landscaping in the public right of way to be completed in the Gibson Ranch development.
Status:	• Construction will be coordinated with Phase 3 of the Parks Irrigation Rehab (10-01) project. Work will be performed during Summer 2012.

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Fire Department Monthly Report for April 2011

Report in Brief

The Woodland Fire Department's Monthly Status Report includes a wide variety of information in an effort to better inform the public and the City Council. This report summarizes four specific areas of the Fire Department's operation: Overtime, Incident Response, Fire Prevention and Training. This year, the Fire Department updated its Monthly Status Report format to include a wider variety of information. The report is formatted by division (Administration, Operations, Fire Prevention and Training) and covers the key projects and/or activities for the month.

Attached for the City Council's review is the Fire Department's Monthly Report for March 2011.

Prepared by: Shannon Collins
Management Analyst

Reviewed by: Rick Sander
Interim Fire Chief

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Mark G. Deven
City Manager

Woodland Fire Department
Monthly Status Report
Summary – April 2011

(The Woodland Fire Department Monthly Status Report includes a wide variety of information in an effort to better inform the public and the City Council.)

	Previous Month	Current Month	Difference (+ increase/- decrease)
Cost of Overtime			
(Staffing Costs are attributed to a reduction of 16 Line Staff: (see Overtime Summary)			
Maintain Minimum Staffing	$73,305.40	$71,528.68	**$1,776.72**
Call Back Staffing	$1,392.90	$1,700.91	**$308.01**
Total	**$74,698.30**	**$73,229.59**	**$1,468.71**
Strike Team (reimbursable, and **not** included above)	N/A		
Total Incident Responses			
Fire	9	13	**+4**
EMS/Rescue	273	254	**-19**
Hazardous Condition	16	10	**-6**
Public Service	27	26	**-1**
Good Intentions	32	38	**+6**
False Alarms	32	17	**-15**
Total	**389**	**358**	**-31**
Mutual/Auto-Aid/Strike Team	7	2	**-5**
Concurrent Incidents	185	185	**+0**
Fire Prevention			
Commercial Inspections	25	11	**-14**
Plan Reviews	5	10	**+5**
Business License Inspections	4	17	**+13**
Permitted Inspections	139	99	**-40**
Residential Inspections	7	5	**-2**
Resale Inspections	16	11	**-5**
Engine Company Inspections	18	63	**+45**
Total	**214**	**216**	**+2**
Weed Abatement	0 hours	8.5 hours	**+8.5 hours**
Fire Investigations	0 hours	16 hours	**+16 hours**
Pub Ed Events	5	4	**+1**
Training Hours	951.5	1341.0	**+389.5**

Department Highlights:

- The Woodland Fire Department hosted Command 2C class, "Every 15-minutes Program at Pioneer High School, and supported Baskin Robbins 31¢ Scoop Night for National Fallen Firefighter's Association over 900 people were served and over 2,560 scoops of ice cream were scooped.

DIVISIONS

ADMINISTRATION:

Emergency Management

- No new activities in this area

OPERATIONS:

Incident Activity

The WFD responded to a total of **358** incidents in February. They included:

- **13 Fires**, for a current annual total of **53.** The **13 fires** included:
  - **5** building/cooking fire, chimney, fire other
  - **8** dumpster, outside rubbish, trash fires

- **254 EMS/Rescues**, for a current annual total of **1,035.** The EMS/Rescues included:
  - **49** Calls requiring medical assistance
  - **12** EMS calls, cancelled en route or on scene
  - **170** EMS Calls for people with injuries
  - **12** vehicle accidents with injuries
  - **10** motor vehicle/pedestrian accidents with or without injuries
  - **1** removal of victim(s) from stalled elevator

- **10 Hazardous Conditions,** for a current annual total to **47.** The Hazardous Conditions included:
  - **6** toxic conditions, oil or chemical spills, gas leak, hazardous conditions, other
  - **3** electrical wiring, arcing, shorted electrical equipment
  - **1** attempted burning, illegal action, other

- **26 Public Service** Calls, for a current annual total of **133.** The Public Services Calls included:
  - **5** calls to assist police or other governmental agencies
  - **4** calls for public service
  - **5** invalid public assistance calls
  - **8** cover assignment, standby, move up, water evacuation
  - **2** smoke or odor removal
  - **2** lock-out or service call, other

- **38 Good Intentions** calls, for a current annual total of **143.** The calls included:
  - **19** calls that were cancelled en route or CAD error
  - **9** no incident found on arrivals
  - **6** Steam, smoke, odor of smoke, barbeque, authorized burning
  - **4** good intent call, other

- **17 False Alarm** calls, for a current annual total of **84.**

Concurrent Incidents:

These are incidents that come in simultaneously where apparatus and companies (a crew consisting of a Fire Captain, Engineer, and Firefighter) are either all committed to the same incident, or committed to separate incidents at the same time called **concurrent incidents.** Concurrent incidents occur as:

- **Single-engine calls**, (i.e., medical aids, investigation of a fire alarm sounding, lift assists, etc)
- **Multi-company calls** where more than one engine is committed to the same incident (i.e., high hazard calls such as structure fires, vegetation fires, highway incidents, rescues, hazardous materials releases, traffic accidents requiring extrication, or mass casualty incidents).

This month, our response time average for getting an initial fire engine on-scene is **5:34 Minutes** for fires and **4:30** for emergency medical services (EMS) calls.

NOTE: ***Delays in response times occur when we don't have fire stations located within a 1.5 mile driving distance from all locations within the City (i.e., Spring Lake development), and when concurrent incidents occur where the primary response engine to a particular location is already committed to an incident and another unit farther away must be dispatched to the call.***

The breakdown of **concurrent incidents** for April is:

2 companies committed simultaneously	=	121 times
3 companies committed simultaneously	=	42 times
4 companies committed simultaneously	=	10 times
5 companies committed simultaneously	=	9 times
6 companies committed simultaneously	=	2 times
13 companies committed simultaneously	=	1 time

[1] The Woodland FD staffs four companies so any incident requiring more than 4 companies must include neighboring fire departments through automatic-aid or mutual-aid agreements.

The Woodland FD received **389** calls for service in April with **185** being Concurrent Alarms = **47.5%** of the time. There were **434** concurrent alarms in 2011 out of **1,143** total calls meaning 37.97%, or almost 1 out of every 4 calls would commit two or more fire units simultaneously.

Concurrent alarms prevent the fire department from responding all on-duty firefighters adequate staffing and resources to a structure fire or other major incident that would be heavily dependent on firefighter manpower at the scene to accomplish required tasks. We must then rely on recalling off-duty Firefighters and/or requesting allied agencies to assist us with additional calls (both of which are slow) and then we fail to meet our 4-minute response time standard. In the meantime our strategy and tactics must change to maximize firefighter safety at the risk of public safety and property conservation.

Automatic or Mutual Aid:

Automatic Aid is provided to another agency through formal agreement and occurs automatically on **significant events** without any special request. The agencies we participate in automatic aid with are Davis, Dixon, UC Davis, West Sacramento, Rumsey Rancheria and the volunteer fire departments of Willow Oak, Yolo, and West Plainfield.

Mutual aid occurs when fire departments provide help to one another upon special request when a **significant event(s)** (large incident or multiple small incidents) take place. Every fire agency in Yolo County is a signatory to this agreement.

Total Number of Aid Given/Received Incidents in **April:** **2**

Aid Received:

2

- **1** Davis Fire Department
- **1** Willow Oak Fire Protection District

Current annual total is **26**.

Note: *Our Automatic Aid and Mutual Aid agreements with neighboring agencies are based on our deployment of three fire engines, one ladder truck and one Battalion Chief. Any change in this deployment model will negatively impact our ability to provide assistance through these agreements and, consequently, to receive aid. "You have to give to get" is the foundation of these agreements.*

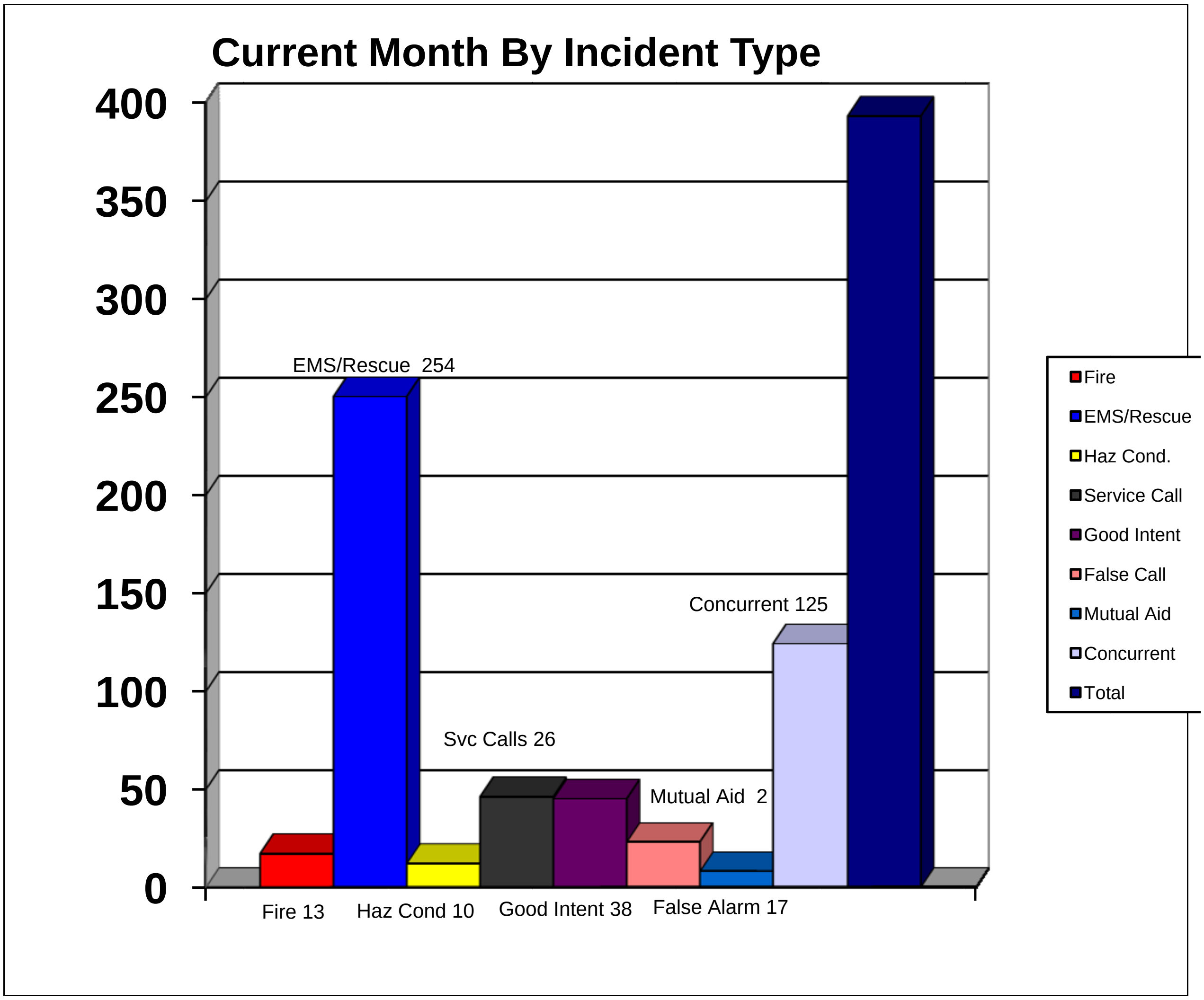
Overtime Summary

Our overtime expenses are in direct correlation to the filling of the Interim Fire Chief and Line Battalion Chief positions, along with daily staffing requirements and emergency call-backs for large events. As our staffing has been drastically reduced, mainly due to attrition (currently 16 total positions), our ability to absorb vacancies resulting from illness, vacation, and injury with on-duty relief staffing has been completely eliminated. Now instead of using on-duty staffing when a vacancy occurs, we must hire back off-duty personnel on overtime to cover the vacancies. Also, having reduced on-duty staffing each day has caused an increased reliance on **call-back staffing** when large events or multiple small events occur. This too has caused a drain our on-duty resources, increasing the chance for illness and injury.

There were a total of **1,865.5** overtime hours worked during the month of April for a total cost of **$77,134.84.** (1**.0 FTE** of an entry level Firefighter, wages and benefits) This includes:

- **1,736** hours of **Minimum Staffing** at a cost of **$71,528.68** for the month of April 2010. ***This included 432 hours of coverage for two Line Battalion Chief's vacancies one of which is filling the Interim Fire Chief's position*.** In the City of Woodland, a minimum of four engine companies staffed with a minimum of 3 Firefighters each (1 Captain, 1 Engineer and 1 Firefighter) must be staffed daily per the MOU between the City and the Woodland Professional Firefighters Association.
    - The average hours of overtime used for the period April 2010 to April 2011 was **1,912** hours at a cost of **$76,409.74.**
- **38.5** hours were needed for **Call-Back Staffing** at a total cost of **$1,700.91** for the month of April 2010. *(Call Back Staffing is necessary to backfill the stations when a major incident occurs that depletes the minimum staffing levels).*
    - There was an average of **56.92** hours per month used to provide Call Back Staffing at a cost of **$2,402.91** for the period April 2010 to April 2011.

Fire staff has met periodically with the City Manager to review the use of overtime and both parties agree that the current level of overtime is necessary to maintain the constant minimum staffing for four engine companies given the current vacancies of two shift battalion chiefs. One optioned discussed for reducing overtime has been to reduce an engine company. This issue was also discussed with Council during the FY 2011 Mid-Year Adjustments. A primary focus of the FY 2012 budget is to identify the resources necessary to hire three additional firefighters in order to provide the depth necessary to fully staff four engine companies without the level of overtime currently being used.



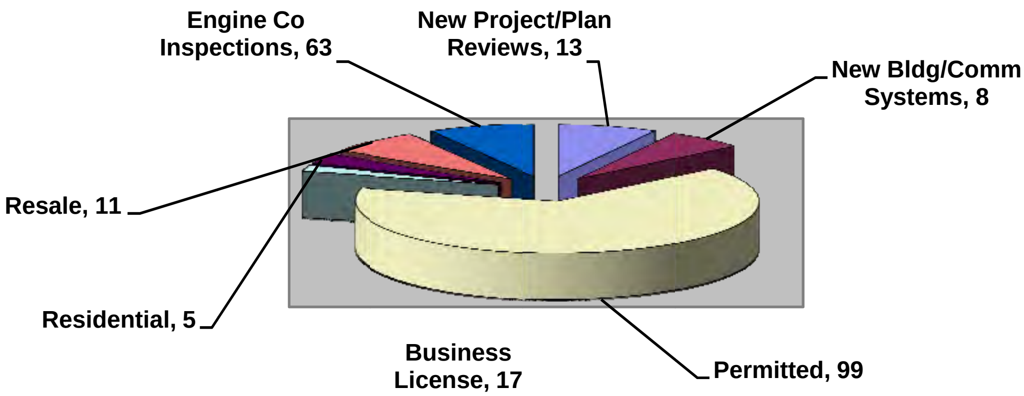
The graph above is a visual summary of the number of incidents that the Fire Department responded to during the weeks April1, through April 30, 2011.

Total Incidents to Date for 2011 - **1,495**

Average Response Time for First Due Units: Fire: **5:34** EMS: **4:30**

FIRE PREVENTION:

The Fire Prevention Bureau conducts several types of inspections and plan reviews. The Bureau concentrates on New Project Development, Civil Drawing Plan Reviews, Building Inspections, On Site Water Systems, Commercial Fire Sprinklers, Residential Fire Sprinklers, Fire Alarm Inspections, Specialized Fire Protection Systems, Fire Permits, Licensed Care Facilities, Business License Inspections, Resale Inspections, Fire Investigation and Code Enforcement, Public Education and Weed Abatement.



For the month of April 2011 the Fire Prevention Specialists conducted the following inspections and plan reviews:

Commercial	
3	New Project Development Reviews
9	Plan Reviews
2	New Building Inspections
6	Commercial Fire Protection Systems
Permit	
99	Fire Permitted Annual Inspections
Business License	
17	Business License Inspections
Residential	
1	Residential Automatic Sprinkler System Plan Reviews
5	Residential Automatic Sprinkler System Inspections
11	Resale Residential Sprinkler Inspections
Engine Company	
63	Business and Mercantile Inspections

*The Fire Prevention Division inspects new businesses and changes of ownership for occupancy usage and compliance of the Fire Codes. **Plan reviews** are what generate initial commercial and residential inspections. The fees for these inspections are included in the plan review fees. Inspections for commercial projects include the initial plan review, 4 inspections & 1 re-submittal of plans at a cost of **$717.00/riser + $2.00/sprinkler head**. Commercial Tenant Improvements are **$421.00/riser + $2.00/sprinkler head**. Residential plan review inspections include the initial plan review, 2 inspections & 1 re-submittal of plans at a cost of **$354.00/riser**. Residential Tenant Improvement plan reviews are **$284.00/riser**.*

***Permitted inspections** occur when any occupancy has activities that are either hazardous or considered special. (An example of a hazardous activity is a business that houses or manufactures chemicals, or combustibles such as repair shops, chemical warehouses, or airport hangers. Special activities include places of assembly, tents, and high-pile storage facilities.) The average permitted inspection is **$150.00/ea**.*

*Lastly, the Fire Prevention Division handles **Business License Inspection**, which carries a fee of **$165.00/ea** for all new businesses. However, this fee is presently under review. The current amount being collected for Business License Inspections is **$13.00/ea**.*

Weed Abatement

- **8.5** hours were spent on weed abatement activities in the month of April.

Note: Due to the rainfall this year, we are seeing a much bigger problem with weeds. We believe that the Department will have to commit more staff time to this in the coming months, and that we will have to hire contractors to abate some properties ***for which we have no funds***. The process to abate property requires Council approval.

Fire Investigation

- **16 hours** of investigation were performed in the month of April.

Public Education

- YMCA (4/16/11) Healthy Kids Fair
- Bayside (4/24/11) Easter Egg Hunt at Pioneer High School
- Baskin Robbins (4/27/11) 31¢ Scoop Night
- Yolo County Farm Bureau (4/29/11) Farm Connection Event

Note: *Funding for public education was eliminated in FY10/11 thereby cancelling our 1st Grade school program. The WFD will still visit schools and classrooms, conduct station tours, and attend public events upon request.*

Maps

Made the following updates:

- \- The streets, addresses and hydrant locations for the area behind BelAir (Map 73)
- \- The streets, addresses and hydrant locations for the new area at the end of Matmor Road (Map 15)
- \- Street, and address updates in the Springlake area (Maps 57, 77, 59 and 79)
- \- Woodland Gateway updates (Red Robin) - included the business names and suites for the buildings that are too small to include them on the actual building as a list on the lower right hand side of the page. (Site map accessed through Map 91)
- \- All apt/site maps have been rotated so that North is up. Some of the more major complexes that we visit were rotated.
- \- Minor updates such as color corrections, hydrant moves, correcting links, etc.

TRAINING:

The following is a summary of training activities conducted in the Fire Training Division during the weeks of April 1st, through April 30st, 2011. During the month of April the following activities occurred at the Woodland Fire Department Training Division:

Training conducted at the Training Center including:

- 12 hours of Map class
- 24 hours of EMS Illegal Drugs/Substance Abuse
- 10 + hours Engine Company Inspections
- 20 + hours of Outside Training / Classes
- 12 hours of Hose Operations
- 12 hours of Tactical Training
- 10 + hours Annual Ladder Testing

During the month of April, career staff reported a total of **1229.5** hours of training, resulting in an average of **34.2** hours of training per person.

The reserve staff completed **36.5** hours of training in roof operations, ropes & knots, shift Ride-a-longs and EMS.

The Battalion Chiefs had a total of **75** hours of training. Fire Prevention Staff had no training hours for the month of April.

Highlights for the month of April: The Woodland Fire Department hosted Command 2C class, "Every 15 minute Program at Pioneer High School, and supported Baskin Robbins 31 Scoop Night for National Fallen Firefighter's Association over 900 people were served and over 2,560 scoops of ice cream were scooped!

<u>April ~ 2011 Training Hour(s):</u>

Line staff	**1229.5**
Battalion Chiefs	**75.0**
Fire Prevention	**00.0**
Reserves	**36.5**

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Treasurer's Investment Report Quarter Ending March 31, 2011

Report in Brief

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

Based on current budget projections, the City's cash liquidity is sufficient to cover the expenditures anticipated for the next six months and the monthly cash flow and maturity of the investments are scheduled to meet the expected cash disbursements.

Staff recommends that City Council accept the quarterly Treasure's Investment Report.

Background

The City's securities are held in custodial care by U.S. Bank N.A., Custody Treasury Division, located in Minneapolis, MN and administered by its Sacramento office. U.S. Bank N.A. 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.

Discussion

The yield on the Local Agency Investment Fund (LAIF) balances for the quarter ending March 31, 2011 was 0.5%. The average yield on the City of Woodland's investments as of March 31, 2011 was 3.56%. This higher yield was attained through prudent financial planning enabling the City to lock in very safe investments to higher yields than are currently available on the open market. This higher yield places a premium on the City's investments which is evidenced by its quarter ending market value of $6,261,476 which is $261,476 higher than the City's cost of $6,000,000.

The prudent investment policies of the City of Woodland have insulated its investments well in the face of such turbulent and uncertain economic times. In determining placements of investments, safety is the number one priority which is followed by liquidity and finally yield on investments.

The City of Woodland does not have any holdings in the riskier Corporate notes which have historically yielded only slightly higher yields as compared to the Agency Investments which have the implicit backing of the Federal Government. Unlike many other government agencies that have had to write off significant portions of their investments in Corporate notes, the City of Woodland has not had to write off any investments.

Attached are the monthly reports along with the corresponding investment activity charts. The charts include the investment interest rates as they have matured and current rates for new investments. All activities comply with the existing Investment Policy approved by City Council. Additionally, a report entitled "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.

Fiscal Impact

There is no impact on the City funds in association with the information contained herein.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that City Council accepts the quarterly Treasurer's Investment Report

Prepared by: Kimberly McKinney
Finance Officer

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Mark G. Deven
City Manager

Attachments

CITY OF WOODLAND
INVESTMENT REPORT

March-11

SUMMARY OF INVESTMENTS

TYPE OF INVESTMENT		AMOUNT	TOTAL	$0.00
Local Agency Investment Fund (LAIF)		31,010,139.72	83.8%	
TRANS bond proceeds		0.00	0.0%	$0.00
FHLB Bonds		0.00	0.0%	
FFCP Bonds		6,000,000.00	16.2%	
FNMA		0.00	0.0%	
Freddie Mac		0.00	0.0%	
	TOTAL	**37,010,139.72**	100.0%	

PORTFOLIO

	Interest	*Amount*
LAIF		**31,010,139.72**
TRANS bond proceeds		**0.00**
	SUBTOTAL	**31,010,139.72**

	Maturity Date	*Interest*	*Call Date*	*PAR Amount*	*Purchase Price*	Current Market Value
Federal Farm Credit	11/21/2011	4.35	Bullet	**1,000,000**	**1,000,000**	1,025,771.00
Federal Farm Credit	2/7/2013	3.40		**5,000,000**	**5,002,361**	5,235,705.00
				6,000,000		***6,261,476.00***
Total Investments				**6,000,000.00**		**6,261,476.00**
Total of LAIF Funds & Investments Detail				37,010,139.72		
Check Total (Should be zero)				-		

CITY OF WOODLAND
INVESTMENT REPORT

CASH ACCOUNTS as of 3/31/11

Bank Accounts with U.S. Bank	$1,600,114.15
Petty Cash	***$3,290.00***
Cash with Fiscal Agent	*$9,312,918.97*

INTEREST SUMMARY

Interest Received in Jan thru March - Investm	$112,500.00
Interest Received for Jan thru March - for LAII	$19,346.12
Total Interest Received	$131,846.12
Interest Received from July 1, 2010 to March 31, 2011	$112,500.00
Total Fiscal Year-to-Date Interest Received	**$244,346.12**

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

CITY OF WOODLAND
ACTIVITY REPORT

DATE	DESCRIPTION	DEBIT	CREDIT	DEBITS
LAIF	**TREASURER**			
09/30/10	Month Beginning Balance			**14,990,793.60**
01/14/11	Quarterly Interest	19,346.12		**15,010,139.72**
01/28/11	Deposit to LAIF	15,000,000.00		**30,010,139.72**
02/14/11	Withdrew fr LAIF		1,000,000.00	**29,010,139.72**
02/15/11	Withdrew fr LAIF		1,000,000.00	**28,010,139.72**
02/25/11	Withdrew fr LAIF		3,000,000.00	**25,010,139.72**
03/04/11	Deposit to LAIF	6,000,000.00		**31,010,139.72**
				31,010,139.72

TRANS bond proceeds in Guaranteed Investment Contract

				0.00

Bonds and Other Investments

09/30/10	BEGINNING BALANCE			**9,000,000.00**
01/27/11	Called Fannie Mae #3136FJV73		2,000,000.00	**7,000,000.00**
02/09/11	Called Freddie Mac #3128X9YE4		1,000,000.00	**6,000,000.00**
03/31/11	Month End Balance			**6,000,000.00**

END OF MONTH TOTAL DEBITS	**37,010,139.72**
Check Total (Should be Zero)	-

Transactions w/LAIF	6
Purchase of New Bonds	0
Bonds Called	2
Purchase of New CD	0
CD Matured	0
Bonds Sold	0
Bonds Matured	0

East-Main Assessment District						Int Earned
Series 2001 RDM FD Issue	Current Balance			Current Balance		Current Month
Reserve Account	$992,072.34			$992,072.34	Cash Mgmt-1st Am Treasury	152.34
Refunding Bonds	$0.00			$0.00	Cash Mgmt-1st Am Treasury	0.00
1992 Wastewater						
reserve fund	$922,048.37	$922,046.37	AIG-Notes, Mortgages, etc	$0.00	Cash Management-Fidelity	0.00
Installment pmt fund	$6.17			$6.17	Cash Management-Fidelity	0.00
Revenue Fund	$0.00			0.00	Cash Management-Fidelity	0.00
Revenue Fund	$0.00			0.00	Cash Management-Fidelity	0.00
Reserve fund	$926,725.00			$926,725.00	Cash Management-Fidelity	154.10
CFD - Gibson Ranch						
94-1						
Spc tax debt svc	$3.21			$3.21	Cash Mgmt-1st Am Treasury	0.00
reserve acct	$177,590.09			$177,590.09	Cash Mgmt-1st Am Treasury	0.00
Spc tax debt svc	$0.00				Cash Mgmt-1st Am Treasury	0.00
Series 2001 Acct	$444.68			$444.68	Cash Mgmt-1st Am Treasury	0.00
2004 Refunding spc tax	$0.00				Cash Mgmt-1st Am Treasury	0.00
2004 Refunding spc tax	$0.00			$0.00	Cash Mgmt-1st Am Treasury	0.00
2004 refund spc tax rsv	$1,107,682.73			$1,107,682.73	Cash Mgmt-1st Am Treasury	0.00
2004 Subordinate (Incl Reserve)	$226,797.30			$226,797.30	Cash Mgmt-1st Am Treasury	0.00
Spring Lake 2004						
Special Tax Fund	$0.00			$0.00	Cash Mgmt-1st Am Treasury	0.00
Bond Reserve	$2,395,602.50			$2,395,602.50	Cash Mgmt-1st Am Prime Obligation	0.00
Revenue Anticipation Notes						
Cap Projects/Revenue Bonds 2002						
reserve acct.	$757,322.87	$0.00	Cash Mgmt-1st Am Treasury	$757,322.87	FSA Capital Mgmt Svcs LLC	0.00
revenue fund	$0.00			$0.00	Cash Mgmt-1st Am Prime Obligation	0.00
Cap Projects/Revenue Bonds 2005	$0.00	$0.00	Cash Mgmt-1st Am Treasury			0.00
reserve acct.	$101.80		Cash Mgmt-1st Am Treasury	$101.80	FSA Capital Mgmt Svcs LLC	0.03
Interest acct	$0.00			$0.00	Cash Mgmt-1st Am Prime Obligation	
revenue acct.						
Cap Projects/Revenue Bonds 2007						
reserve acct.	$1,035,334.96		Cash Mgmt-1st Am Treasury	$1,035,334.96	FSA Capital Mgmt Svcs LLC	170.25
Interest acct.	$0.01			$0.01		0.00
revenue acct.	$81.04			$81.04		0.02
Water Revenue Bonds 2008						
revenue acct.	$0.00		Cash Mgmt-1st Am Treasury	$0.00	FSA Capital Mgmt Svcs LLC	
Interest acct.	$0.00			$0.00		
reserve acct.	$0.00		Cash Mgmt-1st Am Treasury	$0.00	FSA Capital Mgmt Svcs LLC	
Bond Anticipation Notes						
2007 RDA TABS						
Tax Revenue Fund	$368.98			$368.96	Cash Mgmt - Ist Am Treasury Oblig	57.74
Interest Account	$2.28			$2.26	Cash Mgmt - Ist Am Treasury Oblig	2.28
Principal Account	$1.86			$1.86	Cash Mgmt - Ist Am Treasury Oblig	1.86
reserve account - 2007 A	$499,427.70			$499,427.70	Cash Mgmt - Ist Am Treasury Oblig	82.04
reserve account - 2007 B	$114,642.46			$114,642.46	Cash Mgmt - Ist Am Treasury Oblig	18.83
Certificate of Deposit/(Fund 582)	$30,000.00	$30,000.00	River City Bank			
CDBG Account						
Savings Account	$126,164.46	$126,164.46	Bank of America - Quarterly Bank Statement			0.00
Checking account	$500.00	$500.00	Bank of America - Monthly Bank Statement			
TOTAL	$9,312,918.97					
Check Summary Total (Should be zero)	$0.00					

CITY OF WOODLAND
CITY TREASURER
GOVERNMENT-BACKED AGENCIES
MATURITIES BY DATE 3/31/2011

Nov-11					
11/21/2011	FFCB	FFCB @ 4.35%		1,000,000.00	4.35 YTM
			TOTAL	**1,000,000.00**	
Feb-13					
2/7/2013	FFCB	FFCB @ 3.40%		5,000,000.00	3.40 YTM
			TOTAL	**5,000,000.00**	

All Investments Total	**6,000,000.00**
Check Difference(Should be zer	-

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Approve Final Map for Subdivision 4993 - Parkside at Spring Lake, Phase 2

Report in Brief

The Developer, Standard Pacific Homes, has completed all conditions for tentative map No. 4675 and is requesting that the City approve Final Subdivision Map (SM) No. 4993. SM 4993 (120 lots) is the larger of two maps that make up the Huntington Square (Parkside) subdivision. The two maps, SM 4675 (Phase 1) and SM 4993 (Phase 2), creates a total of 162 Single Family lots. SM 4675 (42 lots) was approved by Council on February 15, 2011 in order to expedite the construction of homes in the Spring Lake Area as not all offsite land acquisition was complete. Subsequently the City Council approved Resolution of Necessity No. 5181 on May 3, 2011 that found that eminent domain procedures were necessary to acquire real property and easements necessary to construct the required public improvements associated with tentative map No. 4675. Note that the subdivision improvement and reimbursement agreements approved by Council with Final Subdivision Map 4675 are applicable for Final Subdivision Map 4993.

Staff recommends that the City Council approve Final Subdivision Map 4993.

Background

Subdivision 4993 is located on the extension of Matmor Road and across from the Woodland Christian School. Final map 4993 creates 120 single family lots of 162 single family lots that were approved by Council on October 4, 2005 when Tentative Map 4675 and the associated Development Agreement was also approved.

The developer has requested a second final map on the property. In accordance with the Subdivision Map Act, the developer has met all map conditions and signed the Subdivision Improvement Agreement and posted security. Staff supports the approval of the remaining 120 lots as the City has approved Resolution of Necessity No. 5181 to acquire the offsite right of way and easement necessary to complete Sports Park Drive by connecting to East Street.

The following documents that were approved by Council with SM 4675 on February 15, 2011 are applicable for SM 4993:

- Subdivision Improvement Agreement
- Funding and Reimbursement Agreement
- Supplemental Reimbursement Agreement
- Third Party Reimbursement Agreement
- Reimbursement of Spring Lake Specific Plan Improvements (SLIF Reimbursement Agreement)

Discussion

The map has been reviewed by staff and found to be technically correct and consistent with the tentative map, project development agreement, and conditions of approval. Resolution of Necessity No. 5181 allows full offsite land development to provide a second access necessary for the build out of the subdivision.

Under the Subdivision Map Act, the City is required to approve the final map once all conditions have been met and securities have been posted.

Fiscal Impact

This project’s processing costs were covered by fees paid by the Developer. In addition, at build-out, the 120 lots are estimated to generate $2,325,240 in Development Impact Fees and $507,790 in building permit fees, in addition to various other fees due at final map. A portion of the Development Impact Fees will help the City meet debt service obligations associated with the Community Sports Park and the Community and Senior Center.

Public Contact

Posting of the City Council agenda.

SUBJECT: Approve Final Map for Subdivison No. 4993, Parkside at Spring Lake, Phase 2	**PAGE:** 3 **ITEM:**

Recommendation for Action

Staff recommends that the City Council approve Final Subdivision Map 4993.

Prepared by: Christopher Fong, PE
Associate Civil Engineer

Reviewed by: Brent Meyer, PE
City Engineer
Principal Civil Engineer

Reviewed by: Paul Siegel
Deputy Director CDD

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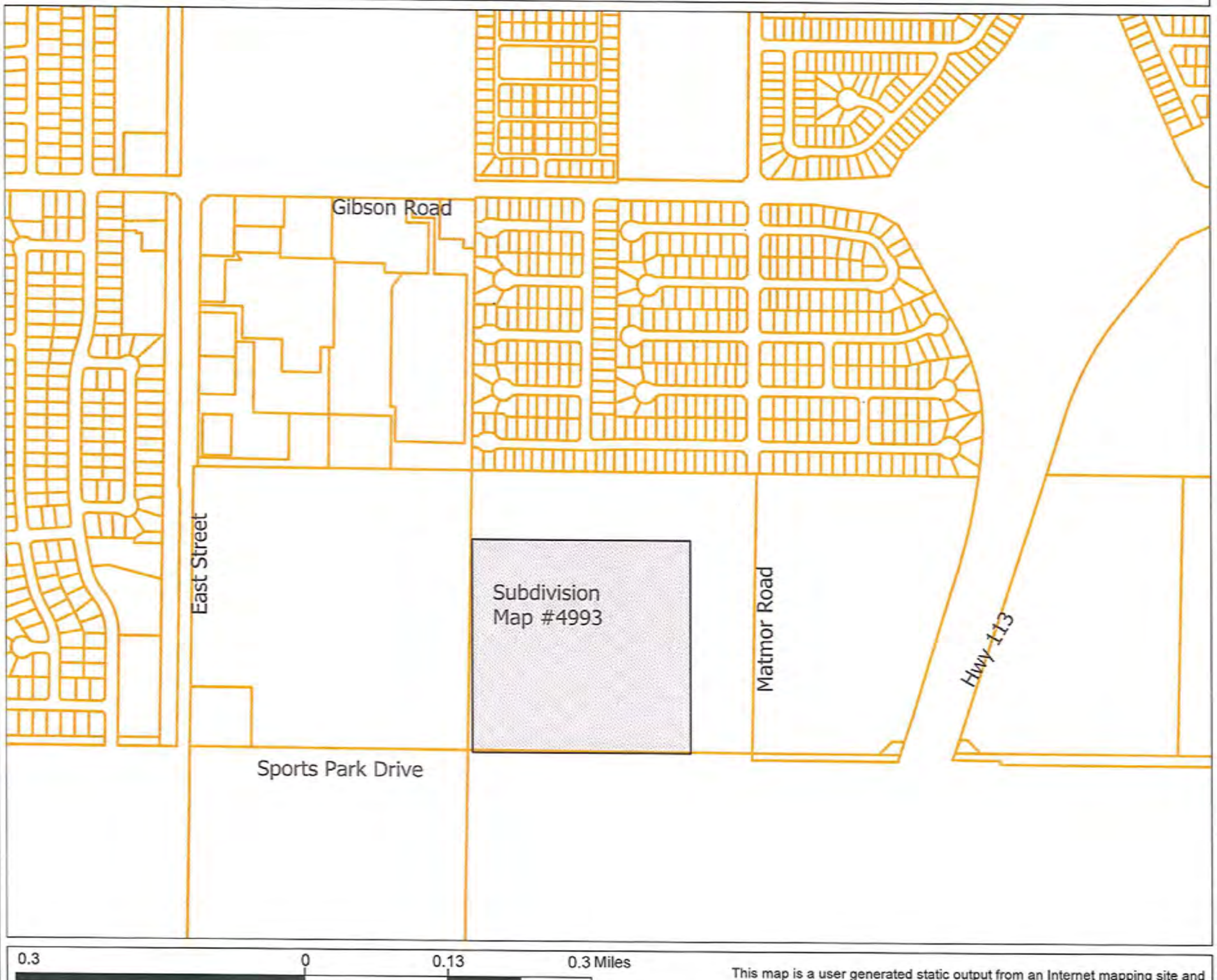
Mark G. Deven
City Manager

Attachment: Location Map

LOCATION MAP – PARKSIDE AT SPRING LAKE, PHASE 2



Legend

Parcels

1: 8,000

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM 10.

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Well Replacement, Phase I, Project No. 10-08; Award Construction Contract

Report in Brief

On May 19th staff received and opened 6 bids for construction of Well Replacement Project on Freeman Park. The new Yolo County Courthouse project, which will be constructed on the 3.75 acre block south of Main Street between Fifth and Sixth Streets, will displace the existing Well 1 (445 Fifth Street). Well 1 will be replaced with Well 28 and will be drilled in Freeman Park, located north of the existing Well 1 between Court Street and Main Street. It is anticipated for the new courthouse to begin construction March 2012. Construction of the new well to replace existing Well 1 will need to be completed prior to the construction of the courthouse. In order to meet the Court's construction schedule, the well replacement project will need to move forward quickly. On February 15, 2011, Council approved plans and specifications for the project, and the bid period commenced.

Staff recommends that the City Council award the Construction Contract in the amount of $605,812 to Road Runner Drilling and Pump Company of Woodland.

Background

Well 1 is located in central Woodland and is an important supply source for the City of Woodland. Well 1 is considered to be one of the City's top wells both in production and water quality. Replacement of the well was not considered until the Court project needed the well to be abandoned. Construction of the replacement well is necessary to maintain the City's capability to meet water demands by supplying adequate flow to the downtown area while also maintaining adequate fire flows.

This project will consist of two construction phases. Phase I involves the construction contract for drilling of the pilot hole and the production hole. Phase II will follow with the equipping of Well 28 which include building, on-site facilities, pump, motor, pipes and connection to the City water system. In order to meet the courthouse construction schedule tentatively set to begin in March

2012, the drilling of the production well will need to be completed by the end of summer to have time to build the above ground facilities.

As part of their construction budget, the State has agreed to pay for part of the costs to relocate the well. The total budget is $2,303,000, which consists of $1,303,000 from Fund 210 Water Enterprise, $250,000 from Fund 821 Redevelopment Bond Fund and $750,000 from Fund 520 Redevelopment Agency (RDA). The $750,000 was the agreed amount from the State for the well replacement. Awarding authorization at this time for Phase I is crucial to meet the courthouse project schedule.

Discussion

On May 19, 2011, the City opened the following bids:

Bidder's Name	Base Bid Amount	Total Bid
Road Runner Drilling & Pump Co.	$605,812.00	$605,812.00
Zim Industries, Inc.	$649,656.00	$649,656.00
Norcal Pump & Well Drilling	$653,085.00	$653,085.00
Hydro Resources-West	$696,276.00	$696,276.00
Layne Christensen Co.	$800,800.00	$800,800.00
Eaton Drilling Co.	$803,255.00	$803,255.00
Engineer's Estimate	$677,000.00	$677,000.00

Staff has performed due diligence in reviewing the bids and all bids comply with the technical submittal requirements.

Construction is anticipated to start on June 20, 2011. The working time in the contract is 90 days which excludes weekends, holidays and allows for weather-delay time extensions. Construction related impacts have been factored into the activity schedule for Freeman Park.

Fiscal Impact

The project is fully funded in the current Capital Budget approved in the FY 2010 thru FY 2012 on June 16, 2009. The total budget is $2,303,000, including the engineer's estimate for the construction work of $605,812. The difference between the total project budget and the construction contract represents the amount budgeted for design, Phase II construction, construction management and construction contingency.

The project is funded according to the following amounts and ratios:

Fund	Amount	Ratio
Redevelopment Bond Fund:	$750,000	11%
Redevelopment Agency (RDA):	$250,000	32%
Water Enterprise:	$1,303,000	57%
Total:	$2,303,000	100%

There is no impact to the General Fund.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council award the Construction Contract in the amount of $605,812 to Road Runner Drilling and Pump Company of Woodland.

Prepared by: Clara Olmedo
Associate Engineer

Reviewed by: Doug Baxter, P.E.
Principal Engineer

Reviewed by: Greg Meyer
Public Works Director

Reviewed by: Paul Siegel
Deputy Director CDD

Mark G. Deven
City Manager

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Approve Job Description Changes and Add New Job Classification

Report in Brief

Staff recently conducted a review of job descriptions related to providing fire protection services and environmental compliance inspection services resulting in minor changes to several job descriptions. New job duties related to the City's water meter program were also identified warranting the creation of a new job classification "Meter Services Technician".

Staff recommends that the City Council approve revisions to the following job descriptions: Fire Battalion Chief, Deputy Fire Chief, Environmental Compliance Inspector I/II, and Environmental Compliance Specialist; and approve the addition of a new job description "Meter Services Technician" as described herein.

Background

Fire: Recent changes in driver's license requirements for driving fire engines necessitated a review of the fire protection related job descriptions. Those operating a fire engine must now possess a "Fire Fighter Endorsement" to their California Driver's License. Changes are also proposed to the Deputy Fire Chief classification to align education and experience requirements with other job related classifications.

Environmental Compliance: The Environmental Compliance Inspector I/II and Environmental Compliance Specialist job classifications perform tasks to ensure that the City's Industrial Pretreatment and Stormwater NPDES construction inspection programs are in compliance with all federal, state, and local requirements. Tasks are performed to prevent illegal discharges to the City's Water Pollution Control Facility, the wastewater collection system, and storm water collection system.

Meter Services Technician: As the City transitions to consumption based water billing, tasks related to operating and maintaining water meters must be performed. Upon completion of the water meter installation program (September 2011), the City will have approximately 16,500 meters installed providing billing/consumption information. The City's classification plan does not currently include a classification to cover the duties needed for the operation and maintenance of water meters thus resulting in the need to create the "Meter Services Technician" classification.

Discussion

Fire: Driver's license requirements have been changed to include the "Fire Fighter Endorsement" for both the Fire Battalion Chief and the Deputy Fire Chief. Additionally, education and experience requirements have been revised for the Deputy Fire Chief to require an Associate's degree or equivalent completed coursework and ten years of broad and extensive experience providing a full range of fire protection services, including at least five years of command or supervisory experience at the Company Officer's level. The Fire Mid Management Association has approved the changes to the job descriptions.

Environmental Compliance: Changes were made to the certificate requirements for each job classification. Reporting requirements have also been updated so that all positions receive supervision from the Laboratory Supervisor or designee. Job functions were modified as necessary; however, no new duties were added that are not currently being performed/have been performed by employees in the classifications. The Woodland City Employees Association has approved the changes to the job descriptions.

Meter Services Technician: The Meter Services Technician will perform tasks associated with the installation, replacement, failure analysis, calibration, maintenance and repair of water meters and related mechanisms. This classification will also be responsible for performing on-site adjustments and repairs to ensure accurate and dependable recording of water consumption. The Woodland City Employees Association has approved the job description and salary (Pay Range 45 - $3,485.79 - $4,237.00).

Fiscal Impact

Changes to job descriptions and the addition of job classifications to the City's classification plan do not result in fiscal impacts. Fiscal impacts of adding actual positions will be evaluated and reported to the City Council as part of the budget process.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council approve revisions to the following job descriptions: Fire Battalion Chief, Deputy Fire Chief, Environmental Compliance Inspector I/II, and Environmental Compliance Specialist; and approve the addition of a new job description "Meter Services Technician" as described herein.

Prepared by: Christine Engel
HR Analyst

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Mark G. Deven
City Manager

Attachments: Fire Battalion Chief, Deputy Fire Chief, Environmental Compliance Inspector I/II, Environmental Compliance Specialist, and Meter Services Technician

FIRE BATTALION CHIEF

DEFINITION
Under general direction, manages, supervises, and directs a variety of Fire Department activities. Incumbents may be assigned to manage a shift or division of the Fire Department. In addition to the general assignment incumbents will be responsible for one or more programs of the Fire Department.

SUPERVISION RECEIVED AND EXERCISED
Direction is provided by the Fire Chief, Assistant Fire Chief, or Fire Division Chief depending on assignment. Responsibilities include direct and indirect supervision of subordinates.

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

ESSENTIAL JOB DUTIES
Determine and manage priorities on a day-to-day basis for the shift or staff assignment held. Assume command at emergency incidents and direct operations. If needed, determine strategy, deploy and direct department resources in controlling the emergency and minimizing loss of life and property with the highest degree of safety possible. Participate in scheduled inspections of fire stations, equipment and personnel. Analyze technical data. Administer and enforce the policies, procedures, rules and regulations of the department and the City. Prepare and present reports to Fire Chief. Provide technical and professional recommendations related to levels of service and other related matters. Perform administrative activities including preparation of a variety of reports; training; evaluate personnel in the performance of emergency and other duties; recommend or implement disciplinary actions. Promote and maintain safety in the work place. Must be willing to work cooperatively with others. Regular and consistent attendance is required.

OTHER JOB FUNCTIONS
Assure that positive public relations and effective working relationships are maintained by the Department with the general public, other governmental agencies, City departments, and the media. Coordinate Fire Department response activities with other City departments, and with outside agencies. Represent the department before the City Council, community, outside agencies and at professional meetings as requested. Attend conferences, schools and various meetings to stay abreast of new developments in management, fire fighting methodology, technology, resource usage, personnel deployment and administrative skills to enhance staff effectiveness. Ensure

that an origin and cause is determined for all fires and coordinate appropriate follow-up work. Perform related duties as assigned.

WORK ASSIGNMENTS:
The specific work assignment for the Fire Battalion Chief may be affiliated with shift or staff assignments. All Fire Battalion Chiefs are subject to shift or staff assignments.

Shift Assignment: Fire Battalion Chiefs assigned to shifts will work the workweek schedule aligned with the shift they are assigned.

Staff Assignments: Fire Battalion Chiefs on staff assignments will work a standard 40-hour workweek which may be modified by the Fire Chief in accordance with City policy. Assignment to staff positions will be at the discretion of the Fire Chief for unspecified periods.

QUALIFICATIONS

Knowledge of:
Organizational and management practices as applied to the analysis and evaluation of programs, policies, and operational needs. Principles and practices of organization, administration, budget and personnel management. Modern fire fighting and rescue principles, practices, techniques, and procedures. Mechanical, chemical and related characteristics of a wide variety of flammable and explosive materials and objects; building materials and construction; fire related codes and ordinances. Fire prevention and suppression principles, practices, regulations, procedures, and local laws. Incident command system and disaster operations. Federal, state and local regulations pertaining to fire department services. Hazardous materials and their properties. Staff scheduling and resource allocation. Principles/practices of development and conducting training in specialized and technical areas. City and Department personnel rules. Geography, types of building construction, major fire hazards, water supply, fire and building laws and regulations as they relate to the City of Woodland. Operation of a personal computer and software.

Skill to:
Plan, direct and review fire suppression, fire and life safety code compliance, emergency medical service activities, hazardous materials responses, and City-wide disaster preparedness efforts. Persuade and motivate individuals and groups toward the successful accomplishment of shared goals and objectives. Delegate responsibility; schedule and program work on a long-term basis. Efficiently operate a personal computer. Analyze feasibility of projects and proposed programs; prepare complete and accurate reports; implement Department and City policies. Select, supervise, train, evaluate and discipline subordinates. Establish and maintain effective work relationships with those contacted in the performance of required duties.

Ability to:
Use financial, technological and staff resources effectively for the planning, programming and promoting of services; set priorities, work well under pressure and meet deadlines; write accurate and comprehensive staff reports. Act calmly and quickly in emergency situations and make effective decisions in such cases. Interpret, analyze, apply and articulate relevant laws, rules, contracts, ordinances, regulations and

guidelines; conduct a thorough fact-finding investigation and enforce regulations firmly, tactfully, and impartially. Effectively lead, motivate, train and evaluate personnel. Tactfully and effectively interact with all people regardless of race, ethnicity, sex, age or economic status. Meet the physical requirements necessary to safely and effectively perform the assigned duties.

Minimum Education and Experience

Education:
An Associate's degree or equivalent from an accredited college or university with major course work in fire science, fire administration or related field is required. Baccalaureate degree and a Chief Officer's Certificate are desirable.

Experience:
Seven years of fire fighting and prevention experience, including four years of command experience at the Company Officer's level.

License or Certificate:
Possession of a valid California Driver's License with a Firefighter endorsement is required upon hire.

Council Action:

City of Woodland

DEPUTY FIRE CHIEF

DEFINITION

To plan, coordinate and manage the daily services and activities of the Fire Department and to provide highly responsible and technical staff assistance to the Fire Chief or designee. Concurrently serves as the City's Emergency Preparedness Coordinator.

SUPERVISION RECEIVED AND EXERCISED

Administrative direction is provided by the Fire Chief or designee. Exercises direct and indirect supervision over assigned staff which may include professional, technical, and clerical positions. Exercises discretion and independent judgment with respect to assigned duties.

EXAMPLES OF DUTIES

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

ESSENTIAL JOB FUNCTIONS:

Plan, coordinate and manage the Fire Department daily services and activities, including fire suppression, fire prevention, emergency medical services, hazardous materials response, disaster preparedness, and related programs, services and operations. Participates in developing and implementing department goals, objectives, policies and priorities for fire department services, with the Fire Chief. Ensure that the department has adequate resources to fulfill its mission through proper budget planning and execution, staffing levels, and training and development. Evaluate program performance and develop intervention strategies where appropriate. Demonstrates continuous effort to improve operations, decrease turnaround times, streamline work processes, and work cooperatively to provide quality customer service. Assists in planning, directing and coordinating, through subordinate staff, the Fire Department's work plan; assigns projects and programmatic areas of responsibility; reviews and evaluates work methods and procedures and meets with key staff to identify and resolve problems. Participates in and approves the forecast of funds needed for staffing, equipment, materials and supplies. Monitors and approves expenditures and implements budgetary adjustments as appropriate and necessary. Oversees and controls and purchasing, maintenance, and inventory of all fire related equipment, vehicles, and property including communication equipment, vehicles and related equipment, computer equipment and safety equipment. Manages and supervises the apparatus and equipment maintenance program. Provides complex administrative and management support as well as staff assistance to the Fire Chief. Directs and conducts a variety of organizational studies, investigations, and operational studies. Prepares and presents staff reports and other necessary correspondence. Explains, justifies and defends department programs, policies and activities. Negotiates and resolves sensitive and controversial issues. Responds to and resolves difficult and sensitive citizen inquires and complaints. Prepare and present reports to Council; provide technical and professional advice and recommendations related to levels of service and other related matters; coordinate special studies on a variety of complex problems which require a high degree of technical competence and political awareness. Assure that positive public relations and effective working relationships are maintained by the Department with the general public, other governmental agencies, the City Council, City departments, and the media. Regular and consistent attendance.

OTHER JOB FUNCTIONS

Serves as acting Fire Chief and/or Fire Marshall as assigned. Attend emergencies as necessary and exercise overall supervision of fire and emergency medical resources. Direct the enforcement of Federal, State, and local fire codes and regulations and the preparation and adoption of appropriate ordinances. May direct investigations to determine cause and origin of fires and assist in the prosecution of arsonists. May direct the formulation of in-service training programs for department personnel and see that the programs are carried out. May represent the department before the City Council, community, outside agencies and at professional meetings as requested. Supervise fire, rescue and disaster medical services in the event of a disaster; assist in updating and improving the City's Emergency Plan; coordinate with State and County agencies to ensure plan compliance and approval. Promote and maintain safety in the work place. Perform related duties as assigned.

QUALIFICATIONS

Knowledge of:

Advanced administrative, financial, communications, political, legal, managerial, analytical, and information management. Organizational and management practices as applied to the analysis and evaluation of programs, policies, and operational needs. Advanced methods, practices, and techniques of modern fire fighting, fire inspection, fire prevention, fire apparatus and equipment purchasing, hazardous material mitigation, and emergency medical services. Laws, ordinances, rules, regulations, and codes affecting the work of the Fire Department. Geography, types of building construction, major fire hazards, water supply, fire and building laws and regulations as they relate to the City of Woodland. Principles and practices of supervision, training, and performance evaluations. Principles and practices of municipal budget preparation and administration. Operation of a personal computer and related software.

Skill to:

Analyze feasibility of projects and proposed programs; prepare complete and accurate reports. Project a positive image of the fire department to the community, understanding the community demographics and issues. Guide and motivate individuals and groups toward the successful accomplishment of shared goals and objectives. Delegate responsibility; schedule and program work on a long-term basis. Efficiently operate a personal computer. Plan, direct and review fire suppression, fire and life safety code compliance and emergency medical service activities, hazardous materials responses, and City-wide disaster preparedness efforts. Communicate clearly and concisely, both orally and in writing; prepare reports and maintain records. Establish and maintain effective work relationships with those contacted in the performance of required duties.

Ability to:
Develop and implement fire services which will meet the long range planning and fiscal projections for the community. Use financial, technological and staff resources effectively for the planning, programming and promoting of services. Set priorities, work well under pressure and meet deadlines. Act calmly and quickly in emergency situations and make effective decisions in such cases. Interpret, analyze, apply and articulate relevant laws, rules, contracts, ordinances, regulations and guidelines. Provide effective leadership, team building, conflict resolution and motivation to department personnel. Monitor and oversee the expenditures of the department's annual operating budget. Meet the physical requirements necessary to safely and effectively perform the assigned duties.

Minimum Education and Experience:

Education:
An Associate's degree or equivalent completed college coursework from an accredited college or university with major course work in fire science, fire administration or related field is required. A Chief Officer's Certificate is required. Bachelor's Degree is preferred.

Experience:
Ten years of broad and extensive experience providing a full range of fire protection services, including at least five years of command or supervisory experience at the Company Officer's level.

License or Certificate:
Required upon hire, possession of a valid California Driver's License with a Firefighter endorsement; a satisfactory driving record is a condition of initial and continued employment.

Council Action:

City of Woodland

ENVIRONMENTAL COMPLIANCE INSPECTOR I/II

DEFINITION
To perform semi-skilled and skilled work involving the City's Pollution Prevention Program, Industrial Pretreatment Program, Stormwater Program, and related programs.

SUPERVISION RECEIVED AND EXERCISED

Environmental Compliance Inspector I:
Immediate supervision is provided by the Laboratory Supervisor or designee. Incumbents may receive technical and functional supervision from the Environmental Compliance Specialist.

Environmental Compliance Inspector II:
Immediate supervision is provided by the Laboratory Supervisor or designee. Incumbents may receive technical and functional supervision from the Environmental Compliance Specialist.

EXAMPLES OF DUTIES
The following are typical illustrations of duties encompassed by the job series, but are not an all inclusive or limiting list:

ESSENTIAL JOB FUNCTIONS
Assist in developing and implementing the Pollution Prevention Program. Assist in the day to day enforcement of the Industrial Pretreatment Program, Pollution Prevention Program and the Stormwater Program. Inspect Pollution Prevention Program facilities to ensure compliance with City Pretreatment regulations. Assist with inspection of Industrial Pretreatment Program facilities to ensure compliance with Pretreatment regulations. Inspect construction sites to ensure compliance with NPDES Phase II requirements. Issue discharge permits for new and existing businesses regulated under the Pollution Prevention Program. Regular and consistent attendance. Work weekends and holidays as assigned.

OTHER JOB FUNCTIONS
Collect samples and perform routine laboratory tests and analyses. Serve in a stand-by status after regular working hours and respond to emergency call-outs. Keep detailed records of Pollution Prevention Program activities. Assist with public education and outreach activities to permitted businesses and residential customers. Perform related duties as assigned.

QUALIFICATIONS

<u>Environmental Compliance Inspector I:</u>

<u>Knowledge of</u>:
Basic chemical and bacteriological wastewater characteristics. Basic mechanical and electrical systems. Uses and purposes of general construction tools and equipment. Safe work practices.

<u>Ability to</u>:
Learn Rules and regulations related to the Pollution Prevention and Stormwater programs. Learn the principles and practices necessary to perform inspections of Pollution Prevention Program facilities. Learn basic principles and practices as they relate to wastewater treatment and related programs. Learn routine repairs and adjustments to motors, pumps and other sample collection equipment. Establish effective working relationships with the public, City staff and outside agencies. Understand and carry out both oral and written instructions. Learn to read meters and gauges correctly. Learn to collect samples and perform routine laboratory tests. Establish and maintain effective work relationships with those contacted in the performance of required duties.

<u>Minimum Education and Experience:</u>

<u>Education:</u>
High School Diploma or equivalent. Specialized training or coursework in the water pollution control field is highly desirable.

<u>Experience:</u>
One year of experience in working with mechanical equipment and basic water or wastewater chemical and bacteriological processes is desirable.

<u>Licenses and Certificates:</u>
Required upon hire, possession of a valid California Driver's license. A Grade I Environmental Inspection Certificate issued by California Water Environment Association is required within 12 months.

<u>Environmental Compliance Inspector II:</u>
In addition to the qualifications for Environmental compliance Inspector I:

<u>Knowledge of</u>:
Wastewater sampling and reporting requirements. Functions and purposes of water pollution control systems. Principles as they relate to industrial wastewater treatment. Basic knowledge of State and Federal water pollution control laws and regulations governing the treatment and disposal of industrial wastewater and related programs.

Hazardous chemicals associated with the treatment of wastewater. Occupation hazards and necessary safety precautions.

Ability to:
Use tools necessary to make general repairs to motors, pumps and other equipment. Read and interpret meters and gauges. Collect Samples and perform laboratory tests. Perform facility operations without direct supervision. Prepare written reports. Serve in a stand-by status after regular working hours and respond to emergency call-outs.

Minimum Education and Experience:

Education:
High School Diploma or equivalent, supplemented by specialized training or coursework in the water pollution control field.

Experience:
One year of experience in the operation of a Pretreatment program. One year of experience in the operation and maintenance of wastewater treatment plant and/or related facilities or programs is desirable.

Licenses and Certificates:
Grade I Environmental Inspection Certificate issued by the California Water Environment Association required upon hire. Must obtain a Grade II Environmental Inspection Certificate issued by the California Water Environment Association within 12 months of appointment.

Council Action:

City of Woodland

ENVIRONMENTAL COMPLIANCE SPECIALIST

DEFINITION
To perform a variety of tasks necessary to ensure that the City's Industrial Pretreatment and Stormwater NPDES construction inspection programs are in compliance with all Federal, State and Local requirements and to ensure protection of the City's Water Pollution Control Facility, including the wastewater collection system and stormwater collection system.

SUPERVISION RECEIVED AND EXERCISED
Supervision is provided by the Laboratory Supervisor, or designee. This position is the senior level in the series and may provide functional supervision and training to subordinate personnel.

EXAMPLES OF DUTIES
The following are typical illustrations of duties encompassed by the job class, but are not all inclusive or limiting:

ESSENTIAL JOB FUNCTIONS
Assists in the development and implementation of goals and objectives of both the Industrial Pretreatment Program and the Pollution Prevention Program. Inspects and coordinates enforcement actions for construction sites and illegal discharges for Stormwater NPDES Phase II compliance. Maintains and monitors Industrial User records. Inspects industrial facilities to ensure compliance with all EPA, RWQCB and City pretreatment regulations and prepares reports of inspections. Prepares quarterly and annual Industrial Pretreatment reports. Interprets and enforces pretreatment wastewater and stormwater collection systems regulations. Issues discharge permits for new and existing industries. Regular and consistent attendance. Work weekends and holidays as assigned.

OTHER JOB FUNCTIONS
Assists in budget preparation. Assists with the development of program standards, standard operating procedures, and reporting systems. Collects wastewater samples from industrial plants, wastewater collection system, and waterways for laboratory analysis. Performs routine laboratory test and analyses. Cleans, maintains, installs, and operates portable automatic samplers, flow monitoring, and related equipment. Provides plan check review as necessary to implement program objectives. Works weekend and holidays as assigned and responds to emergency call outs. Serve in a

standby status after regular working hours. Develops and implements public education and outreach materials, activities, and programs for the City's Industrial Pretreatment and Pollution Prevention efforts. Performs other related duties as assigned.

QUALIFICATIONS

Knowledge of:
Wastewater treatment processes and of the tests used in checking the effectiveness of such processes. Chemical and bacteriological wastewater characteristics. Standard methods of sampling and analyzing water and wastewater. Hydraulics, measuring devices, pumps, and other wastewater related equipment. Repair and calibration of equipment. Basic principles and practices as they relate to wastewater treatment and related programs. Knowledge of State and Federal water pollution control laws and regulations governing the treatment and disposal of industrial wastewater and related programs. Hazardous chemicals associated with treatment of wastewater. Occupational hazards and necessary safety precautions. Procedures for troubleshooting equipment. Principles and practices as they relate to industrial wastewater treatment. State and Federal Stormwater NPEDES Phase II regulations, best management practices, public education and outreach programs.

Ability to:
Communicate clearly, both orally and in writing. Apply and enforce EPA, RWQCB and City regulations. Interpret pretreatment facility plans, inspect pretreatment facilities and sample waste discharges. Read and interpret laws and ordinances, prepare reports, and maintain records. Establish effective working relationships with the public, City staff and outside agencies. Read and interpret basic blue prints and plans. Understand and carry out oral and written directions.

Minimum Education and Experience:

Education:
High School Diploma or equivalent. College level coursework in chemistry, biological sciences and wastewater technology is highly desired.

Experience:
Three years experience implementing Industrial Pretreatment and Pollution Prevention Programs (one year of related experience may be substituted for up to one year of this requirement).Two years experience with Stormwater Phase II compliance desirable.

License and Certificate:
Required prior to hire, possession of a valid California Drivers License and a Grade I Environmental Inspection Certificate issued by California Water Environment Association. A Grade II Environmental Inspection Certificate issued by California Water Environment Association is required prior to permanent appointment.

Council Action:

City of Woodland

METER SERVICES TECHNICIAN

DEFINITION

To perform skilled and complex, journey level tasks associated with the installation, replacement, failure analysis, calibration, maintenance and repair of water meters and related mechanisms. Perform a variety of on-site adjustments and repairs to ensure accurate and dependable recording of water consumption.

SUPERVISION RECEIVED AND EXERCISED

General supervision is provided by the Utilities Maintenance Supervisor. Responsibilities may include providing functional and technical supervision and training.

EXAMPLES OF DUTIES

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

ESSENTIAL JOB FUNCTIONS

Bench test, calibrate and repair water meters, registers and transceivers to ensure their accurate and reliable operation. Field repair/replace existing meters and appurtenances utilizing the appropriate methods and tools required when necessitated by, but not limited to, leaks, complaints, erroneous readings, new construction or meter failure.
Install new meters. Maintain and ensure the accuracy of databases. Develop reports and analyze meter data to ensure efficient operation. Coordinate/interface with other departments. Respond to customer service requests. Interact with the public in a courteous and professional manner. Manually read meters when required. Regular and consistent attendance. Work weekends and holidays as assigned.

OTHER JOB FUNCTIONS

Provide information to the public, other city departments, and vendors pertaining to area of assignment. Perform duties in the general maintenance and repair of water distribution and sewage collection facilities. Install, test and backfill water and sewer service laterals. Install, remove, and repair hydrants, and valves. Repair and maintain storm drains, pipes and catch basins. Prepare field design as-builts when required to convey information to engineering for drawing documentation. Meet stand-by program requirements and serve in a stand-by status after regular working hours and respond to emergency call-outs. Requisition of materials and supplies for assigned facilities and projects. Comply with policy and procedures in the Department Injury and Illness Prevention Program. Utilize proper safety precautions and set a proper example for others. Work cooperatively with others. Drive vehicles and equipment as required. Perform related duties as assigned.

QUALIFICATIONS

Knowledge of:

Practices, procedures, and techniques used in water meter installation, maintenance, and repair. Practices and methods of record keeping. Basic arithmetic, including addition, subtraction, multiplication, division, and percentages. City codes and specifications; AWWA standards regarding water meters, and CAL-OSHA safety requirements pertaining to work assignment. Computer and software skills necessary to enter data, analyze and generate operational reports. Principles and practices of cross-connection and backflow testing. Principles and practices of reviewing and evaluating other's work. Principles and practices of safety related to areas of assignment.

Skill to:

Install and maintain water meters. Diagnose and repair water meters. Perform highly skilled maintenance, construction and repair work in the area of work assigned. Operate a variety of vehicular and stationary mechanical equipment in a safe and effective manner. Assist in the training and supervision of others in the safe operation of equipment; oversee and monitor the work of others. Understand and carry out both oral and written directions in an independent manner. Use and operate hand tools, power tools and mechanical equipment required for the work in a safe and efficient manner. Operate computer and use necessary software to maintain accurate data collection and analysis. Maintain written/electronic records and reports.

Ability to:

Perform a variety of duties in the installation, maintenance, and repair of water meters and related service lines. Inspect meters and service lines for leaks and malfunctions. Investigate public complaints and troubleshoot, diagnose, and resolve problems. Operate and maintain specialized hand and power tools and equipment. Plan, schedule, and oversee activities of a water meter maintenance and operation program. Read and comprehend schematics; fabricate appurtenances as necessary. Identify and implement effective course of action to complete assigned work. Estimate needed materials and labor and secure sufficient quantities. Work effectively without immediate supervision. Understand, carry out and issue clear oral and written instructions. Prepare and maintain a variety of accurate records and reports. Establish and maintain cooperative and effective relationships with those contacted in the course of work.

MINIMUM EDUCATION AND EXPERIENCE

Education:
High School Diploma or equivalent. Specialized coursework in water supply, distribution or treatment is highly desirable.

Experience:
Two years of responsible water meter maintenance or related experience.

License/Certifications:
Possession of a Grade II Water Distribution Operator certificate issued by the California Department of Health Services and a Grade I Wastewater Collections System Maintenance certificate issued by California Water Environment Association prior to permanent appointment. Possession of a Grade III Water Distribution Operator certificate issued by the California Department of Health Services is highly desirable.

Possession of Competent Person, First Aid, CPR and forklift certifications, and a Work Zone Safety certificate from the International Municipal Signal Association prior to permanent appointment.

Council Action:XXXXXXXXX

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Intent to Levy Assessment: Gibson Ranch L&L; North Park L&L; West Wood L&L and Streng Pond Maintenance Districts

Report in Brief

The City of Woodland has Lighting and Landscaping Districts ("L&L" or "Districts") within various areas of the City that were formed to provide a funding source for maintenance of certain improvements located within or adjacent to the Districts. State regulations require City Council action on an annual basis to allow assessment of the annual levy for each District.

Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park and Streng Pond L&L Districts, and call for a public hearing on June 21, 2011.

Background

The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City formed the Streng Pond, North Park, Gibson Ranch and West Wood L&L Districts. A brief description of each District is as follows:

- Streng Pond L&L: Located in the southwest portion of the City, generally north of Gibson Road, west of Cottonwood Street and east of County Road 98. The District was formed in 1985 and reached the maximum allowable assessment of $79.10 per single family home in 1995; there are no provisions for future CPI increases. The City attempted a property owner ballot proceeding in 1998 to increase the assessment to cover rising costs within the District, however the effort was unsuccessful.

- North Park L&L: Located in the northeast portion of the City, generally north of Kentucky Avenue, west of North West Street and east of County Road 98. The District was formed in 1993 and reached the maximum allowable assessment of $215.40 per single family home in 1997; there are no provisions for future CPI adjustments and any rate increases would require a property owner ballot proceeding.

- Gibson Ranch L&L: Located in the southeast portion of the City, generally south of I-5, west of County Road 102 and east of County Road 101. The District was formed in 1995 and reached the maximum allowable assessment in 2005. After review by the City Attorney and the District Administrator, it was determined that the language in the L&L District formation documents permits annual increases by a CPI factor. This escalation was included in the FY 2011 proposed assessment and will continue to be applied each year, as applicable.

- West Wood L&L: Located in the northeast portion of the City, generally to the north of Kentucky Avenue, south of Quail Drive, east of Dove Drive and west of Mallard Drive. The District was formed in 2004 and is currently being assessed at the maximum allowable rate; however, the District formation report included an annual CPI escalator, which can continue indefinitely.

Due to the City's restricted ability to increase Districts' assessment rates in a manner that is consistent with rising costs, it has become increasingly difficult to maintain the public improvements to the best extent possible with a limited fund source. In the future this will lead to reduced service levels unless the property owners agree to increased assessments through a Proposition 218 mail in ballot process.

Discussion

Each year, the City prepares an Annual Report for each District, along with the District estimates for an operating budget, to calculate the assessment annually levied for each parcel. This budget determines what maintenance operations are performed for the fiscal year and directs the County Assessor what to levy each parcel. The District Engineer's Reports are attached for Council's review.

State regulations require a two part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing. A public hearing is required to complete the levy process. This public hearing is scheduled for June 21, 2011. Following the public hearing, Council may direct changes to the Engineer's Reports or to the levy, but may not increase the levy beyond the maximum approved amount.

Fiscal Impact

If approved, the Districts would generate the following amounts of revenues:

District	FY11 Assessment	Total Revenues
Streng Pond	$79.10	$14,436
North Park	$215.40	$26,710
Gibson Ranch	$289.02	$620,687
West Wood	$526.14	$19,993

As discussed with Council in the past, currently established revenues are generally not sufficient to adequately provide routine costs of maintenance. With the transfer of the Parks Division to Public Works this year, staff is reviewing service delivery alternatives in order to maintain service levels. Options such as landscape maintenance contract services will be explored; however, it is likely that service levels will be reduced to levels commensurate with available revenues.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park and Streng Pond L&L Districts, and call for a public hearing on June 21, 2011.

Prepared by: Kim McKinney
Finance Officer

____

Mark G. Deven
City Manager

Attachments

RESOLUTION NO.____________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2011/2012.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Streng Pond Landscaping Maintenance District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2011.

RESOLUTION NO.____________

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _______ day of ___________, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____
Art Pimentel, Mayor
City of Woodland

____
Ana Gonzales, City Clerk
City of Woodland

RESOLUTION NO.____________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2011/2012.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "Streng Pond Landscaping Maintenance District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2011/2012, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2011/2012 (Beginning July 1, 2011 and ending June 30, 2012) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular and approve it as modified.

RESOLUTION NO.____________

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of Improvements.
b. A Description of the District.
c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2011/2012.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping improvements related thereto, for Fiscal Year 2011/2012.

RESOLUTION NO.____________

<u>Section 7</u>: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, and associated appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

<u>Section 8</u>: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: North of West Gibson Road; East of County Road 98; and West of Cottonwood Street; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "Streng Pond Landscaping Maintenance District."

<u>Section 9</u>: The proposed assessment for Fiscal Year 2011/2012 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

<u>Section 10</u>: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 21, 2011** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO.____________

PASSED, APPROVED, AND ADOPTED THIS _______ DAY OF ________, 2011.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, ______________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. __________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _______ day of ___________, 2011, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____
Art Pimentel, Mayor
City of Woodland

____
Ana Gonzales, City Clerk
City of Woodland

City of Woodland

City of Woodland

Streng Pond
Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2011/2012

Intent Meeting: June 7, 2011
Public Hearing: June 21, 2011

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ENGINEER'S REPORT AFFIDAVIT

Streng Pond Landscaping Maintenance District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2011/2012 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 13th day of May, 2011.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Woodland

By: Josephine Perez-Moses
Josephine Perez-Moses
Project Manager, District Administration Services

By: Richard Kopecky
Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6·30·11
CIVIL
STATE OF CALIFORNIA

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I. OVERVIEW

A. INTRODUCTION

The City of Woodland ("City") annually levies and collects special assessments in order to maintain the improvements within the Streng Pond Landscaping Maintenance District ("District"). The District was formed in 1985 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the 1972 Act).

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2011/2012. The proposed assessments are based on the historic and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

The word "parcel" for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the County of Yolo Assessor's Office. The County of Yolo Auditor/Controller uses Assessment Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2011/2012 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for fiscal year 2011/2012.

B. COMPLIANCE WITH CURRENT LEGISLATION

Pursuant to the 1972 Act, the City Council annually conducts a public hearing to accept property owner and public comments and testimony, to review the Engineer's Report and approve the annual assessments to be levied on the County tax roll for the fiscal year. All assessments contained in this Report and to be approved by the City Council have been prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitutional Article XIIID (Proposition 218).

The City has reviewed the provisions of the California Constitutional Article XIIID and has made the following findings and determinations:

Pursuant to Article XIIID Section 5 of the Constitution, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the improvements and the annual assessment for maintaining the District improvements were part of the original conditions of development and approved by the original property owner (developer). As such, pursuant to Article XIIID Section 5b the existing assessments were approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition) and therefore the pre-existing assessment amount (assessment rate) was exempt from the procedural requirements Article XIIID Section 4.

The provisions of the California Constitutional Article XIIID do not alter the non-conflicting provisions of the Landscaping and Lighting Act of 1972. As such, the Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices consistent with the 1972 Act and the provisions of the California Constitution Article XIIID. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate of $79.10 previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of the California Constitution Article XIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIIID Section 4.

In 1998, the City conducted a property owner protest ballot proceeding for an increase in assessments, to cover rising costs within the District. Tabulation of the ballots revealed that over 50% of the returned weighted ballots opposed the increase in assessment, and therefore no increase was implemented.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The District is located in the southwest portion of the City of Woodland, generally:

- North of West Gibson Road; and,
- West of Cottonwood Street; and,
- East of County Road 98.

The District consists of all parcels located in the subdivisions known as Streng Park Unit No. 4, Tracts 3000, 3431, and 3457; and Streng Park Unit No. 5, Tract 3355.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscape improvements and associated appurtenances located within the park and 1.60 acre pond located on the north side of Gibson Road between Ashley Avenue and Columbia Drive.

The assessable parcels receive special benefit from the landscaping, irrigation and drainage systems of the park and 1.60 acre pond. Specific improvements include all ground cover, turf, shrubs, trees, and associated appurtenances. The services provided include all necessary operations, administration, and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory condition.

The District through annual assessments budgeted and reviewed each fiscal year, funds the continued maintenance of these improvements. All assessable parcels identified as being within the District, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread among all benefiting parcels within the District in proportion to the estimated benefit received. The funds collected are dispersed and used only for the operation and servicing of the District improvements.

C. DISTRICT BUDGET CHANGES

No new improvements have been added to the District and the cost to maintain the existing improvements are substantially the same as the previous fiscal year.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements that include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

B. BENEFIT ANALYSIS

Exempt Assessments

As discussed previously, in compliance with the State Constitution Article XIIID, the City has carefully reviewed all District improvements and the corresponding assessments and determined that the annual assessments were part of the original conditions of development and approved by the developer (a 100% landowner petition). Article XIIID Section 5 provides for certain existing assessments to be exempt from the substantive and procedural requirements of Article XIIID Section 4. Specifically for this District:

- Assessments approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition).

As such, the existing assessment rates including the annual maximum assessment cap formula are exempt from both the substantive and procedural requirements of Article XIIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates or properties are annexed into the District. However, it has also been determined that the properties within the District are proportionally assessed for only improvements that provide a special benefit to those properties and therefore the assessments meet the substantive requirements of Article XIIID.

Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives special benefit from the improvements maintained and funded by the assessments. Specifically, landscaping and lighting improvements installed in connection with the development of these parcels. The desirability of properties within District is enhanced by the presence of well-maintained parks, landscaping and lighting improvements in close proximity to those properties.

The annual assessments outlined in this Report are based on the estimated costs to provide all necessary service, operation, administration, and maintenance required each year to keep these improvements in a healthy, vigorous, and satisfactory condition.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits

In addition to the special benefits received by the parcels within the proposed District, there are the incidental general benefits conferred by the proposed improvements.

The general benefit to properties from the landscaping, streetlight and drainage improvements is a benefit to the parcels within the City. The parcels share equally the cost of the maintenance of the improvements.

The total benefits are thus a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. Any portion of the total costs, which are associated with general benefits, will not be assessed to the parcels in the District, but will be paid from other City funds.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

C. ASSESSMENT METHODOLOGY

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method, which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used within the District should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the costs based on estimated special benefit to each parcel.

This District utilizes an Equivalent Dwelling Unit (EDU) method of apportionment. The EDU method of apportionment uses the single-family residential parcel as the basic unit of assessment. The typical single-family residential parcel is assigned one (1.0) Equivalent Dwelling Unit. Every other land-use or property type is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land-use), and size of the property, as compared to typical single-family residential parcel.

The EDU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for calculating benefit in districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land-use type, size and development. The following outlines the EDU applied to the various parcels and properties within this District.

- One hundred sixty-four (164) single-family residential parcels, each receiving full and equal special benefit from the improvements. These parcels are assigned an Equivalent Dwelling Unit of 1.0 EDU to reflect their special benefits.

- One (1) parcel, APN 065-310-081-000, within the District is identified as a duplex that consists of two residential units. This parcel is assigned an Equivalent Dwelling Unit of 2.0 EDU (one EDU for each unit), which reflects the parcel's proportionate special benefits as compared to the single-family residential parcel.

- One (1) parcel, APN 065-321-001-000, within the District is identified as a local church situated on a three-acre (3.0) lot. This parcel has been assigned an Equivalent Dwelling Unit of 5.5 EDU per acre for a total of 16.5 EDU.

The Total Equivalent Dwelling Unit (EDU) for the District in Fiscal Year 2011/2012 is 182.50 EDU.

The Levy per Equivalent Dwelling Unit, or Rate, applied to each parcel is the result of dividing the total Balance to Levy, by the sum of the District EDU's, for the fiscal year. This Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount.

The following formulas are used to calculate the assessment for each parcel:

Total Balance to Levy / Total EDU = Levy per EDU

Parcel EDU x Levy per EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

The following is a brief description of the costs associated with the improvements and services funded through the District.

DIRECT COSTS:

***Maintenance Costs/Labor* —** Includes all regularly scheduled labor and general maintenance cost including all wages, salaries, benefits and contract services required to properly maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

***Utilities* —** The furnishing of water and electricity required for the operation and maintenance of the improvements and facilities.

***Equipment and Supplies* —** Includes all, materials, supplies, (e.g. pipe, fertilizer, insecticides, fuel, cleaning material etc.), and equipment, (e.g. communication, small tools, rentals, machinery etc.), required to operate, maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

***Repairs and Miscellaneous Expenses* —** This item includes repairs to the improvements and facilities that are not included in the yearly maintenance costs. This may include repair of damaged amenities due to vandalism, storms, etc. Also included may be planned upgrades or replacements of the improvements and equipment that provide a direct benefit to the District.

ADMINISTRATION COSTS:

***District Administration* —** May include all or a portion of the administrative and professional service costs associated with the coordination of District services and operations including response to public concerns and education and procedures associated with the levy and collection of assessments. This budget item also includes the costs of contracting with professionals to provide administrative, legal or engineering services specific to the District.

***County Administration Fee* —** This is the cost to the District for the County to collect assessments on the property tax bills.

LEVY BREAKDOWN:

***Total District and Administrative Costs* —** This is the combined costs of District Costs and Administrative costs.

***Reserve Collection/ (Contribution)* —** The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a),* provides for a District Reserve Fund. This Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December 10^{th} or when the County provides the City with the first installment of assessments collected from the property tax bills (typically January or February). Negative amounts shown for this budget item represent transfers from the Reserve Fund that reduces the Balance to Levy. Maintaining a fully funded Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and also provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

***General Fund Replenishment/(Contribution)* —** This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/ (Contribution) line item, this item directly impacts the Reserve Fund Balances either positively or negatively.

Repayments are shown as a positive number and represent additional money being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, all available Reserve Funds are exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount is still outstanding. A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advanced funds to the District as a temporary loan to meet the proposed expenditures. Generally, all available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

***Balance to Levy* —** This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of Total Direct and Administration Costs, the Reserve Collection/ (Contribution), Replenishment/ (Contribution), and Other Revenue Sources.

DISTRICT STATISTICS:

***Total Number of Parcels* —** The total number of parcels within the District.

***Total Parcels Levied* —** The total number of parcels within the District that are assessed. Non-assessable lots or parcels include properties that have been determined to receive no special benefits from the improvements, and may include land principally encumbered by public or other right-of-ways or easements, common areas, and/or parcels that have restricted use or development potential.

***Total Equivalent Dwelling Units* —** The typical single-family residential parcel is assigned one (1.0) Equivalent Dwelling Unit. Every other land-use or property type is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land-use), and size of the property, as compared to typical single-family residential parcel.

***Levy per EDU* —** This amount represents the assessment rate being applied to each parcel. The Levy per EDU is the result of dividing the total Balance to Levy, by the sum of the Total Equivalent Dwelling Units to be assessed.

Maximum Assessment per EDU — This amount represents the maximum rate to each parcel's individual EDU.

RESERVE INFORMATION:

***Reserve Balance* —** The Reserve Balance eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. The Reserve Balance allows the District to retain sufficient funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through January or February (when the County provides the City with the first installment of assessments collected from the property tax bills). Additional funds may be collected each year to ensure adequate operating funds are available or the funds may be used to reduce the Balance to Levy. Using reserve amounts in this way allows the Levy rate to remain fairly constant, although District costs may fluctuate. The Previous Reserve Balance reflects the projected funds available at the beginning of the current fiscal year (based on the projected revenues and expenses from the prior fiscal year). The Estimated Ending Reserve Balance reflects the projected funds that are anticipated at the end of the current fiscal year (assuming all revenues and expenditures occur as budgeted).

B. DISTRICT BUDGET FISCAL YEAR 2011/2012

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$8,623.00
Utilities	5,910.00
Equipment & Supplies	50.00
Repairs/Miscellaneous Expenses	1,547.00
Direct Costs (Subtotal)	**$16,130.00**
ADMINISTRATION COSTS	
District Administration	$5,000.00
County Administration Fee	166.00
Administration Costs (Subtotal)	**$5,166.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$21,296.00
Reserve Collection/(Contribution)	(6,860.26)
General Fund Replenishment/(Contribution)	0.00
Balance to Levy	**$14,435.74**
DISTRICT STATISTICS	
Total Number of Parcels	166.00
Total Parcels Levied	166.00
Total Equivalent Dwelling Units	182.50
Levy Per EDU	**$79.10**
Maximum Assessment Per EDU	**$79.10**
Prior Year Assessment Per EDU	$79.10
RESERVE INFORMATION	
Previous Reserve Balance	$23,316.00
Reserve Collection/(Contribution)	(6,860.26)
Estimated Ending Reserve Balance	**$16,455.74**

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

An Assessment District Diagram has been prepared for the District in the format required by the 1972 Act, and is on file with the City Clerk, and by reference is made part of this Report. The Assessment Diagram is available for inspection at the Office of the City Clerk, during normal business hours.

APPENDIX B - 2011/2012 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.

Non-assessable lots or parcels include land principally encumbered by public or utility rights-of-way and common areas. These parcels will not be assessed.

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2011/2012 Assessment Roll".

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
065-270-029-000	1221 ASHLEY	$80,401.00	$173,176.00	$253,577.00	$79.10
065-270-030-000	1231 ASHLEY	35,621.00	118,294.00	153,915.00	79.10
065-270-031-000	786 IVIE	29,920.00	89,786.00	119,706.00	79.10
065-270-032-000	782 IVIE	69,411.00	188,989.00	258,400.00	79.10
065-270-033-000	778 IVIE	140,249.00	252,453.00	392,702.00	79.10
065-270-034-000	774 IVIE	90,000.00	150,000.00	240,000.00	79.10
065-270-035-000	770 IVIE	130,000.00	260,000.00	390,000.00	79.10
065-270-036-000	773 IVIE	65,000.00	225,000.00	290,000.00	79.10
065-270-037-000	779 IVIE	100,000.00	220,000.00	320,000.00	79.10
065-270-038-000	1245 ASHLEY	78,980.00	173,121.00	252,101.00	79.10
065-270-039-000	787 IVIE	78,988.00	164,003.00	242,991.00	79.10
065-270-043-000	1301 ASHLEY	123,698.00	254,686.00	378,384.00	79.10
065-270-044-000	774 FORDHAM	118,758.00	301,793.00	420,551.00	79.10
065-270-045-000	764 FORDHAM	140,000.00	280,000.00	420,000.00	79.10
065-270-047-000	771 FORDHAM	111,779.00	283,869.00	395,648.00	79.10
065-270-048-000	781 FORDHAM	150,000.00	305,000.00	455,000.00	79.10
065-310-002-000	849 NOTRE DAME	71,561.00	156,140.00	227,701.00	79.10
065-310-003-000	857 NOTRE DAME	63,751.00	168,890.00	232,641.00	79.10
065-310-004-000	865 NOTRE DAME	81,711.00	172,182.00	253,893.00	79.10
065-310-005-000	873 NOTRE DAME	50,735.00	123,184.00	173,919.00	79.10
065-310-006-000	881 NOTRE DAME	105,000.00	240,000.00	345,000.00	79.10
065-310-007-000	1231 COLUMBIA	80,560.00	158,442.00	239,002.00	79.10
065-310-011-000	915 NOTRE DAME	76,688.00	148,438.00	225,126.00	79.10
065-310-012-000	923 NOTRE DAME	60,787.00	154,211.00	214,998.00	79.10
065-310-013-000	927 NOTRE DAME	59,596.00	185,202.00	244,798.00	79.10
065-310-014-000	944 PURDUE	89,786.00	204,514.00	294,300.00	79.10
065-310-015-000	940 PURDUE	120,000.00	255,000.00	375,000.00	79.10
065-310-018-000	910 NOTRE DAME	80,401.00	144,476.00	224,877.00	79.10
065-310-019-000	904 NOTRE DAME	90,000.00	249,000.00	339,000.00	79.10
065-310-020-000	900 NOTRE DAME	46,516.00	117,585.00	164,101.00	79.10
065-310-021-000	888 NOTRE DAME	80,401.00	139,158.00	219,559.00	79.10
065-310-022-000	880 NOTRE DAME	89,297.00	183,902.00	273,199.00	79.10
065-310-023-000	872 NOTRE DAME	120,000.00	226,000.00	346,000.00	79.10
065-310-024-000	845 PURDUE	74,215.00	163,902.00	238,117.00	79.10
065-310-025-000	844 PURDUE	16,082.00	102,894.00	118,976.00	79.10
065-310-026-000	840 NOTRE DAME	52,170.00	132,866.00	185,036.00	79.10
065-310-031-000	901 NOTRE DAME	50,000.00	174,000.00	224,000.00	79.10
065-310-032-000	905 NOTRE DAME	68,664.00	145,916.00	214,580.00	79.10
065-310-033-000	909 NOTRE DAME	40,026.00	93,411.00	133,437.00	79.10
065-310-035-000	841 NOTRE DAME	115,000.00	224,000.00	339,000.00	79.10
065-310-036-000	936 PURDUE	72,867.00	177,314.00	250,181.00	79.10
065-310-037-000	932 PURDUE	75,514.00	191,485.00	266,999.00	79.10
065-310-038-000	928 PURDUE	103,229.00	222,618.00	325,847.00	79.10
065-310-039-000	924 PURDUE	66,720.00	152,361.00	219,081.00	79.10
065-310-040-000	918 PURDUE	105,000.00	275,000.00	380,000.00	79.10
065-310-041-000	912 PURDUE	3,442.00	54,711.00	58,153.00	79.10
065-310-042-000	902 PURDUE	105,000.00	275,000.00	380,000.00	79.10
065-310-043-000	890 PURDUE	95,869.00	246,466.00	342,335.00	79.10
065-310-044-000	882 PURDUE	120,000.00	270,000.00	390,000.00	79.10
065-310-045-000	874 PURDUE	88,317.00	145,096.00	233,413.00	79.10
065-310-046-000	870 PURDUE	120,000.00	285,000.00	405,000.00	79.10
065-310-047-000	862 PURDUE	98,735.00	210,644.00	309,379.00	79.10
065-310-048-000	858 PURDUE	100,000.00	235,000.00	335,000.00	79.10
065-310-049-000	854 PURDUE	98,963.00	178,138.00	277,101.00	79.10
065-310-050-000	861 PURDUE	60,000.00	160,000.00	220,000.00	79.10
065-310-051-000	869 PURDUE	76,211.00	141,322.00	217,533.00	79.10
065-310-052-000	873 PURDUE	75,700.00	162,762.00	238,462.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
065-310-053-000	879 PURDUE	99,763.00	217,982.00	317,745.00	79.10
065-310-054-000	887 PURDUE	59,304.00	175,895.00	235,199.00	79.10
065-310-055-000	901 PURDUE	53,375.00	177,491.00	230,866.00	79.10
065-310-056-000	907 PURDUE	60,787.00	170,523.00	231,310.00	79.10
065-310-057-000	913 PURDUE	100,000.00	205,000.00	305,000.00	79.10
065-310-058-000	919 PURDUE	15,000.00	78,749.00	93,749.00	79.10
065-310-059-000	923 PURDUE	50,000.00	170,000.00	220,000.00	79.10
065-310-061-000	829 RIDGEVIEW	107,159.00	200,400.00	307,559.00	79.10
065-310-062-000	4 RIDGEVIEW	66,720.00	233,347.00	300,067.00	79.10
065-310-063-000	3 RIDGEVIEW	72,502.00	213,787.00	286,289.00	79.10
065-310-064-000	2 RIDGEVIEW	128,693.00	241,949.00	370,642.00	79.10
065-310-065-000	811 RIDGEVIEW	109,565.00	255,772.00	365,337.00	79.10
065-310-066-000	805 RIDGEVIEW	110,000.00	195,000.00	305,000.00	79.10
065-310-067-000	801 RIDGEVIEW	95,869.00	210,594.00	306,463.00	79.10
065-310-068-000	1206 ASHLEY	65,411.00	161,721.00	227,132.00	79.10
065-310-069-000	1210 ASHLEY	87,547.00	240,471.00	328,018.00	79.10
065-310-071-000	830 NOTRE DAME	34,775.00	181,642.00	216,417.00	79.10
065-310-072-000	820 NOTRE DAME	12,900.00	59,047.00	71,947.00	79.10
065-310-073-000	814 NOTRE DAME	100,000.00	220,000.00	320,000.00	79.10
065-310-074-000	808 NOTRE DAME	67,940.00	180,576.00	248,516.00	79.10
065-310-075-000	802 NOTRE DAME	102,998.00	200,279.00	303,277.00	79.10
065-310-076-000	801 NOTRE DAME	91,079.00	165,900.00	256,979.00	79.10
065-310-077-000	807 NOTRE DAME	105,000.00	255,000.00	360,000.00	79.10
065-310-078-000	813 NOTRE DAME	94,213.00	219,494.00	313,707.00	79.10
065-310-079-000	819 NOTRE DAME	89,297.00	192,611.00	281,908.00	79.10
065-310-080-000	829 NOTRE DAME	105,000.00	240,000.00	345,000.00	79.10
065-310-081-000	916-922 NOTRE DAME	66,434.00	205,193.00	271,627.00	158.20
065-321-001-000	CR 98	501,399.00	1,351,431.00	1,852,830.00	1,305.14
065-321-023-000	901 TUFTS	64,342.00	107,459.00	171,801.00	79.10
065-321-024-000	905 TUFTS	80,109.00	125,887.00	205,996.00	79.10
065-321-025-000	909 TUFTS	95,000.00	142,500.00	237,500.00	79.10
065-321-026-000	913 TUFTS	64,342.00	110,675.00	175,017.00	79.10
065-321-027-000	917 TUFTS	75,875.00	175,101.00	250,976.00	79.10
065-321-028-000	921 TUFTS	90,000.00	172,000.00	262,000.00	79.10
065-321-029-000	925 TUFTS	42,341.00	97,548.00	139,889.00	79.10
065-321-030-000	929 TUFTS	90,000.00	150,000.00	240,000.00	79.10
065-321-031-000	933 TUFTS	65,485.00	113,112.00	178,597.00	79.10
065-321-032-000	932 TUFTS	49,749.00	93,916.00	143,665.00	79.10
065-321-033-000	928 TUFTS	36,288.00	104,052.00	140,340.00	79.10
065-321-034-000	924 TUFTS	149,644.00	114,727.00	264,371.00	79.10
065-321-035-000	920 TUFTS	44,152.00	99,510.00	143,662.00	79.10
065-321-036-000	914 TUFTS	68,032.00	116,274.00	184,306.00	79.10
065-321-037-000	910 TUFTS	100,000.00	115,000.00	215,000.00	79.10
065-321-038-000	906 TUFTS	68,031.00	117,449.00	185,480.00	79.10
065-321-039-000	900 TUFTS	76,841.00	187,836.00	264,677.00	79.10
065-322-013-000	1301 COLUMBIA	120,000.00	200,000.00	320,000.00	79.10
065-322-014-000	875 TUFTS	89,297.00	202,416.00	291,713.00	79.10
065-322-015-000	871 TUFTS	69,390.00	196,866.00	266,256.00	79.10
065-322-016-000	867 TUFTS	82,009.00	171,404.00	253,413.00	79.10
065-322-017-000	863 TUFTS	87,483.00	191,201.00	278,684.00	79.10
065-322-021-000	864 TUFTS	99,222.00	151,753.00	250,975.00	79.10
065-322-022-000	868 TUFTS	6,753.00	104,843.00	111,596.00	79.10
065-322-023-000	872 TUFTS	110,000.00	193,000.00	303,000.00	79.10
065-322-024-000	876 TUFTS	89,244.00	177,120.00	266,364.00	79.10
065-322-025-000	880 TUFTS	100,000.00	180,000.00	280,000.00	79.10
065-322-027-000	840 FORDHAM	44,479.00	105,273.00	149,752.00	79.10
065-322-028-000	844 FORDHAM	109,739.00	154,632.00	264,371.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
065-322-029-000	850 FORDHAM	77,393.00	112,517.00	189,910.00	79.10
065-322-030-000	856 FORDHAM	80,648.00	114,814.00	195,462.00	79.10
065-322-031-000	860 FORDHAM	85,831.00	165,944.00	251,775.00	79.10
065-322-032-000	864 FORDHAM	65,485.00	126,210.00	191,695.00	79.10
065-322-033-000	868 FORDHAM	90,000.00	172,000.00	262,000.00	79.10
065-322-034-000	874 FORDHAM	69,390.00	109,136.00	178,526.00	79.10
065-322-035-000	878 FORDHAM	44,479.00	103,050.00	147,529.00	79.10
065-322-036-000	859 TUFTS	59,277.00	162,556.00	221,833.00	79.10
065-322-038-000	856 TUFTS	82,009.00	176,008.00	258,017.00	79.10
065-322-040-000	860 TUFTS	63,514.00	268,998.00	332,512.00	79.10
065-322-045-000	830 COLBY	50,873.00	120,656.00	171,529.00	79.10
065-322-046-000	826 COLBY	50,407.00	126,527.00	176,934.00	79.10
065-322-047-000	822 COLBY	50,407.00	132,052.00	182,459.00	79.10
065-322-048-000	818 COLBY	90,000.00	150,000.00	240,000.00	79.10
065-322-049-000	814 COLBY	50,407.00	131,998.00	182,405.00	79.10
065-322-050-000	810 COLBY	60,073.00	191,414.00	251,487.00	79.10
065-322-051-000	806 COLBY	50,000.00	134,000.00	184,000.00	79.10
065-322-052-000	802 COLBY	50,000.00	134,000.00	184,000.00	79.10
065-322-053-000	801 COLBY	50,000.00	134,000.00	184,000.00	79.10
065-322-054-000	805 COLBY	70,038.00	116,733.00	186,771.00	79.10
065-322-055-000	809 COLBY	47,965.00	111,788.00	159,753.00	79.10
065-322-056-000	813 COLBY	50,873.00	127,781.00	178,654.00	79.10
065-322-057-000	817 COLBY	49,419.00	123,125.00	172,544.00	79.10
065-322-058-000	821 COLBY	115,000.00	224,000.00	339,000.00	79.10
065-322-059-000	825 COLBY	110,000.00	230,000.00	340,000.00	79.10
065-322-060-000	829 COLBY	52,327.00	145,777.00	198,104.00	79.10
065-322-061-000	832 FORDHAM	90,000.00	150,000.00	240,000.00	79.10
065-322-062-000	826 FORDHAM	105,000.00	180,000.00	285,000.00	79.10
065-322-063-000	822 FORDHAM	60,208.00	156,828.00	217,036.00	79.10
065-322-064-000	818 FORDHAM	70,776.00	113,249.00	184,025.00	79.10
065-322-065-000	814 FORDHAM	87,547.00	192,611.00	280,158.00	79.10
065-322-066-000	810 FORDHAM	70,776.00	142,849.00	213,625.00	79.10
065-322-067-000	806 FORDHAM	51,472.00	83,649.00	135,121.00	79.10
065-322-068-000	802 FORDHAM	51,472.00	83,649.00	135,121.00	79.10
065-323-015-000	879 FORDHAM	56,772.00	105,983.00	162,755.00	79.10
065-323-016-000	875 FORDHAM	50,000.00	168,000.00	218,000.00	79.10
065-323-017-000	871 FORDHAM	100,000.00	115,000.00	215,000.00	79.10
065-323-018-000	867 FORDHAM	43,606.00	106,117.00	149,723.00	79.10
065-323-019-000	863 FORDHAM	93,385.00	169,146.00	262,531.00	79.10
065-323-020-000	859 FORDHAM	100,000.00	115,000.00	215,000.00	79.10
065-323-021-000	855 FORDHAM	100,000.00	115,000.00	215,000.00	79.10
065-323-022-000	851 FORDHAM	61,845.00	123,698.00	185,543.00	79.10
065-323-023-000	847 FORDHAM	77,248.00	141,338.00	218,586.00	79.10
065-323-024-000	843 FORDHAM	76,841.00	131,333.00	208,174.00	79.10
065-323-027-000	837 FORDHAM	61,845.00	121,223.00	183,068.00	79.10
065-323-028-000	833 FORDHAM	60,209.00	163,832.00	224,041.00	79.10
065-323-029-000	827 FORDHAM	71,439.00	111,921.00	183,360.00	79.10
065-323-030-000	821 FORDHAM	90,000.00	150,000.00	240,000.00	79.10
065-323-031-000	817 FORDHAM	90,000.00	150,000.00	240,000.00	79.10
065-323-032-000	811 FORDHAM	90,000.00	150,000.00	240,000.00	79.10
065-323-033-000	805 FORDHAM	50,000.00	134,000.00	184,000.00	79.10
065-323-034-000	801 FORDHAM	50,000.00	134,000.00	184,000.00	79.10
Total:					**$14,435.74**
Count:					**166**

RESOLUTION NO.____________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2011/2012.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the North Park Lighting and Landscaping District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, AS FOLLOWS:

<u>Section 1</u>: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

<u>Section 2</u>: The improvements within the District include: ground cover, turf, shrubs, gardens and trees; play areas with play equipment; irrigation and drainage systems; park perimeter fencing; noise walls; street lighting and park lights; and all necessary appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2011.

RESOLUTION NO.____________

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, __________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the ______ day of ____________, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

________________________________,
Art Pimentel, Mayor
City of Woodland

________________________________,
Ana Gonzalez, City Clerk
City of Woodland

RESOLUTION NO.____________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2011/2012.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "North Park Lighting and Landscaping District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping, lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2011/2012, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2011/2012 (Beginning July 1, 2011 and ending June 30, 2012) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular and approve it as modified.

RESOLUTION NO.____________

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of Improvements.
b. A Description of the District.
c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2011/2012.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping and lighting improvements related thereto, for Fiscal Year 2011/2012.

<u>Section 7</u>: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for: ground cover, turf, shrubs, gardens and trees; play areas with play equipment; irrigation and drainage systems; park perimeter fencing; noise walls; street lighting and park lights; and all necessary appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

<u>Section 8</u>: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: north of West Kentucky Avenue; west of North West Street; and east of County Road 98; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "North Park Lighting and Landscaping District."

<u>Section 9</u>: The proposed assessment for Fiscal Year 2011/2012 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

<u>Section 10</u>: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 21, 2011** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO.____________

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2011.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, ___________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the ______ day of ____________, 2011, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

_________________________________,
Art Pimentel, Mayor
City of Woodland

_________________________________,
Ana Gonzalez, City Clerk
City of Woodland

City of Woodland

North Park
Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2011/2012

Intent Meeting: June 7, 2011
Public Hearing: June 21, 2011

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Suite 110
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
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WILLDAN
Financial Services

ENGINEER'S REPORT AFFIDAVIT

North Park Lighting and Landscaping District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2011/2012 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 13th day of May, 2011.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Woodland

By: Josephine Perez-Moses
Josephine Perez-Moses
Project Manager, District Administration Services

By: Richard Kopecky
Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-11
CIVIL
STATE OF CALIFORNIA

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I. OVERVIEW

A. INTRODUCTION

The City of Woodland ("City") annually levies and collects special assessments in order to maintain the improvements within the North Park Lighting and Landscaping District ("District"). The District was formed in 1993 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act").

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2011/2012. The proposed assessments are based on the historical and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include the expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the County of Yolo Assessor's Office. The County of Yolo Auditor/Controller uses Assessment Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2011/2012 pursuant to the Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for Fiscal Year 2011/2012.

B. COMPLIANCE WITH CURRENT LEGISLATION

Pursuant to the 1972 Act, the City Council annually conducts a public hearing to accept property owner and public comments and testimony, to review the Engineer's Report and approve the annual assessments to be levied on the County tax roll for the fiscal year. The assessments contained in this Report and to be approved by the City Council have been prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitutional Article XIIID (Proposition 218).

The City has reviewed the provisions of the California Constitutional Article XIIID and has made the following findings and determinations:

Pursuant to the California Constitution Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the improvements and the annual assessment for maintaining the District improvements were part of the original conditions of development and approved by the original property owner (developer). As such, pursuant to Article XIIID Section 5 (b) the existing assessments were approved by the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition) and therefore the pre-existing assessment amount (assessment rate) was exempt from the procedural requirements Article XIIID Section 4.

The provisions of the California Constitutional Article XIIID do not alter the non-conflicting provisions of the Landscaping and Lighting Act of 1972. As such, the Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices consistent with the 1972 Act and the provisions of the California Constitution Article XIIID. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the maximum assessment rate is considered an increased assessment. Pursuant to the provisions of the California Constitution Article XIIID, any new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIIID Section 4.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The District is located in the northwest portion of the City of Woodland, generally:

- North of West Kentucky Avenue; and,
- West of North West Street; and,
- East of County Road 98.

The District consists of the parcels located in the subdivisions known as North Park Unit No. 5A, Tract 3794; North Park Unit No. 5B, Tract 4147; and Woodland West, Tract 3714.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscape and lighting improvements, and associated appurtenances that benefit parcels within the District. The assessable parcels receive benefit from the maintenance and servicing of sound walls, backup landscaping and street lighting within the District; park lighting and equipment in Park Parcel A; landscaped park areas and perimeter fencing in Park Parcels A and B.

Specific improvements include ground cover, turf, shrubs, trees, gardens, play areas and play equipment, picnic areas, bike paths, park maintenance facilities, irrigation and drainage systems, graffiti removal, and associated appurtenances. The services provided include the necessary operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.

The assessable parcels identified as being within the District, share in both the costs and the benefits of the improvements. The costs associated with the improvements are equitably spread among the benefiting parcels within the District. Only parcels that receive special benefit from the improvements are assessed, and each parcel is assessed in proportion to the benefit received. The funds collected are dispersed and used for only the services and operation provided by the District.

C. SPECIFIC IMPROVEMENTS

The following table provides the location, improvements and services for the specific areas provided and maintained within the District.

SPECIFIC AREAS OF IMPROVEMENT

	Park Parcel A	Park Parcel B	Back Up Landscaping	Sound Walls	Interior Street
Description Location	1.4 acre park between Falcon Drive and Quail Drive	1.2 acre park at the Northwest corner of the intersection of North Ashley Ave. and Quail Drive	Along West Kentucky Avenue between County Road 98 and the Southwest corner of Park Parcel A	Along West Kentucky Avenue between County Road 98 and the Southwest corner of Park Parcel A	Throughout District
Improvements					
Landscaping	Turf, native grasses, trees, shrubs, ground cover, a garden, park maintenance facilities, irrigation and drainage system	Tree Shrubs, ground cover, irrigation and drainage system	Tree Shrubs, ground cover, irrigation and drainage system		Street Lighting
Lighting	Park lights				
Park Facilities	Play equipment, picnic area, bike path	Storm drain detention basin			
Fencing	Perimeter fencing	Perimeter fencing			
Services	All necessary maintenance and service to keep all improvements in a healthy, vigorous condition Irrigation System Repair Fencing Repair	All necessary maintenance and service to keep landscaping in a healthy, vigorous condition Irrigation System Repair Fencing Repair	All necessary maintenance and service to keep landscaping in a healthy, vigorous condition Irrigation System Repair	Graffiti removal on street side exterior surface	Electric Service Costs

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> "The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

B. BENEFIT ANALYSIS

Exempt Assessments

As discussed previously, in compliance with the State Constitution Article XIIID, the City has carefully reviewed all District improvements and the corresponding assessments and determined that the annual assessments were part of the original conditions of development and approved by the developer (a 100% landowner petition). Article XIIID Section 5 provides for certain existing assessments to be exempt from the substantive and procedural requirements of Article XIIID Section 4. Specifically for this District:

- Assessments approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition).

As such, the existing assessment rates including the annual maximum assessment cap formula are exempt from both the substantive and procedural requirements of Article XIIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates or properties are annexed into the District. However, it has also been determined that the properties within the District are proportionally assessed for only improvements that provide a special benefit to those properties and therefore the assessments meet the substantive requirements of Article XIIID.

Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives special benefit from the improvements maintained and funded by the assessments. Specifically, landscaping and lighting improvements installed in connection with the development of these parcels. The desirability of properties within District is enhanced by the presence of well-maintained parks, landscaping and lighting improvements in close proximity to those properties.

The annual assessments outlined in this Report are based on the estimated costs to provide necessary services, operation, administration, and maintenance required to ensure the satisfactory condition and quality of each improvement.

The special benefits associated with the parks and landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.

- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits

In addition to the special benefits received by the parcels within the proposed District, there are the incidental general benefits conferred by the proposed improvements.

The general benefit to properties from the landscaping, streetlight and drainage improvements is a benefit to the parcels within the City. The parcels share equally the cost of the maintenance of the improvements.

The total benefits are thus a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. Any portion of the total costs, which are associated with general benefits, will not be assessed to the parcels in the District, but will be paid from other City funds.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

C. ASSESSMENT METHODOLOGY

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method, which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used within the District should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the costs based on estimated special benefit to each parcel.

It has been determined that assessed parcels in the District receive special benefit from the services and improvements provided by the District. The assessable parcels within the District are single family residential parcels and are considered to benefit equally from the improvements and are assigned one Equivalent Dwelling Unit (EDU). The levy amount is therefore spread evenly to each assessable parcel in the District, on a per parcel method.

Total Balance to Levy / Total EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

The following is a brief description of the costs associated with the improvements and services funded through the District.

DIRECT COSTS:

***Maintenance Costs/Labor* —** Includes all regularly scheduled labor and general maintenance cost including all wages, salaries, benefits and contract services required to properly maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

***Utilities* —** The furnishing of water and electricity required for the operation and maintenance of the improvements and facilities.

***Equipment and Supplies* —** Includes all, materials, supplies, (e.g. pipe, fertilizer, insecticides, fuel, cleaning material etc.), and equipment, (e.g. communication, small tools, rentals, machinery etc.), required to operate, maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

***Repairs and Miscellaneous Expenses* —** This item includes repairs to the improvements and facilities that are not included in the yearly maintenance costs. This may include repair of damaged amenities due to vandalism, storms, etc. Also included may be planned upgrades or replacements of the improvements and equipment that provide a direct benefit to the District.

ADMINISTRATION COSTS:

***District Administration* —** May include all or a portion of the administrative and professional service costs associated with the coordination of District services and operations including response to public concerns and education and procedures associated with the levy and collection of assessments. This budget item also includes the costs of contracting with professionals to provide administrative, legal or engineering services specific to the District.

County Administration Fee — This is the cost to the District for the County to collect assessments on the property tax bills.

LEVY BREAKDOWN:

Total District and Admin. Costs — This is the combined costs of District Costs and Administration Costs.

Reserve Collection/(Contribution) — The 1972 Act pursuant to Chapter 1, *Article 4 Section 22569 (a),* provides for a District Reserve Fund. This Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December 10th or when the County provides the City with the first installment of assessments collected from the property tax bills (typically January or February). Negative amounts shown for this budget item represent transfers from the Reserve Fund that reduces the Balance to Levy. Maintaining a fully funded Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and also provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

General Fund Replenishment/(Contribution) **—** This item represents Replenishments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/(Contribution) line item, this item directly impacts the Reserve Fund Balances either positively or negatively.

Repayments are shown as a positive number and represent additional monies being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, the available Reserve Funds are exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount still outstanding.

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advance funds to the District as a temporary loan to meet the proposed expenditures.

Generally, the available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

Capital Improvement Fund Collection/(Contribution) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660,* provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Contribution) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

Balance to Levy **—** This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of Total Direct and Administration Costs, the Reserve Collection/(Contribution), Replenishment/(Contribution), and Other Revenue Sources.

DISTRICT STATISTICS:

Total Number of Parcels **—** The total number of parcels within the District.

Total Parcels Levied - The total number of parcels within the District that are assessed. Non-assessable lots or parcels include properties that have been determined to receive no special benefits from the improvements, and may include land principally encumbered by public or other right-of-ways or easements, common areas, and/or parcels that have restricted use or development potential.

***Total Equivalent Dwelling Units* —** The assessable parcels within the District are considered to benefit equally from the improvements and are assigned one Equivalent Dwelling Unit (EDU).

***Levy per EDU* —** This amount represents the assessment rate being applied to each parcel. The Levy per EDU is the result of dividing the total Balance to Levy, by the sum of the Total Equivalent Dwelling Units to be assessed.

Maximum Assessment per EDU — This amount represents the maximum rate to each parcel's individual EDU.

RESERVE INFORMATION:

***Reserve Balance* —** The Reserve Balance eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. The Reserve Account allows the District to retain sufficient funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through January or February (when the County provides the City with the first installment of assessments collected from the property tax bills). Additional funds may be collected each year to ensure adequate operating funds are available or the funds may be used to reduce the Balance to Levy. Using reserve amounts in this way allows the Levy rate to remain fairly constant, although District costs may fluctuate. The Previous Reserve Balance reflects the projected funds available at the beginning of the current fiscal year (based on the projected revenues and expenses from the prior fiscal year). The Estimated Ending Reserve Balance reflects the projected funds that are anticipated at the end of the current fiscal year (assuming the revenues and expenditures occur as budgeted).

B. DISTRICT BUDGET FISCAL YEAR 2011/2012

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$11,967.00
Utilities	6,876.00
Equipment & Supplies	1,530.00
Repairs/Miscellaneous Expenses	2,361.00
Direct Costs (Subtotal)	**$22,734.00**
ADMINISTRATION COSTS	
District Administration	$3,200.00
County Administration Fee	124.00
Administration Costs (Subtotal)	**$3,324.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$26,058.00
Reserve Collection/(Contribution)	651.60
General Fund Replenishment/(Contribution)	0.00
CIP Collection	0.00
Balance to Levy	**$26,709.60**
DISTRICT STATISTICS	
Total Number of Parcels	125.00
Total Parcels Levied	124.00
Total Equivalent Dwelling Units	124.00
Levy Per EDU	**$215.40**
Maximum Assessment Per EDU	**$215.40**
Prior Year Maximum Assessment Per EDU	$215.40
RESERVE INFORMATION	
Previous Reserve Balance	$8,353.00
Reserve Fund Activity	651.60
Estimated Ending Reserve Balance	**$9,004.60**

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

An Assessment District Diagram has been prepared for the District in the format required by the 1972 Act, and is on file with the City Clerk, and, by reference is made part of this Report. The Assessment Diagram is available for inspection at the Office of the City Clerk, during normal business hours.

APPENDIX B - 2011/2012 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.

Non-assessable lots or parcels include land principally encumbered by public or utility rights-of-way and common areas. These parcels will not be assessed.

A listing of parcels assessed within the District, along with the assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2011/2012 Assessment Roll".

City of Woodland
North Park Lighting and Landscaping District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-470-002-000	320 QUAIL	$72,406.00	$107,294.00	$179,700.00	$215.40
027-470-003-000	324 QUAIL	66,794.00	108,085.00	174,879.00	215.40
027-470-004-000	328 QUAIL	85,000.00	110,000.00	195,000.00	215.40
027-470-005-000	332 QUAIL	67,562.00	86,940.00	154,502.00	215.40
027-470-007-000	331 QUAIL	85,000.00	110,000.00	195,000.00	215.40
027-470-008-000	332 REDWING	110,000.00	110,000.00	220,000.00	215.40
027-470-009-000	336 REDWING	71,561.00	128,162.00	199,723.00	215.40
027-470-010-000	340 REDWING	75,136.00	133,081.00	208,217.00	215.40
027-470-011-000	344 REDWING	85,000.00	110,000.00	195,000.00	215.40
027-470-012-000	348 REDWING	85,000.00	110,000.00	195,000.00	215.40
027-470-013-000	352 REDWING	85,000.00	110,000.00	195,000.00	215.40
027-470-014-000	356 REDWING	85,000.00	110,000.00	195,000.00	215.40
027-470-015-000	360 REDWING	85,000.00	140,000.00	225,000.00	215.40
027-470-016-000	364 REDWING	72,406.00	92,087.00	164,493.00	215.40
027-470-017-000	368 REDWING	72,406.00	129,673.00	202,079.00	215.40
027-470-018-000	372 REDWING	105,000.00	140,000.00	245,000.00	215.40
027-470-019-000	429 FALCON	105,000.00	110,000.00	215,000.00	215.40
027-470-020-000	425 FALCON	72,406.00	127,699.00	200,105.00	215.40
027-470-021-000	421 FALCON	69,390.00	88,568.00	157,958.00	215.40
027-470-022-000	367 REDWING	75,875.00	114,450.00	190,325.00	215.40
027-470-023-000	363 REDWING	72,406.00	93,404.00	165,810.00	215.40
027-470-024-000	359 REDWING	72,406.00	105,978.00	178,384.00	215.40
027-470-025-000	355 REDWING	75,875.00	145,916.00	221,791.00	215.40
027-470-026-000	351 REDWING	99,763.00	98,765.00	198,528.00	215.40
027-470-027-000	347 REDWING	85,000.00	110,000.00	195,000.00	215.40
027-470-028-000	343 REDWING	72,406.00	102,175.00	174,581.00	215.40
027-470-029-000	339 REDWING	85,000.00	115,000.00	200,000.00	215.40
027-470-030-000	335 REDWING	85,000.00	135,000.00	220,000.00	215.40
027-470-031-000	331 REDWING	85,000.00	110,000.00	195,000.00	215.40
027-470-032-000	327 REDWING	85,000.00	110,000.00	195,000.00	215.40
027-470-033-000	323 REDWING	70,776.00	100,316.00	171,092.00	215.40
027-470-034-000	319 REDWING	65,485.00	109,539.00	175,024.00	215.40
027-470-035-000	315 REDWING	70,776.00	135,126.00	205,902.00	215.40
027-470-037-000	416 FALCON	72,406.00	97,354.00	169,760.00	215.40
027-470-038-000	412 FALCON	72,406.00	105,438.00	177,844.00	215.40
027-470-039-000	408 FALCON	85,000.00	110,000.00	195,000.00	215.40
027-470-040-000	404 FALCON	72,406.00	127,084.00	199,490.00	215.40
027-470-041-000	381 CARDINAL	71,439.00	114,185.00	185,624.00	215.40
027-470-042-000	385 CARDINAL	72,406.00	108,609.00	181,015.00	215.40
027-470-043-000	389 CARDINAL	85,000.00	110,000.00	195,000.00	215.40
027-470-044-000	390 CARDINAL	72,406.00	132,308.00	204,714.00	215.40
027-470-045-000	386 CARDINAL	72,406.00	132,308.00	204,714.00	215.40
027-470-046-000	382 CARDINAL	80,000.00	115,000.00	195,000.00	215.40
027-480-001-000	336 QUAIL	71,561.00	107,833.00	179,394.00	215.40
027-480-002-000	340 QUAIL	71,561.00	94,267.00	165,828.00	215.40
027-480-003-000	344 QUAIL	71,561.00	107,344.00	178,905.00	215.40
027-480-004-000	348 QUAIL	71,561.00	94,267.00	165,828.00	215.40
027-480-005-000	352 QUAIL	85,000.00	110,000.00	195,000.00	215.40
027-480-006-000	360 QUAIL	71,561.00	102,789.00	174,350.00	215.40
027-480-007-000	364 QUAIL	71,561.00	107,344.00	178,905.00	215.40
027-480-008-000	368 QUAIL	75,000.00	110,000.00	185,000.00	215.40
027-480-009-000	372 QUAIL	85,000.00	110,000.00	195,000.00	215.40
027-480-010-000	376 QUAIL	71,561.00	103,073.00	174,634.00	215.40
027-480-011-000	380 QUAIL	80,000.00	114,900.00	194,900.00	215.40
027-480-012-000	384 QUAIL	80,000.00	115,000.00	195,000.00	215.40
027-480-013-000	388 QUAIL	59,849.00	150,935.00	210,784.00	215.40
027-480-014-000	392 QUAIL	69,390.00	94,626.00	164,016.00	215.40

City of Woodland
North Park Lighting and Landscaping District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-480-015-000	396 QUAIL	90,000.00	130,000.00	220,000.00	215.40
027-480-016-000	451 ROBIN	74,215.00	103,285.00	177,500.00	215.40
027-480-017-000	447 ROBIN	71,439.00	101,206.00	172,645.00	215.40
027-480-018-000	443 ROBIN	80,000.00	105,000.00	185,000.00	215.40
027-480-019-000	439 ROBIN	70,776.00	83,584.00	154,360.00	215.40
027-480-020-000	435 ROBIN	70,776.00	106,169.00	176,945.00	215.40
027-480-021-000	431 ROBIN	85,000.00	100,000.00	185,000.00	215.40
027-480-022-000	427 ROBIN	85,000.00	110,000.00	195,000.00	215.40
027-480-023-000	423 ROBIN	75,000.00	120,000.00	195,000.00	215.40
027-480-024-000	419 ROBIN	85,000.00	100,000.00	185,000.00	215.40
027-480-025-000	415 ROBIN	70,776.00	139,633.00	210,409.00	215.40
027-480-026-000	411 ROBIN	77,213.00	126,893.00	204,106.00	215.40
027-480-028-000	397 CARDINAL	95,000.00	115,000.00	210,000.00	215.40
027-480-029-000	393 CARDINAL	65,485.00	124,424.00	189,909.00	215.40
027-480-030-000	394 CARDINAL	71,561.00	102,789.00	174,350.00	215.40
027-480-031-000	420 ROBIN	71,561.00	110,719.00	182,280.00	215.40
027-480-032-000	424 ROBIN	71,561.00	139,532.00	211,093.00	215.40
027-480-033-000	428 ROBIN	65,485.00	89,488.00	154,973.00	215.40
027-480-034-000	432 ROBIN	71,561.00	96,049.00	167,610.00	215.40
027-480-035-000	436 ROBIN	71,561.00	116,692.00	188,253.00	215.40
027-480-036-000	391 QUAIL	100,000.00	130,000.00	230,000.00	215.40
027-480-037-000	387 QUAIL	71,561.00	94,267.00	165,828.00	215.40
027-480-038-000	383 QUAIL	71,561.00	116,452.00	188,013.00	215.40
027-480-039-000	379 QUAIL	71,561.00	97,537.00	169,098.00	215.40
027-480-040-000	375 QUAIL	85,000.00	110,000.00	195,000.00	215.40
027-480-041-000	371 QUAIL	71,561.00	112,549.00	184,110.00	215.40
027-480-042-000	367 QUAIL	85,000.00	110,000.00	195,000.00	215.40
027-480-043-000	363 QUAIL	85,000.00	130,000.00	215,000.00	215.40
027-480-044-000	359 QUAIL	80,000.00	115,000.00	195,000.00	215.40
027-480-045-000	355 QUAIL	63,757.00	111,199.00	174,956.00	215.40
027-480-046-000	351 QUAIL	70,000.00	125,000.00	195,000.00	215.40
027-480-047-000	347 QUAIL	71,561.00	120,541.00	192,102.00	215.40
027-480-048-000	343 QUAIL	85,000.00	110,000.00	195,000.00	215.40
027-480-049-000	339 QUAIL	85,000.00	130,000.00	215,000.00	215.40
027-480-050-000	335 QUAIL	66,794.00	121,448.00	188,242.00	215.40
027-560-001-000	426 HAWK	78,680.00	113,014.00	191,694.00	215.40
027-560-002-000	422 HAWK	69,390.00	99,792.00	169,182.00	215.40
027-560-003-000	418 HAWK	85,000.00	110,000.00	195,000.00	215.40
027-560-004-000	414 HAWK	105,000.00	90,000.00	195,000.00	215.40
027-560-005-000	410 HAWK	85,000.00	110,000.00	195,000.00	215.40
027-560-006-000	406 HAWK	85,000.00	110,000.00	195,000.00	215.40
027-560-007-000	405 DOVE	80,000.00	190,000.00	270,000.00	215.40
027-560-008-000	409 DOVE	85,000.00	110,000.00	195,000.00	215.40
027-560-009-000	413 DOVE	70,776.00	118,745.00	189,521.00	215.40
027-560-010-000	417 DOVE	85,000.00	110,000.00	195,000.00	215.40
027-560-011-000	421 DOVE	70,776.00	101,658.00	172,434.00	215.40
027-560-012-000	425 DOVE	100,000.00	155,000.00	255,000.00	215.40
027-560-018-000	284 QUAIL	100,000.00	155,000.00	255,000.00	215.40
027-560-019-000	288 QUAIL	85,000.00	110,000.00	195,000.00	215.40
027-560-020-000	292 QUAIL	69,390.00	123,633.00	193,023.00	215.40
027-560-021-000	296 QUAIL	85,000.00	110,000.00	195,000.00	215.40
027-560-022-000	425 HAWK	110,000.00	169,000.00	279,000.00	215.40
027-560-023-000	421 HAWK	65,485.00	125,798.00	191,283.00	215.40
027-560-024-000	417 HAWK	85,000.00	100,000.00	185,000.00	215.40
027-560-025-000	413 HAWK	80,000.00	115,000.00	195,000.00	215.40
027-560-026-000	409 HAWK	70,776.00	83,584.00	154,360.00	215.40
027-560-027-000	405 HAWK	85,000.00	110,000.00	195,000.00	215.40

City of Woodland
North Park Lighting and Landscaping District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-560-028-000	401 HAWK	85,000.00	140,000.00	225,000.00	215.40
027-560-029-000	285 SWALLOW	75,700.00	131,849.00	207,549.00	215.40
027-560-030-000	281 SWALLOW	69,390.00	92,732.00	162,122.00	215.40
027-560-031-000	277 SWALLOW	69,390.00	92,732.00	162,122.00	215.40
027-560-032-000	273 SWALLOW	69,390.00	90,301.00	159,691.00	215.40
027-560-033-000	269 SWALLOW	69,390.00	97,316.00	166,706.00	215.40
027-560-039-000	280 QUAIL	85,000.00	110,000.00	195,000.00	215.40
027-560-040-000	276 QUAIL	85,000.00	140,000.00	225,000.00	215.40
027-560-041-000	272 QUAIL	69,390.00	113,554.00	182,944.00	215.40
027-560-042-000	268 QUAIL	70,776.00	101,216.00	171,992.00	215.40
Total:					**$26,709.60**
Count:					**124**

RESOLUTION NO.____________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2011/2012.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the Gibson Ranch Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: ground cover, turf, shrubs, trees; arterial & collector street lighting and landscaping; soundwalls; parks and recreation facilities; neighborhood street lighting; neighborhood street trees; irrigation and drainage systems; and all necessary appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

RESOLUTION NO.____________

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2011.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, __________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the _______ day of ___________, 2011, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____
Art Pimentel, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

RESOLUTION NO.____________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2011/2012.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "Gibson Ranch Landscaping and Lighting District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping, lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2011/2012 pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2011/2012 (Beginning July 1, 2011 and ending June 30, 2012) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of Improvements.
b. A Description of the District.
c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2011/2012.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping and lighting improvements related thereto, for Fiscal Year 2011/2012.

<u>Section 7</u>: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for: ground cover, turf, shrubs, trees; arterial & collector street lighting and landscaping; soundwalls; parks and recreation facilities; neighborhood street lighting; neighborhood street trees; irrigation and drainage systems; and all necessary appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

<u>Section 8</u>: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: South of Interstate 5; West of County Road 102; and East of County Road 101; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "Gibson Ranch Landscaping and Lighting District."

<u>Section 9</u>: The proposed assessment for Fiscal Year 2011/2012 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

<u>Section 10</u>: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 21, 2011** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO.____________

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2011.

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, _________________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the __________ day of ______________, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

____
Art Pimentel, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

City of Woodland

City of Woodland

Gibson Ranch
Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2011/2012

Intent Meeting: June 7, 2011
Public Hearing: June 21, 2011

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WILLDAN
Financial Services

ENGINEER'S REPORT AFFIDAVIT

Gibson Ranch Landscaping and Lighting District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2011/2012, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 13th day of May, 2011.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Woodland

By: Josephine Perez-Moses
Josephine Perez-Moses
Project Manager, District Administration Services

By: Richard Kopecky
Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-11
CIVIL
STATE OF CALIFORNIA

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I. OVERVIEW

A. INTRODUCTION

The City of Woodland ("City") annually levies and collects special assessments in order to maintain the improvements within the Gibson Ranch Landscaping and Lighting District ("District"). The District was formed in 1995 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act").

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2011/2012. The proposed assessments are based on the historical and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established apportionment.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the County of Yolo Assessor's Office. The County of Yolo Auditor/Controller uses Assessment Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2011/2012 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for fiscal year 2011/2012.

B. COMPLIANCE WITH CURRENT LEGISLATION

Pursuant to the 1972 Act, the City Council annually conducts a public hearing to accept property owner and public comments and testimony, to review the Engineer's Report and approve the annual assessments to be levied on the County tax roll for the fiscal year. All assessments contained in this Report and to be approved by the City Council have been prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitutional Article XIIID (Proposition 218).

The City has reviewed the provisions of the California Constitutional Article XIIID and has made the following findings and determinations:

Pursuant to the California Constitutional Article XIIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the improvements and the annual assessment for maintaining the District improvements were part of the original conditions of development and approved by the original property owner (developer). As such, pursuant to Article XIIID Section 5b, the existing assessments were approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (Assessment Rates including the Annual Maximum Assessment Cap Formula so approved) are identified as exempt from the procedural requirements of the California Constitution Article XIIID Section 4.

The provisions of the California Constitutional Article XIIID do not alter the non-conflicting provisions of the 1972 Act. As such, the Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices consistent with the 1972 Act and the provisions of the California Constitution Article XIIID. The proposed assessments for the current fiscal year are less than the adjusted maximum assessment rate previously approved and adopted for the District. The application of this adjusted maximum assessment rate for the various land uses within the District is described in more detail in Section III. D. of this report. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of the California Constitution Article XIIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIIID Section 4.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The District is located in the southeast portion of the City of Woodland, generally:

- South of Interstate 5; and,
- West of County Road 102; and,
- East of County Road 101.

The District consists of all parcels located in the subdivisions known as Gibson Ranch.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscape and lighting improvements, and associated appurtenances that benefit parcels within the District. The assessable parcels receive benefit from 7.6 acres of parks and recreation facilities throughout the District; sound walls; 50 arterial and collector street lights; 83 neighborhood street lights; entry way and parkway landscaping, arterial and collector street landscaping; street trees and all appurtenant facilities associated with those improvements. The District through annual assessments budgeted and reviewed each fiscal year funds the continued maintenance of these improvements.

The improvements may include, but are not limited to ground cover, turf, shrubs, trees, gardens, irrigation and drainage systems, play areas and play equipment, picnic areas, park facilities, street lighting facilities, electrical systems, sound walls and associated appurtenances. The services provided include all necessary operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition including all labor, maintenance materials and equipment, utilities, and administration costs associated with the improvements and the District.

All assessable parcels identified as being within the District, share in both the costs and the benefits of the improvements. The costs associated with the improvements are equitably spread among benefiting parcels within the District. Only parcels that receive special benefit from the improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected are dispersed and used for only the services and operation provided by the District.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements that include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

B. BENEFIT ANALYSIS

Exempt Assessments

As discussed previously, in compliance with the State Constitution Article XIIID, the City has carefully reviewed all District improvements and the corresponding assessments and determined that the annual assessments were part of the original conditions of development and approved by the developer (a 100% landowner petition). Article XIIID Section 5 provides for certain existing assessments to be exempt from the substantive and procedural requirements of Article XIIID Section 4. Specifically for this District:

- Assessments approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition).

As such, the existing assessment rates including the annual maximum assessment cap formula are exempt from both the substantive and procedural requirements of Article XIIID Section 4 until such time that the assessment is increased above the adjusted annual maximum assessment rates or properties are annexed into the District. However, it has also been determined that the properties within the District are proportionally assessed for only improvements that provide a special benefit to those properties and therefore the assessments meet the substantive requirements of Article XIIID.

Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives special benefit from the improvements maintained and funded by the assessments. Specifically, landscaping and lighting improvements installed in connection with the development of these parcels. The desirability of properties within District is enhanced by the presence of well-maintained parks, landscaping and lighting improvements in close proximity to those properties.

The annual assessments outlined in this Report are based on the estimated costs to provide necessary services, operation, administration, and maintenance required to ensure the satisfactory condition and quality of each improvement.

The special benefits associated with the parks and landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.

- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. ASSESSMENT METHODOLOGY

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method, which fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used within the District should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the costs based on estimated special benefit to each parcel.

The cost to provide maintenance and services of the improvements within the District are fairly and equitably distributed among each assessable parcel based upon the estimated special benefit received by each parcel.

Equivalent Dwelling Units - To equitably spread special benefit to each parcel, it is necessary to establish a relationship between the various types of properties within the District and the improvements that benefit those properties. Each parcel within the District is assigned an Equivalent Dwelling Unit (EDU) factor that reflects its land use, size and development or, development potential. Parcels that receive special benefit from the various District improvements are proportionately assessed for the cost of those improvements based on their calculated EDU. The Equivalent Dwelling Unit method of assessment for this District uses the Single Family Residential parcel as the basic unit of assessment. A Single Family Residential parcel equals one Equivalent Dwelling Unit (EDU). Every other land-use is assigned an EDU factor based on an assessment formula that equates the property's specific land-use and relative special benefits compared to the Single Family Residential parcel.

The EDU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefits to each parcel from the improvements is apportioned as a function of land-use type, size, and development. The following table provides a listing of land use types, the Equivalent Dwelling Unit factors applied to that land use and the multiplying factor used to calculate each parcel's individual EDU for each improvement provided in the District.

LAND USES AND EQUIVALENT DWELLING UNITS

Land Use	Park and Recreation Facilities	Arterial and Collector Landscaping Facilities	Arterial and Collector Lighting Facilities	Neighborhood Street Lighting	Multiplier
Single Family Residential	1.000	1.000	1.000	1.000	Units
Multi-Family Residential	0.670	N/A	0.700	N/A	Units
Commercial/Institution	2.070	N/A	15.250	N/A	Acreage
Single Family Vacant	0.500	0.500	0.500	N/A	Per Planned Unit
Multi Family Vacant	0.330	N/A	0.350	N/A	Per Planned Unit
Commercial Vacant	1.040	N/A	7.625	N/A	Acreage

EDU Application by Land Use

Single Family Residential - This land use type is charged 1.0 EDU per Unit, for all improvements within the District. This is the base value that all other land use types are compared and weighted against (i.e. Equivalent Dwelling Unit EDU).

Multi-family Residential - This land use type is charged 0.670 EDU per Unit, for Park and Recreation Facilities, and 0.700 EDU per Unit for Arterial and Collector Street Lighting Facilities. Multifamily Residential parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

Commercial/Institution - This land use type is charged at 2.07 EDU per acre for Park and Recreation Facilities; and 15.250 EDU per acre for Arterial and Collector Street Lighting Facilities. Commercial/Institution parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

Single Family Vacant - This land use type is charged at 0.5 EDU per Planned Unit for Park and Recreation Facilities; Arterial and Collector Street Lighting Facilities; and Arterial and Collector Street Landscaping Facilities. Single Family Vacant parcels are not assessed for Neighborhood Street Lighting and Neighborhood Street Trees.

Multi-family Vacant - This land use type is charged at 0.33 EDU per Planned Unit for Park and Recreation Facilities; and 0.35 EDU per Planned Unit for Arterial and Collector Street Lighting Facilities. Multifamily Vacant parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

Commercial Vacant - This land use type is charged 1.04 EDU per Acre for Park and Recreation Facilities; and 7.625 EDU per Acre for Arterial and Collector Street Lighting Facilities. Commercial Vacant parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require certain noticing and meeting requirements by law. Legislative changes of the Brown Act in 1993/94 changed the definition of the term “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the implementing legislation for Proposition 218).

When the District was formed in 1995, an Assessment Range Formula was adopted as part of the annual assessments and is applied to all future assessments within the District. The purpose of establishing an Assessment Range Formula is to provide for reasonable increase and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. The following describes the Assessment Range Formula:

The maximum amount of assessment per parcel in 1995 dollars that could be levied in any fiscal year in compliance with the notice requirements of the State of California Government Code Section 54954.6, Subsection (a) is calculated using the formula indicated below. These maximum amounts are increased in the formula by an inflation factor using the Engineering News Record Common Labor Cost Index (CC) beginning at the year of adoption of 1995.

Annual Maximum Assessment Cap Formula

If,

1) prior to June 30, 2005 (assumed build out); or
2) a notice of the annual hearing that contains those items described in Government Code Section 54954.6 (c) (2) is mailed to all owners of property within the assessment district at least 45 days prior to the hearing;

Then, the maximum amount shall be:

((Starting Assessment Fiscal Year 1995/96) + (Annual Increase Factor x Number of Years since 1995)) x (Engineering News Record Labor Cost Index Inflation Factor (CC Jan. - Year/CC Jan. - 95))

Otherwise,

the maximum amount shall be the assessment amount in the prior year.

A further explanation of the annual Assessment District budgeting process and Annual Maximum Assessment Cap Formula, which was part of the City's staff report to the City Council at the public hearing on January 3, 1995, during which the City Council adopted the amended Engineering Report, which included Appendix D. Annual Maximum Assessment Cap formula in Appendix D is summarized below.

The Annual Maximum Assessment Cap Formula has two components:

(1) A fixed "Planned Scope Increase" factor to account for the phase-in, over a projected 10 year period of public facilities being maintained by the District. This factor allows for the orderly and known increases that are expected to occur between formation of the District and the year 2005 (build out). The Maximum Assessments due to this factor are shown in Table A below.

(2) A variable "Cost of Services" factor to account for changes (up or down) in the costs of goods and services. This factor allows the District to continue to provide the same scope of services, despite normal changes in labor rates, utility rates, and the cost of equipment and materials required by the District. This factor continues for the duration the District, but note that it allows for increases and decreases in the cost of goods and services, not just cumulative increases.

Beginning fiscal year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate will be recalculated and a new Maximum Assessment Rate established for the fiscal year utilizing the 2nd component of the Assessment Range Formula described above (2). The Maximum Assessment Rate shall be increased based on Engineering News Record Labor Cost Inflation Factor from January of the prior year to January of the current year. The Maximum Assessments rate due to this factor is shown in Table B below.

Table A

The following table reflects the Maximum Assessment Cap Formula used through FY 2005/06.

MAXIMUM ASSESSMENT CAP FOR FY 2005/06 BASED ON ANNUAL INCREASE FACTOR

Land Use Category	Starting Assessment Fiscal Year 1995/96	Annual Increase Factor	Number of Years Since 1995/96	Inflation Adjustment Factor (1)	Maximum Assessment for Fiscal Year 2005/06
Single Family Residential	$110.50 per recorded map lot	$6.46	10	34.28%	$235.12

(1) Engineering News Record Labor Cost Index in San Francisco (CC Jan. - Year/CC Jan. - 95))

Table B

The following table reflects the history of Maximum Assessment Cap formula used for FY 2006/07 through FY 2011/12.

MAXIMUM ASSESSMENT CAP FOR FY 2006/07 THROUGH 2011/12 BASED ON INFLATION FACTOR

Fiscal Year	Month	Year	CC(1)	Change from Prior CC	Increase/decrease Percentage	Maximum Assessment
2005/06	Jan	2005	8,229.62	N/A	N/A	$235.12
2006/07	Jan	2006	8,468.45	2.902%	2.902%	$241.94
2007/08	Jan	2007	9,100.68	7.466%	7.466%	$260.01
2008/09	Jan	2008	9,133.56	0.361%	0.360%	$260.95
2009/10	Jan	2009	9,769.42	6.962%	6.960%	$279.11
2010/11	Jan	2010	9,720.42	-0.502%	-0.502%	$277.71
2011/12	Jan	2011	10,116.29	4.073%	4.073%	$289.02

(1) Common Labor Cost Index.

The Levy per Equivalent Dwelling Unit, or Rate, applied to each parcel is the result of dividing the total Balance to Levy, by the sum of the EDU's applicable to each improvement provided by the District for the fiscal year. This Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount. The following formulas are used to calculate the assessment for each parcel:

Total Balance to Levy / Total EDU = Levy per EDU

Parcel EDU x Levy per EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

The following is a brief description of the costs associated with the improvements and services funded through the District.

DIRECT COSTS:

Maintenance Costs/Labor — Includes all regularly scheduled labor and general maintenance cost including all wages, salaries, benefits and contract services required to properly maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

Utilities — The furnishing of water and electricity required for the operation and maintenance of the improvements and facilities.

Equipment and Supplies — Includes all, materials, supplies, (e.g. pipe, fertilizer, insecticides, fuel, cleaning material etc.), and equipment, (e.g. communication, small tools, rentals, machinery etc.), required to operate, maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

***Repairs and Miscellaneous Expenses* —** This item includes repairs to the improvements and facilities that are not included in the yearly maintenance costs. This may include repair of damaged amenities due to vandalism, storms, etc. Also included may be planned upgrades or replacements of the improvements and equipment that provide a direct benefit to the District.

ADMINISTRATION COSTS:

***District Administration* —** May include all or a portion of the administrative and professional service costs associated with the coordination of District services and operations including response to public concerns and education and procedures associated with the levy and collection of assessments. This budget item also includes the costs of contracting with professionals to provide administrative, legal or engineering services specific to the District.

***County Administration Fee* —** This is the cost to the District for the County to collect assessments on the property tax bills.

LEVY BREAKDOWN:

***Reserve Collection/ (Contribution)* —** The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a),* provides for a District Reserve Fund. This Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December 10th or when the County provides the City with the first installment of assessments collected from the property tax bills (typically January or February). Negative amounts shown for this budget item represent transfers from the Reserve Fund that reduces the Balance to Levy. Maintaining a fully funded Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and also provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

***General Fund Replenishment/(Contribution)* —** This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/ (Contribution) line item, this item directly impacts the Reserve Fund Balances either positively or negatively.

Repayments are shown as a positive number and represent additional money being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, all available Reserve Funds are exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount is still outstanding. A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advanced funds to the District as a temporary loan to meet the proposed expenditures. Generally, all available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

Capital Improvement Fund Collection/(Contribution) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660,* provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Contribution) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

Balance to Levy — This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of Total Direct and Administration Costs, the Reserve Collection/ (Contribution), Replenishment/ (Contribution), and Other Revenue Sources.

DISTRICT STATISTICS:

***Total Number of Parcels* —** The total number of parcels within the District.

***Total Parcels Levied* —** The total number of parcels within the District that are assessed. Non-assessable lots or parcels include properties that have been determined to receive no special benefits from the improvements, and may include land principally encumbered by public or other right-of-ways or easements, common areas, and/or parcels that have restricted use or development potential.

***Total Equivalent Dwelling Units* —** The typical single-family residential parcel is assigned one (1.0) Equivalent Dwelling Unit. Every other land-use or property type is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land-use), and size of the property, as compared to typical single-family residential parcel.

***Levy per EDU* —** This amount represents the assessment rate being applied to each parcel. The Levy per EDU is the result of dividing the total Balance to Levy, by the sum of the Total Equivalent Dwelling Units to be assessed.

RESERVE INFORMATION:

***Reserve Balance* —** The Reserve Balance eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. The Reserve Balance allows the District to retain sufficient funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through January or February (when the County provides the City with the first installment of assessments collected from the property tax bills). Additional funds may be collected each year to ensure adequate operating funds are available or the funds may be used to reduce the Balance to Levy. Using reserve amounts in this way allows the Levy rate to remain fairly constant, although District costs may fluctuate. The Previous Reserve Balance reflects the projected funds available at the beginning of the current fiscal year (based on the projected revenues and expenses from the prior fiscal year). The Estimated Ending Reserve Balance reflects the projected funds that are anticipated at the end of the current fiscal year (assuming all revenues and expenditures occur as budgeted).

B. DISTRICT BUDGET FISCAL YEAR 2011/2012

BUDGET ITEMS	Park and Recreational Facilities	Arterial and Collector Street Landscaping	Arterial and Collector Street Street Lighting	Neighborhood Street Lighting	TOTAL DISTRICT
DIRECT COSTS					
Maintenance Costs/Labor	$303,592.80	$53,575.20	$20,793.90	$48,519.10	$426,481.00
Utilities	63,904.50	7,100.50	3,000.00	7,000.00	81,005.00
Equipment & Supplies	15,845.40	1,760.60	25,500.00	59,500.00	102,606.00
Repairs/Miscellaneous Expenses	186,661.80	20,740.20	8,868.00	20,692.00	236,962.00
Direct Costs (Subtotal)	**$570,004.50**	**$83,176.50**	**$58,161.90**	**$135,711.10**	**$847,054.00**
ADMINISTRATION COSTS					
District Administration	$0.00	$0.00	$0.00	$0.00	$0.00
County Administration Fee	1,611.00	179.00	30.00	70.00	1,890.00
Administration Costs (Subtotal)	**$1,611.00**	**$179.00**	**$30.00**	**$70.00**	**$1,890.00**
LEVY BREAKDOWN					
Total Direct and Admin. Costs	$571,615.86	$83,355.50	$58,191.90	$135,781.10	$848,944.36
Reserve Collection/(Contribution)	(141,386.04)	(30,228.14)	(7,404.41)	(49,238.54)	(228,257.12)
General Fund Contribution	0.00	0.00	0.00	0.00	0.00
CIP Collection	0.00	0.00	0.00	0.00	0.00
Balance to Levy	**$430,229.82**	**$53,127.36**	**$50,787.49**	**$86,542.56**	**$620,687.24**
DISTRICT STATISTICS					
Total Number of Parcels	1,890	1,890	1,890	1,890	
Total Parcels Levied	1,888	1,872	1,888	1,872	
Total Equivalent Dwelling Units	2,211	1,872	2,564	1,872	
Levy Per EDU(1)	**$194.60**	**$28.38**	**$19.81**	**$46.23**	**$289.02**
Prior Year Levy Per EDU	$180.01	$26.43	$21.38	$49.89	$277.71
CIP Beginning Balance	$0.00	$0.00	$0.00	$0.00	$0.00
CIP 2009/10 Total Collection	0.00	0.00	0.00	0.00	0.00
CIP 2009/10 Expenditures:					
Installation of LED street lighting	$18,224.79	$0.00	$1,160.68	$2,708.25	$22,093.72
Install Motorolla controllers at Klenard Field	18,224.80	2,906.28	1,160.67	2,708.25	25,000.00
Install Motorolla controllers at Pioneer Park	18,224.80	2,906.28	1,160.68	2,708.24	25,000.00
Iriggation, skinned areas at Klennard Field	2,915.97	465.00	185.71	433.32	4,000.00
Replace missing plants and restore mulch bark	11,663.87	1,860.02	742.83	1,733.28	16,000.00
Tree Inventory	2,915.97	465.00	185.71	433.32	4,000.00
Installation of LED Street Lighting	54,674.40	8,718.84	3,482.03	8,124.73	75,000.00
FY 2009/10 Total CIP Expenditures	**$126,844.60**	**$17,321.42**	**$8,078.31**	**$18,849.39**	**$171,093.72**
FY 2010/11 Expenditure					
Installation of LED street lighting	$54,674.40	$8,718.84	$3,482.03	$8,124.73	$75,000.00
FY 2010/11 Total CIP Expenditures	**$54,674.40**	**$8,718.84**	**$3,482.03**	**$8,124.73**	**$75,000.00**
FY 2011/12 Expenditure					
Installation of LED street lighting	$54,674.40	$8,718.84	$3,482.03	$8,124.73	$75,000.00
Club Cap equipment	0.00	0.00	0.00	0.00	0.00
FY 2011/12 Total CIP Expenditures	**$54,674.40**	**$8,718.84**	**$3,482.03**	**$8,124.73**	**$75,000.00**
Three Year Capital Improvement Project Costs	$0.00	$0.00	$0.00	$0.00	$0.00
RESERVE INFORMATION					
Beginning Projected Reserve Balance	$173,330.21	$25,275.76	$17,645.44	$41,172.70	$257,424.11
Reserve Fund Activity	(141,386.04)	(30,228.14)	(7,404.41)	(49,238.54)	(228,257.12)
Ending Projected Reserve Balance	**$31,944.17**	**($4,952.38)**	**$10,241.03**	**($8,065.84)**	**$29,166.98**

(1) Levy per EDU shown above is based on current year's budget. This District's maximum rates for each category have been increased by Engineering News Record Labor Cost Index Inflation Factor. Please reference page 8 of this report for more detailed information.

The Capital Improvement Project (CIP) fund is used to upgrade certain improvements within the District. These improvements have a useful life of five years or more and include but are not limited to:

1. Upgrade bleachers at Klenard Field
2. Install Motorolla controllers at Klenard Field
3. Install Motorolla controllers at Pioneer Park
4. Irrigation, skinned areas at Klennard Field
5. Replace missing plants and restore mulch bark
6. Tree Inventory
7. Installation of LED Street Lighting
8. Purchase Club Cap equipment with increased tow capacity

C. SUMMARY OF REVENUE APPLIED FOR FISCAL YEAR 2011/2012

Based on the Budget for fiscal year 2011/2012 and the established Method of Apportionment, the following table provides a summary of the assessment revenues generated by each of the various land uses within the District.

Land Use	Park and Recreational Facilities	Arterial and Collector Street Landscaping	Arterial and Collector Street Lighting	Neighborhood Street Lighting	Total Revenue
Single Family Residential	$364,290.71	$53,127.36	$37,084.32	$86,542.56	$541,044.95
Multi Family Residential	55,542.73	0.00	5,907.34	0.00	61,450.007
Commercial/Institution	10,119.20	0.00	7,588.81	0.00	17,708.01
Commercial Vacant	277.27	0.00	206.94	0.00	484.21
Total	**$430,229.91**	**$53,127.36**	**$50,787.41**	**$86,542.56**	**$620,687.24**

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

An Assessment District Diagram has been prepared for the District in the format required by the 1972 Act, and is on file with the City Clerk, and by reference is made part of this Report. The Assessment Diagram is available for inspection at the Office of the City Clerk, during normal business hours.

APPENDIX B - 2011/2012 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.
Non-assessable lots or parcels include land principally encumbered by public or utility rights-of-way and common areas. These parcels will not be assessed.

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2011/2012 Assessment Roll".

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-490-001-000	2 ARELLANO	$70,776.00	$162,154.00	$232,930.00	$289.02
027-490-002-000	6 ARELLANO	75,875.00	192,611.00	268,486.00	289.02
027-490-003-000	10 ARELLANO	77,213.00	174,313.00	251,526.00	289.02
027-490-004-000	14 ARELLANO	100,000.00	139,000.00	239,000.00	289.02
027-490-005-000	18 ARELLANO	72,867.00	138,450.00	211,317.00	289.02
027-490-006-000	22 ARELLANO	77,213.00	176,755.00	253,968.00	289.02
027-490-007-000	26 ARELLANO	105,000.00	180,000.00	285,000.00	289.02
027-490-008-000	939 FARNHAM	70,777.00	137,801.00	208,578.00	289.02
027-490-009-000	935 FARNHAM	68,031.00	160,806.00	228,837.00	289.02
027-490-010-000	931 FARNHAM	104,751.00	164,608.00	269,359.00	289.02
027-490-011-000	927 FARNHAM	110,000.00	165,000.00	275,000.00	289.02
027-490-012-000	1928 MAXWELL	66,794.00	156,654.00	223,448.00	289.02
027-490-013-000	1932 MAXWELL	66,794.00	127,463.00	194,257.00	289.02
027-490-014-000	1936 MAXWELL	100,000.00	145,000.00	245,000.00	289.02
027-490-015-000	1940 MAXWELL	100,000.00	200,000.00	300,000.00	289.02
027-490-016-000	1944 MAXWELL	100,000.00	165,000.00	265,000.00	289.02
027-490-017-000	1948 MAXWELL	72,634.00	168,071.00	240,705.00	289.02
027-490-018-000	1952 MAXWELL	100,000.00	195,000.00	295,000.00	289.02
027-490-019-000	1956 MAXWELL	66,794.00	147,304.00	214,098.00	289.02
027-490-020-000	900 BURNS	69,832.00	121,434.00	191,266.00	289.02
027-490-021-000	904 BURNS	100,000.00	140,000.00	240,000.00	289.02
027-490-022-000	908 BURNS	110,000.00	150,000.00	260,000.00	289.02
027-490-023-000	912 BURNS	100,000.00	175,000.00	275,000.00	289.02
027-490-024-000	916 BURNS	66,794.00	173,658.00	240,452.00	289.02
027-490-025-000	920 BURNS	100,000.00	170,000.00	270,000.00	289.02
027-490-026-000	1969 WITHAM	75,700.00	148,213.00	223,913.00	289.02
027-490-028-000	1947 MAXWELL	63,081.00	84,214.00	147,295.00	289.02
027-490-029-000	1943 MAXWELL	100,000.00	120,000.00	220,000.00	289.02
027-490-030-000	1939 MAXWELL	59,532.00	89,297.00	148,829.00	289.02
027-490-031-000	1935 MAXWELL	63,081.00	111,405.00	174,486.00	289.02
027-490-036-000	1973 WITHAM	68,031.00	149,539.00	217,570.00	289.02
027-490-037-000	1977 WITHAM	100,000.00	185,000.00	285,000.00	289.02
027-490-038-000	1981 WITHAM	68,031.00	113,664.00	181,695.00	289.02
027-490-039-000	1985 WITHAM	66,794.00	150,581.00	217,375.00	289.02
027-490-040-000	1989 WITHAM	100,000.00	179,000.00	279,000.00	289.02
027-490-041-000	1993 WITHAM	110,000.00	165,000.00	275,000.00	289.02
027-490-042-000	931 WITHAM	80,000.00	185,000.00	265,000.00	289.02
027-490-044-000	1967 SCHLOTZ	72,867.00	197,028.00	269,895.00	289.02
027-490-045-000	1971 SCHLOTZ	100,000.00	165,000.00	265,000.00	289.02
027-490-046-000	1975 SCHLOTZ	100,000.00	165,000.00	265,000.00	289.02
027-490-047-000	1979 SCHLOTZ	66,794.00	125,076.00	191,870.00	289.02
027-490-048-000	1983 SCHLOTZ	110,000.00	150,000.00	260,000.00	289.02
027-490-049-000	1987 SCHLOTZ	66,794.00	156,654.00	223,448.00	289.02
027-490-050-000	1991 SCHLOTZ	66,794.00	137,506.00	204,300.00	289.02
027-490-051-000	1995 SCHLOTZ	104,751.00	134,680.00	239,431.00	289.02
027-490-052-000	1996 SCHLOTZ	100,000.00	195,000.00	295,000.00	289.02
027-490-053-000	1992 SCHLOTZ	66,794.00	181,479.00	248,273.00	289.02
027-490-054-000	1988 SCHLOTZ	66,794.00	123,256.00	190,050.00	289.02
027-490-055-000	1984 SCHLOTZ	66,794.00	167,221.00	234,015.00	289.02
027-490-056-000	1980 SCHLOTZ	100,000.00	200,000.00	300,000.00	289.02
027-490-057-000	1976 SCHLOTZ	66,794.00	131,950.00	198,744.00	289.02
027-490-058-000	1972 SCHLOTZ	66,794.00	140,257.00	207,051.00	289.02
027-490-059-000	1968 SCHLOTZ	100,000.00	175,000.00	275,000.00	289.02
027-500-001-000	30 ROMAN	110,000.00	150,000.00	260,000.00	289.02
027-500-002-000	26 ROMAN	71,561.00	162,647.00	234,208.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-500-003-000	22 ROMAN	78,067.00	155,059.00	233,126.00	289.02
027-500-004-000	18 ROMAN	71,563.00	130,106.00	201,669.00	289.02
027-500-005-000	14 ROMAN	80,000.00	159,000.00	239,000.00	289.02
027-500-006-000	10 ROMAN	100,000.00	195,000.00	295,000.00	289.02
027-500-007-000	6 ROMAN	78,067.00	153,525.00	231,592.00	289.02
027-500-008-000	932 FARNHAM	65,485.00	182,033.00	247,518.00	289.02
027-500-009-000	936 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-500-010-000	50 ROMAN	110,000.00	155,000.00	265,000.00	289.02
027-500-011-000	46 ROMAN	100,000.00	139,000.00	239,000.00	289.02
027-500-012-000	42 ROMAN	71,561.00	181,634.00	253,195.00	289.02
027-500-013-000	38 ROMAN	65,485.00	130,973.00	196,458.00	289.02
027-500-014-000	34 ROMAN	110,000.00	165,000.00	275,000.00	289.02
027-500-015-000	960 FARNHAM	71,561.00	163,547.00	235,108.00	289.02
027-500-016-000	956 FARNHAM	110,000.00	155,000.00	265,000.00	289.02
027-500-017-000	952 FARNHAM	104,751.00	140,665.00	245,416.00	289.02
027-500-018-000	948 FARNHAM	70,776.00	163,106.00	233,882.00	289.02
027-500-019-000	54 ROMAN	72,867.00	145,738.00	218,605.00	289.02
027-500-020-000	1936 WITHAM	70,777.00	115,808.00	186,585.00	289.02
027-500-021-000	1940 WITHAM	100,000.00	175,000.00	275,000.00	289.02
027-500-022-000	1944 WITHAM	70,777.00	151,355.00	222,132.00	289.02
027-500-023-000	1948 WITHAM	100,000.00	139,000.00	239,000.00	289.02
027-500-024-000	1952 WITHAM	70,777.00	126,104.00	196,881.00	289.02
027-500-025-000	1956 WITHAM	100,000.00	139,000.00	239,000.00	289.02
027-500-026-000	1960 WITHAM	100,000.00	175,000.00	275,000.00	289.02
027-500-027-000	1964 WITHAM	83,346.00	208,370.00	291,716.00	289.02
027-500-028-000	1968 WITHAM	100,000.00	139,000.00	239,000.00	289.02
027-500-029-000	1972 WITHAM	70,777.00	137,121.00	207,898.00	289.02
027-500-030-000	1973 HACKETT	70,777.00	126,104.00	196,881.00	289.02
027-500-031-000	1969 HACKETT	70,776.00	126,545.00	197,321.00	289.02
027-500-032-000	1965 HACKETT	100,000.00	190,000.00	290,000.00	289.02
027-500-033-000	1961 HACKETT	70,777.00	163,187.00	233,964.00	289.02
027-500-034-000	1957 HACKETT	70,777.00	126,104.00	196,881.00	289.02
027-500-035-000	1953 HACKETT	70,777.00	153,416.00	224,193.00	289.02
027-500-036-000	1949 HACKETT	100,000.00	180,000.00	280,000.00	289.02
027-500-037-000	1945 HACKETT	70,777.00	115,808.00	186,585.00	289.02
027-500-038-000	1941 HACKETT	110,000.00	155,000.00	265,000.00	289.02
027-500-039-000	1972 HACKETT	100,000.00	195,000.00	295,000.00	289.02
027-500-040-000	1968 HACKETT	69,390.00	123,423.00	192,813.00	289.02
027-500-041-000	1964 HACKETT	69,390.00	152,564.00	221,954.00	289.02
027-500-042-000	1960 HACKETT	100,000.00	139,000.00	239,000.00	289.02
027-500-043-000	1956 HACKETT	110,000.00	185,000.00	295,000.00	289.02
027-500-044-000	1952 HACKETT	110,000.00	150,000.00	260,000.00	289.02
027-500-045-000	1948 HACKETT	68,031.00	141,319.00	209,350.00	289.02
027-500-046-000	1944 HACKETT	69,390.00	164,843.00	234,233.00	289.02
027-500-047-000	1947 HOWARD	70,777.00	131,253.00	202,030.00	289.02
027-500-048-000	971 FARNHAM	100,000.00	195,000.00	295,000.00	289.02
027-500-049-000	975 FARNHAM	110,000.00	150,000.00	260,000.00	289.02
027-500-050-000	979 FARNHAM	75,000.00	164,000.00	239,000.00	289.02
027-500-051-000	983 FARNHAM	100,000.00	160,000.00	260,000.00	289.02
027-500-052-000	987 FARNHAM	69,390.00	165,267.00	234,657.00	289.02
027-500-053-000	991 FARNHAM	69,390.00	119,860.00	189,250.00	289.02
027-500-054-000	995 FARNHAM	69,390.00	113,538.00	182,928.00	289.02
027-500-056-000	1976 WITHAM	68,031.00	159,088.00	227,119.00	289.02
027-500-057-000	1980 WITHAM	66,794.00	119,102.00	185,896.00	289.02
027-500-058-000	1984 WITHAM	49,475.00	132,962.00	182,437.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-500-059-000	1988 WITHAM	68,031.00	127,345.00	195,376.00	289.02
027-500-060-000	1989 HACKETT	68,031.00	126,054.00	194,085.00	289.02
027-500-061-000	1985 HACKETT	100,000.00	165,000.00	265,000.00	289.02
027-500-062-000	1981 HACKETT	100,000.00	139,000.00	239,000.00	289.02
027-500-063-000	1977 HACKETT	68,463.00	205,272.00	273,735.00	289.02
027-500-064-000	1976 HACKETT	100,000.00	139,000.00	239,000.00	289.02
027-500-065-000	1980 HACKETT	75,000.00	220,000.00	295,000.00	289.02
027-500-066-000	1984 HACKETT	68,031.00	185,241.00	253,272.00	289.02
027-500-067-000	1988 HACKETT	100,000.00	180,000.00	280,000.00	289.02
027-500-068-000	951 WITHAM	100,000.00	180,000.00	280,000.00	289.02
027-500-069-000	947 WITHAM	78,582.00	114,415.00	192,997.00	289.02
027-500-070-000	943 WITHAM	80,000.00	180,000.00	260,000.00	289.02
027-500-071-000	939 WITHAM	53,976.00	141,131.00	195,107.00	289.02
027-500-072-000	935 WITHAM	66,794.00	139,650.00	206,444.00	289.02
027-500-073-000	999 FARNHAM	68,031.00	106,995.00	175,026.00	289.02
027-511-001-000	979 HUSTON	80,000.00	139,000.00	219,000.00	289.02
027-511-002-000	983 HUSTON	80,000.00	108,000.00	188,000.00	289.02
027-511-003-000	987 HUSTON	80,000.00	100,000.00	180,000.00	289.02
027-511-004-000	991 HUSTON	80,000.00	108,000.00	188,000.00	289.02
027-511-005-000	995 HUSTON	59,532.00	83,346.00	142,878.00	289.02
027-511-006-000	999 HUSTON	80,000.00	108,000.00	188,000.00	289.02
027-511-007-000	1003 HUSTON	75,000.00	129,000.00	204,000.00	289.02
027-511-008-000	1007 HUSTON	80,000.00	108,000.00	188,000.00	289.02
027-511-009-000	1011 HUSTON	63,081.00	107,905.00	170,986.00	289.02
027-511-010-000	1015 HUSTON	63,081.00	136,521.00	199,602.00	289.02
027-511-011-000	1019 HUSTON	80,000.00	100,000.00	180,000.00	289.02
027-511-012-000	1023 HUSTON	80,000.00	108,000.00	188,000.00	289.02
027-511-013-000	1027 HUSTON	80,000.00	100,000.00	180,000.00	289.02
027-511-014-000	1031 HUSTON	80,000.00	108,000.00	188,000.00	289.02
027-511-015-000	1035 HUSTON	80,000.00	100,000.00	180,000.00	289.02
027-511-016-000	1039 HUSTON	80,000.00	139,000.00	219,000.00	289.02
027-511-017-000	1992 HUSTON	65,053.00	125,129.00	190,182.00	289.02
027-511-018-000	1988 HUSTON	65,053.00	108,293.00	173,346.00	289.02
027-511-019-000	1984 HUSTON	59,532.00	105,909.00	165,441.00	289.02
027-511-020-000	1980 HUSTON	63,081.00	81,880.00	144,961.00	289.02
027-511-021-000	1976 HUSTON	90,000.00	98,000.00	188,000.00	289.02
027-511-022-000	1972 HUSTON	80,000.00	124,000.00	204,000.00	289.02
027-511-025-000	1960 MORRIS	60,722.00	91,083.00	151,805.00	289.02
027-511-026-000	1956 MORRIS	64,342.00	95,805.00	160,147.00	289.02
027-511-027-000	1964 MORRIS	64,343.00	87,495.00	151,838.00	289.02
027-511-029-000	1968 HUSTON	65,053.00	119,397.00	184,450.00	289.02
027-512-001-000	996 HUSTON	64,342.00	116,418.00	180,760.00	289.02
027-512-002-000	992 HUSTON	80,000.00	108,000.00	188,000.00	289.02
027-512-003-000	988 HUSTON	80,000.00	124,000.00	204,000.00	289.02
027-512-004-000	984 HUSTON	80,000.00	149,000.00	229,000.00	289.02
027-512-005-000	980 HUSTON	63,081.00	85,779.00	148,860.00	289.02
027-512-006-000	976 HUSTON	80,000.00	139,000.00	219,000.00	289.02
027-512-007-000	972 HUSTON	63,081.00	85,779.00	148,860.00	289.02
027-512-008-000	968 HUSTON	69,390.00	81,265.00	150,655.00	289.02
027-512-009-000	1959 STEPHENS	80,000.00	149,000.00	229,000.00	289.02
027-512-010-000	1963 STEPHENS	63,081.00	95,172.00	158,253.00	289.02
027-512-011-000	1967 STEPHENS	80,000.00	149,000.00	229,000.00	289.02
027-512-012-000	1971 STEPHENS	63,081.00	92,088.00	155,169.00	289.02
027-512-013-000	1975 STEPHENS	70,000.00	118,000.00	188,000.00	289.02
027-512-014-000	1979 STEPHENS	63,081.00	102,562.00	165,643.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-512-015-000	1983 STEPHENS	80,000.00	124,000.00	204,000.00	289.02
027-512-016-000	1987 STEPHENS	62,508.00	108,844.00	171,352.00	289.02
027-513-001-000	1988 STEPHENS	65,053.00	90,071.00	155,124.00	289.02
027-513-002-000	1984 STEPHENS	80,000.00	124,000.00	204,000.00	289.02
027-513-003-000	1980 STEPHENS	68,184.00	89,197.00	157,381.00	289.02
027-513-004-000	1976 STEPHENS	94,774.00	104,701.00	199,475.00	289.02
027-513-005-000	1972 STEPHENS	80,000.00	139,000.00	219,000.00	289.02
027-513-006-000	1968 STEPHENS	65,053.00	112,165.00	177,218.00	289.02
027-513-007-000	1967 HUSTON	80,000.00	139,000.00	219,000.00	289.02
027-513-008-000	1971 HUSTON	64,342.00	93,928.00	158,270.00	289.02
027-513-009-000	1975 HUSTON	59,532.00	91,679.00	151,211.00	289.02
027-513-010-000	1979 HUSTON	89,786.00	91,283.00	181,069.00	289.02
027-513-011-000	1983 HUSTON	64,342.00	93,930.00	158,272.00	289.02
027-513-012-000	1987 HUSTON	80,000.00	139,000.00	219,000.00	289.02
027-514-001-000	963 HUSTON	80,000.00	124,000.00	204,000.00	289.02
027-514-002-000	967 HUSTON	63,081.00	105,968.00	169,049.00	289.02
027-514-003-000	971 HUSTON	69,390.00	92,373.00	161,763.00	289.02
027-515-003-000	1004 FARNHAM	63,081.00	99,392.00	162,473.00	289.02
027-515-004-000	1008 FARNHAM	80,000.00	108,000.00	188,000.00	289.02
027-515-005-000	1012 FARNHAM	69,390.00	85,779.00	155,169.00	289.02
027-515-006-000	1016 FARNHAM	63,081.00	87,360.00	150,441.00	289.02
027-515-007-000	1020 FARNHAM	63,081.00	79,471.00	142,552.00	289.02
027-515-008-000	1024 FARNHAM	63,081.00	87,585.00	150,666.00	289.02
027-515-009-000	1028 FARNHAM	80,000.00	140,000.00	220,000.00	289.02
027-515-010-000	1032 FARNHAM	62,508.00	111,327.00	173,835.00	289.02
027-515-011-000	1036 FARNHAM	59,532.00	116,685.00	176,217.00	289.02
027-515-012-000	1040 FARNHAM	65,000.00	115,000.00	180,000.00	289.02
027-520-095-000	1975 MAXWELL	1,365,000.00	18,135,000.00	19,500,000.00	16,877.12
027-530-001-000	944 CAMPBELL	105,000.00	120,000.00	225,000.00	289.02
027-530-002-000	940 CAMPBELL	69,390.00	95,432.00	164,822.00	289.02
027-530-003-000	936 CAMPBELL	69,390.00	85,779.00	155,169.00	289.02
027-530-004-000	932 CAMPBELL	68,031.00	94,008.00	162,039.00	289.02
027-530-005-000	928 CAMPBELL	100,000.00	120,000.00	220,000.00	289.02
027-530-006-000	924 CAMPBELL	100,000.00	120,000.00	220,000.00	289.02
027-530-007-000	920 CAMPBELL	100,000.00	120,000.00	220,000.00	289.02
027-530-008-000	916 CAMPBELL	68,031.00	87,811.00	155,842.00	289.02
027-530-009-000	912 CAMPBELL	80,109.00	139,622.00	219,731.00	289.02
027-530-010-000	1080 BARNES	90,000.00	112,500.00	202,500.00	289.02
027-530-011-000	1076 BARNES	100,000.00	139,000.00	239,000.00	289.02
027-530-012-000	1072 BARNES	70,777.00	122,129.00	192,906.00	289.02
027-530-013-000	1068 BARNES	71,563.00	98,760.00	170,323.00	289.02
027-530-014-000	1064 BARNES	71,561.00	126,118.00	197,679.00	289.02
027-530-015-000	1060 BARNES	71,563.00	102,043.00	173,606.00	289.02
027-530-016-000	1056 BARNES	100,000.00	120,000.00	220,000.00	289.02
027-530-017-000	1052 BARNES	71,563.00	124,787.00	196,350.00	289.02
027-530-018-000	1048 BARNES	105,000.00	120,000.00	225,000.00	289.02
027-530-019-000	1044 BARNES	77,213.00	148,347.00	225,560.00	289.02
027-530-020-000	1040 BARNES	69,390.00	119,016.00	188,406.00	289.02
027-530-021-000	1036 BARNES	66,794.00	103,229.00	170,023.00	289.02
027-530-022-000	1032 BARNES	77,213.00	95,803.00	173,016.00	289.02
027-530-023-000	1028 BARNES	70,776.00	117,328.00	188,104.00	289.02
027-530-024-000	1024 BARNES	100,000.00	165,000.00	265,000.00	289.02
027-530-025-000	1020 BARNES	70,777.00	93,078.00	163,855.00	289.02
027-530-026-000	1016 BARNES	70,777.00	103,782.00	174,559.00	289.02
027-530-027-000	1012 BARNES	63,757.00	128,452.00	192,209.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-530-028-000	1008 BARNES	70,777.00	97,493.00	168,270.00	289.02
027-530-029-000	1004 BARNES	100,000.00	120,000.00	220,000.00	289.02
027-530-030-000	1000 BARNES	70,777.00	91,241.00	162,018.00	289.02
027-530-031-000	996 CAMPBELL	70,777.00	98,767.00	169,544.00	289.02
027-530-032-000	992 CAMPBELL	70,777.00	95,330.00	166,107.00	289.02
027-530-033-000	988 CAMPBELL	70,777.00	116,184.00	186,961.00	289.02
027-530-034-000	984 CAMPBELL	70,777.00	95,360.00	166,137.00	289.02
027-530-035-000	980 CAMPBELL	70,777.00	93,373.00	164,150.00	289.02
027-530-036-000	976 CAMPBELL	65,485.00	129,781.00	195,266.00	289.02
027-530-037-000	972 CAMPBELL	70,777.00	93,795.00	164,572.00	289.02
027-530-038-000	968 CAMPBELL	70,109.00	151,648.00	221,757.00	289.02
027-530-039-000	964 CAMPBELL	110,000.00	170,000.00	280,000.00	289.02
027-530-040-000	960 CAMPBELL	70,776.00	98,825.00	169,601.00	289.02
027-530-041-000	956 CAMPBELL	70,777.00	120,200.00	190,977.00	289.02
027-530-042-000	952 CAMPBELL	70,777.00	109,259.00	180,036.00	289.02
027-530-043-000	948 CAMPBELL	85,000.00	135,000.00	220,000.00	289.02
027-530-044-000	939 CAMPBELL	70,776.00	103,869.00	174,645.00	289.02
027-530-045-000	935 CAMPBELL	85,000.00	135,000.00	220,000.00	289.02
027-530-046-000	931 CAMPBELL	68,031.00	95,690.00	163,721.00	289.02
027-530-047-000	927 CAMPBELL	68,031.00	128,631.00	196,662.00	289.02
027-530-048-000	923 CAMPBELL	100,000.00	120,000.00	220,000.00	289.02
027-530-049-000	919 CAMPBELL	100,000.00	120,000.00	220,000.00	289.02
027-530-050-000	915 CAMPBELL	68,031.00	97,101.00	165,132.00	289.02
027-530-051-000	1077 BARNES	71,561.00	102,544.00	174,105.00	289.02
027-530-052-000	1073 BARNES	105,000.00	160,000.00	265,000.00	289.02
027-530-053-000	1069 BARNES	100,000.00	120,000.00	220,000.00	289.02
027-530-054-000	1065 BARNES	63,757.00	108,694.00	172,451.00	289.02
027-530-055-000	1061 BARNES	75,000.00	145,000.00	220,000.00	289.02
027-530-056-000	1057 BARNES	70,777.00	113,933.00	184,710.00	289.02
027-530-057-000	1053 BARNES	100,000.00	120,000.00	220,000.00	289.02
027-530-058-000	1025 BARNES	75,000.00	190,000.00	265,000.00	289.02
027-530-059-000	1021 BARNES	70,777.00	106,704.00	177,481.00	289.02
027-530-060-000	1017 BARNES	90,000.00	130,000.00	220,000.00	289.02
027-530-061-000	1013 BARNES	75,875.00	128,405.00	204,280.00	289.02
027-530-062-000	1009 BARNES	75,000.00	145,000.00	220,000.00	289.02
027-530-063-000	1005 BARNES	105,000.00	160,000.00	265,000.00	289.02
027-530-064-000	1001 BARNES	100,000.00	120,000.00	220,000.00	289.02
027-530-065-000	995 CAMPBELL	100,000.00	120,000.00	220,000.00	289.02
027-530-066-000	991 CAMPBELL	75,000.00	145,000.00	220,000.00	289.02
027-530-067-000	987 CAMPBELL	100,000.00	120,000.00	220,000.00	289.02
027-530-068-000	983 CAMPBELL	100,000.00	120,000.00	220,000.00	289.02
027-530-069-000	979 CAMPBELL	100,000.00	139,000.00	239,000.00	289.02
027-530-070-000	975 CAMPBELL	70,777.00	101,434.00	172,211.00	289.02
027-530-071-000	971 CAMPBELL	99,763.00	144,656.00	244,419.00	289.02
027-540-001-000	985 BOURN	72,956.00	155,838.00	228,794.00	289.02
027-540-002-000	979 BOURN	68,031.00	112,550.00	180,581.00	289.02
027-540-003-000	973 BOURN	100,000.00	175,000.00	275,000.00	289.02
027-540-004-000	967 BOURN	68,031.00	104,483.00	172,514.00	289.02
027-540-005-000	961 BOURN	68,031.00	105,758.00	173,789.00	289.02
027-540-006-000	955 BOURN	66,794.00	139,666.00	206,460.00	289.02
027-540-007-000	949 BOURN	68,031.00	128,230.00	196,261.00	289.02
027-540-008-000	943 BOURN	58,121.00	123,698.00	181,819.00	289.02
027-540-009-000	937 BOURN	105,000.00	185,000.00	290,000.00	289.02
027-540-010-000	960 DUNCAN	81,711.00	148,834.00	230,545.00	289.02
027-540-011-000	956 DUNCAN	80,000.00	195,000.00	275,000.00	289.02

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-540-012-000	952 DUNCAN	90,000.00	130,000.00	220,000.00	289.02
027-540-013-000	948 DUNCAN	65,485.00	136,332.00	201,817.00	289.02
027-540-014-000	944 DUNCAN	71,439.00	182,055.00	253,494.00	289.02
027-540-015-000	940 DUNCAN	68,463.00	133,888.00	202,351.00	289.02
027-540-016-000	936 DUNCAN	68,031.00	110,075.00	178,106.00	289.02
027-540-017-000	932 DUNCAN	100,000.00	175,000.00	275,000.00	289.02
027-540-018-000	928 DUNCAN	149,465.00	192,778.00	342,243.00	289.02
027-540-019-000	924 DUNCAN	100,000.00	190,000.00	290,000.00	289.02
027-540-020-000	920 DUNCAN	80,000.00	210,000.00	290,000.00	289.02
027-540-021-000	916 DUNCAN	74,215.00	124,188.00	198,403.00	289.02
027-540-022-000	912 DUNCAN	75,000.00	200,000.00	275,000.00	289.02
027-540-023-000	908 DUNCAN	100,000.00	190,000.00	290,000.00	289.02
027-540-024-000	904 DUNCAN	68,031.00	112,550.00	180,581.00	289.02
027-540-025-000	900 DUNCAN	70,038.00	162,259.00	232,297.00	289.02
027-540-026-000	896 DUNCAN	68,031.00	142,239.00	210,270.00	289.02
027-540-027-000	892 DUNCAN	70,038.00	158,757.00	228,795.00	289.02
027-540-028-000	888 DUNCAN	63,757.00	125,738.00	189,495.00	289.02
027-540-029-000	1665 BRENNEN	60,722.00	80,745.00	141,467.00	289.02
027-540-030-000	884 DUNCAN	63,757.00	77,105.00	140,862.00	289.02
027-540-031-000	4 MAST	110,000.00	150,000.00	260,000.00	289.02
027-540-032-000	8 MAST	63,757.00	146,645.00	210,402.00	289.02
027-540-033-000	12 MAST	71,439.00	145,262.00	216,701.00	289.02
027-540-034-000	20 LUCERO	105,000.00	230,000.00	335,000.00	289.02
027-540-035-000	24 LUCERO	70,776.00	135,064.00	205,840.00	289.02
027-540-036-000	28 LUCERO	69,390.00	148,869.00	218,259.00	289.02
027-540-037-000	32 LUCERO	69,390.00	121,263.00	190,653.00	289.02
027-540-038-000	996 DUNCAN	100,000.00	149,000.00	249,000.00	289.02
027-540-039-000	992 DUNCAN	80,000.00	180,000.00	260,000.00	289.02
027-540-040-000	988 DUNCAN	67,120.00	232,307.00	299,427.00	289.02
027-540-041-000	984 DUNCAN	69,390.00	110,676.00	180,066.00	289.02
027-540-042-000	980 DUNCAN	75,000.00	200,000.00	275,000.00	289.02
027-540-043-000	976 DUNCAN	100,000.00	139,000.00	239,000.00	289.02
027-540-044-000	972 DUNCAN	69,390.00	121,111.00	190,501.00	289.02
027-540-045-000	968 DUNCAN	75,000.00	200,000.00	275,000.00	289.02
027-540-046-000	964 DUNCAN	85,000.00	220,000.00	305,000.00	289.02
027-540-047-000	951 DUNCAN	95,000.00	80,000.00	175,000.00	289.02
027-540-048-000	967 DUNCAN	80,000.00	95,000.00	175,000.00	289.02
027-540-049-000	947 DUNCAN	68,031.00	156,086.00	224,117.00	289.02
027-540-050-000	943 DUNCAN	68,031.00	130,610.00	198,641.00	289.02
027-540-051-000	939 DUNCAN	100,000.00	175,000.00	275,000.00	289.02
027-540-052-000	935 DUNCAN	66,794.00	158,416.00	225,210.00	289.02
027-540-053-000	931 DUNCAN	68,031.00	129,870.00	197,901.00	289.02
027-540-054-000	925 DUNCAN	70,038.00	100,973.00	171,011.00	289.02
027-540-055-000	907 DUNCAN	70,038.00	108,560.00	178,598.00	289.02
027-540-056-000	903 DUNCAN	95,000.00	80,000.00	175,000.00	289.02
027-540-057-000	1655 SANTONI	95,000.00	80,000.00	175,000.00	289.02
027-540-058-000	1647 SANTONI	69,390.00	185,210.00	254,600.00	289.02
027-540-059-000	1643 SANTONI	69,390.00	123,520.00	192,910.00	289.02
027-540-060-000	1639 SANTONI	75,000.00	164,000.00	239,000.00	289.02
027-540-061-000	1635 SANTONI	68,031.00	142,239.00	210,270.00	289.02
027-540-062-000	1631 SANTONI	69,390.00	131,743.00	201,133.00	289.02
027-540-063-000	971 DUNCAN	50,000.00	80,500.00	130,500.00	289.02
027-540-064-000	1627 SANTONI	63,757.00	90,960.00	154,717.00	289.02
027-540-065-000	1628 SANTONI	95,000.00	80,000.00	175,000.00	289.02
027-540-066-000	989 DUNCAN	70,777.00	75,265.00	146,042.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-540-067-000	1632 SANTONI	80,000.00	200,000.00	280,000.00	289.02
027-540-068-000	1636 SANTONI	100,000.00	139,000.00	239,000.00	289.02
027-540-069-000	1640 SANTONI	100,000.00	185,000.00	285,000.00	289.02
027-540-070-000	1644 SANTONI	100,000.00	175,000.00	275,000.00	289.02
027-540-071-000	1648 SANTONI	110,000.00	150,000.00	260,000.00	289.02
027-540-072-000	1656 SANTONI	70,000.00	105,000.00	175,000.00	289.02
027-540-073-000	887 DUNCAN	60,722.00	84,259.00	144,981.00	289.02
027-550-001-000	1112 POWERS	115,000.00	160,000.00	275,000.00	289.02
027-550-002-000	1108 POWERS	100,000.00	180,000.00	280,000.00	289.02
027-550-003-000	1104 POWERS	70,777.00	167,303.00	238,080.00	289.02
027-550-004-000	1100 POWERS	70,777.00	133,843.00	204,620.00	289.02
027-550-005-000	1096 POWERS	70,777.00	122,659.00	193,436.00	289.02
027-550-006-000	1092 POWERS	100,000.00	139,000.00	239,000.00	289.02
027-550-007-000	1088 POWERS	68,031.00	106,377.00	174,408.00	289.02
027-550-008-000	1084 POWERS	69,178.00	151,025.00	220,203.00	289.02
027-550-009-000	1080 POWERS	110,000.00	180,000.00	290,000.00	289.02
027-550-010-000	1076 POWERS	70,777.00	123,416.00	194,193.00	289.02
027-550-011-000	1072 POWERS	100,000.00	139,000.00	239,000.00	289.02
027-550-012-000	1068 POWERS	66,794.00	185,766.00	252,560.00	289.02
027-550-013-000	1064 POWERS	70,777.00	100,531.00	171,308.00	289.02
027-550-014-000	1060 POWERS	100,000.00	190,000.00	290,000.00	289.02
027-550-015-000	1056 POWERS	100,000.00	139,000.00	239,000.00	289.02
027-550-016-000	1052 POWERS	80,000.00	180,000.00	260,000.00	289.02
027-550-017-000	1048 POWERS	75,000.00	200,000.00	275,000.00	289.02
027-550-018-000	1044 POWERS	70,777.00	129,133.00	199,910.00	289.02
027-550-019-000	1040 POWERS	76,352.00	133,821.00	210,173.00	289.02
027-550-020-000	1036 POWERS	78,067.00	154,377.00	232,444.00	289.02
027-550-021-000	1051 BOURN	89,786.00	129,691.00	219,477.00	289.02
027-550-022-000	1045 BOURN	100,000.00	175,000.00	275,000.00	289.02
027-550-023-000	1039 BOURN	80,000.00	180,000.00	260,000.00	289.02
027-550-024-000	1033 BOURN	110,000.00	150,000.00	260,000.00	289.02
027-550-025-000	1027 BOURN	80,000.00	195,000.00	275,000.00	289.02
027-550-026-000	1021 BOURN	80,000.00	180,000.00	260,000.00	289.02
027-550-027-000	1608 AMMONS	90,000.00	85,000.00	175,000.00	289.02
027-550-028-000	1015 BOURN	70,777.00	83,447.00	154,224.00	289.02
027-550-029-000	1003 BOURN	70,777.00	82,233.00	153,010.00	289.02
027-550-030-000	1607 AMMONS	70,000.00	105,000.00	175,000.00	289.02
027-550-031-000	997 BOURN	75,000.00	185,000.00	260,000.00	289.02
027-550-032-000	991 BOURN	75,000.00	200,000.00	275,000.00	289.02
027-550-033-000	1000 DUNCAN	110,000.00	150,000.00	260,000.00	289.02
027-550-034-000	1004 DUNCAN	100,000.00	195,000.00	295,000.00	289.02
027-550-035-000	1008 DUNCAN	69,390.00	117,080.00	186,470.00	289.02
027-550-036-000	1612 AMMONS	70,777.00	73,652.00	144,429.00	289.02
027-550-037-000	1016 POWERS	70,777.00	85,653.00	156,430.00	289.02
027-550-038-000	1020 POWERS	69,390.00	119,849.00	189,239.00	289.02
027-550-039-000	1024 POWERS	70,777.00	127,307.00	198,084.00	289.02
027-550-040-000	1028 POWERS	69,390.00	132,145.00	201,535.00	289.02
027-550-041-000	1032 POWERS	71,439.00	170,266.00	241,705.00	289.02
027-550-042-000	1029 POWERS	110,000.00	150,000.00	260,000.00	289.02
027-550-043-000	1025 POWERS	110,000.00	150,000.00	260,000.00	289.02
027-550-044-000	1021 POWERS	110,000.00	150,000.00	260,000.00	289.02
027-550-045-000	1017 POWERS	110,000.00	150,000.00	260,000.00	289.02
027-550-046-000	1013 POWERS	70,777.00	131,268.00	202,045.00	289.02
027-550-047-000	1009 DUNCAN	110,000.00	150,000.00	260,000.00	289.02
027-550-048-000	4 LUCERO	70,777.00	144,804.00	215,581.00	289.02

City of Woodland
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FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-550-049-000	8 LUCERO	70,777.00	137,572.00	208,349.00	289.02
027-550-050-000	12 LUCERO	75,700.00	130,383.00	206,083.00	289.02
027-550-051-000	16 LUCERO	100,000.00	195,000.00	295,000.00	289.02
027-550-052-000	16 MAST	75,875.00	165,761.00	241,636.00	289.02
027-550-053-000	20 MAST	110,000.00	150,000.00	260,000.00	289.02
027-550-054-000	24 MAST	68,031.00	146,674.00	214,705.00	289.02
027-550-055-000	28 MAST	85,000.00	185,000.00	270,000.00	289.02
027-550-056-000	1103 POWERS	63,757.00	177,922.00	241,679.00	289.02
027-550-057-000	1099 POWERS	75,000.00	185,000.00	260,000.00	289.02
027-550-058-000	1095 POWERS	100,000.00	175,000.00	275,000.00	289.02
027-550-059-000	1091 POWERS	70,777.00	126,893.00	197,670.00	289.02
027-550-060-000	1087 POWERS	70,777.00	84,670.00	155,447.00	289.02
027-550-061-000	1069 POWERS	95,000.00	80,000.00	175,000.00	289.02
027-550-062-000	4 BAIRD	153,913.00	94,124.00	248,037.00	289.02
027-550-063-000	8 BAIRD	68,031.00	113,798.00	181,829.00	289.02
027-550-064-000	12 BAIRD	70,776.00	153,260.00	224,036.00	289.02
027-550-065-000	16 BAIRD	90,000.00	128,000.00	218,000.00	289.02
027-550-066-000	20 BAIRD	75,875.00	175,101.00	250,976.00	289.02
027-550-067-000	24 BAIRD	85,000.00	200,000.00	285,000.00	289.02
027-550-068-000	28 BAIRD	71,439.00	157,168.00	228,607.00	289.02
027-550-069-000	32 BAIRD	115,000.00	175,000.00	290,000.00	289.02
027-550-070-000	36 BAIRD	71,561.00	193,491.00	265,052.00	289.02
027-550-071-000	40 BAIRD	110,000.00	150,000.00	260,000.00	289.02
027-550-072-000	1045 POWERS	70,777.00	146,454.00	217,231.00	289.02
027-550-073-000	1049 POWERS	70,776.00	130,992.00	201,768.00	289.02
027-570-001-000	850 PIONEER	598,455.00	4,383,389.00	4,981,844.00	3,418.88
027-570-002-000	825 LAUGENOUR	90,000.00	235,000.00	325,000.00	289.02
027-570-003-000	829 LAUGENOUR	110,000.00	220,000.00	330,000.00	289.02
027-570-004-000	833 LAUGENOUR	75,700.00	178,673.00	254,373.00	289.02
027-570-005-000	837 LAUGENOUR	74,215.00	205,864.00	280,079.00	289.02
027-570-006-000	841 LAUGENOUR	85,000.00	245,000.00	330,000.00	289.02
027-570-007-000	845 LAUGENOUR	54,082.00	173,176.00	227,258.00	289.02
027-570-008-000	849 LAUGENOUR	100,000.00	225,000.00	325,000.00	289.02
027-570-009-000	853 LAUGENOUR	100,000.00	139,000.00	239,000.00	289.02
027-570-010-000	857 LAUGENOUR	68,031.00	168,038.00	236,069.00	289.02
027-570-011-000	861 LAUGENOUR	68,031.00	139,764.00	207,795.00	289.02
027-570-012-000	860 LAUGENOUR	68,031.00	152,947.00	220,978.00	289.02
027-570-013-000	856 LAUGENOUR	100,000.00	165,000.00	265,000.00	289.02
027-570-014-000	852 LAUGENOUR	95,000.00	170,000.00	265,000.00	289.02
027-570-015-000	848 LAUGENOUR	68,463.00	110,135.00	178,598.00	289.02
027-570-016-000	840 LAUGENOUR	75,700.00	123,633.00	199,333.00	289.02
027-570-017-000	836 LAUGENOUR	80,000.00	200,000.00	280,000.00	289.02
027-570-018-000	832 LAUGENOUR	69,390.00	176,627.00	246,017.00	289.02
027-570-019-000	828 LAUGENOUR	69,390.00	165,321.00	234,711.00	289.02
027-570-020-000	824 LAUGENOUR	78,940.00	184,602.00	263,542.00	289.02
027-570-021-000	1632 GILLETTE	69,390.00	145,084.00	214,474.00	289.02
027-570-022-000	1628 GILLETTE	69,390.00	113,538.00	182,928.00	289.02
027-570-023-000	1624 GILLETTE	100,000.00	215,000.00	315,000.00	289.02
027-570-024-000	1620 GILLETTE	68,031.00	105,129.00	173,160.00	289.02
027-570-025-000	1621 CRAFT	69,390.00	157,700.00	227,090.00	289.02
027-570-026-000	1625 CRAFT	68,031.00	86,585.00	154,616.00	289.02
027-570-027-000	1629 CRAFT	65,485.00	160,144.00	225,629.00	289.02
027-570-028-000	1633 CRAFT	115,000.00	200,000.00	315,000.00	289.02
027-570-029-000	1637 CRAFT	100,000.00	215,000.00	315,000.00	289.02
027-570-030-000	1641 CRAFT	69,390.00	191,888.00	261,278.00	289.02

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-570-031-000	1645 CRAFT	100,000.00	165,000.00	265,000.00	289.02
027-570-032-000	1649 CRAFT	68,031.00	108,196.00	176,227.00	289.02
027-570-033-000	1653 CRAFT	68,031.00	129,870.00	197,901.00	289.02
027-570-034-000	1657 CRAFT	68,031.00	109,248.00	177,279.00	289.02
027-570-035-000	1658 CRAFT	66,794.00	136,021.00	202,815.00	289.02
027-570-036-000	1654 CRAFT	66,794.00	154,238.00	221,032.00	289.02
027-570-037-000	1650 CRAFT	64,936.00	118,124.00	183,060.00	289.02
027-570-038-000	1632 CRAFT	69,390.00	157,700.00	227,090.00	289.02
027-570-039-000	1628 CRAFT	36,068.00	102,788.00	138,856.00	289.02
027-570-040-000	1624 CRAFT	69,390.00	141,487.00	210,877.00	289.02
027-570-041-000	1620 CRAFT	69,390.00	119,849.00	189,239.00	289.02
027-570-042-000	871 PRATHER	80,000.00	220,000.00	300,000.00	289.02
027-570-043-000	879 PRATHER	69,390.00	170,318.00	239,708.00	289.02
027-570-044-000	887 PRATHER	70,777.00	187,847.00	258,624.00	289.02
027-570-045-000	888 PRATHER	105,000.00	139,000.00	244,000.00	289.02
027-570-046-000	880 PRATHER	110,000.00	164,000.00	274,000.00	289.02
027-570-047-000	872 PRATHER	85,000.00	180,000.00	265,000.00	289.02
027-570-048-000	864 PRATHER	99,763.00	94,774.00	194,537.00	289.02
027-570-049-000	856 PRATHER	105,000.00	160,000.00	265,000.00	289.02
027-570-050-000	848 PRATHER	70,777.00	131,253.00	202,030.00	289.02
027-570-051-000	840 PRATHER	84,315.00	165,397.00	249,712.00	289.02
027-570-052-000	832 PRATHER	70,777.00	130,527.00	201,304.00	289.02
027-570-053-000	824 PRATHER	99,763.00	109,739.00	209,502.00	289.02
027-570-054-000	825 BOURN	68,031.00	111,313.00	179,344.00	289.02
027-570-055-000	833 BOURN	68,031.00	144,788.00	212,819.00	289.02
027-570-056-000	841 BOURN	100,000.00	180,000.00	280,000.00	289.02
027-570-057-000	849 BOURN	110,000.00	150,000.00	260,000.00	289.02
027-570-058-000	857 BOURN	110,000.00	150,000.00	260,000.00	289.02
027-570-059-000	865 BOURN	68,031.00	132,508.00	200,539.00	289.02
027-570-060-000	873 BOURN	63,757.00	145,353.00	209,110.00	289.02
027-570-061-000	881 BOURN	68,031.00	114,367.00	182,398.00	289.02
027-570-062-000	889 BOURN	99,763.00	149,644.00	249,407.00	289.02
027-570-063-000	897 BOURN	68,031.00	146,277.00	214,308.00	289.02
027-580-001-000	46 DARBY	69,390.00	234,453.00	303,843.00	289.02
027-580-002-000	42 DARBY	69,390.00	166,254.00	235,644.00	289.02
027-580-003-000	38 DARBY	100,000.00	190,000.00	290,000.00	289.02
027-580-004-000	34 DARBY	68,031.00	199,542.00	267,573.00	289.02
027-580-005-000	30 DARBY	77,213.00	194,972.00	272,185.00	289.02
027-580-006-000	26 DARBY	77,213.00	133,952.00	211,165.00	289.02
027-580-007-000	22 DARBY	75,700.00	223,317.00	299,017.00	289.02
027-580-008-000	18 DARBY	80,000.00	235,000.00	315,000.00	289.02
027-580-009-000	14 DARBY	80,000.00	225,000.00	305,000.00	289.02
027-580-010-000	10 DARBY	70,777.00	181,974.00	252,751.00	289.02
027-580-011-000	6 DARBY	80,000.00	200,000.00	280,000.00	289.02
027-580-012-000	2 DARBY	70,038.00	163,427.00	233,465.00	289.02
027-580-014-000	901 CRANSTON	119,715.00	224,366.00	344,081.00	289.02
027-580-015-000	905 CRANSTON	110,000.00	165,000.00	275,000.00	289.02
027-580-016-000	909 CRANSTON	66,794.00	213,937.00	280,731.00	289.02
027-580-017-000	913 CRANSTON	68,031.00	181,773.00	249,804.00	289.02
027-580-018-000	917 CRANSTON	110,000.00	150,000.00	260,000.00	289.02
027-581-001-000	1884 OLVERA	66,794.00	180,228.00	247,022.00	289.02
027-581-002-000	900 CRANSTON	95,000.00	215,000.00	310,000.00	289.02
027-581-003-000	902 CRANSTON	100,000.00	195,000.00	295,000.00	289.02
027-581-004-000	1880 OLVERA	66,794.00	199,348.00	266,142.00	289.02
027-581-005-000	1876 OLVERA	124,703.00	169,597.00	294,300.00	289.02

City of Woodland
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027-581-006-000	908 CRANSTON	63,757.00	152,297.00	216,054.00	289.02
027-581-007-000	912 CRANSTON	66,794.00	210,322.00	277,116.00	289.02
027-581-008-000	1872 OLVERA	66,794.00	193,030.00	259,824.00	289.02
027-581-009-000	1868 OLVERA	66,794.00	181,771.00	248,565.00	289.02
027-581-010-000	916 CRANSTON	68,031.00	233,021.00	301,052.00	289.02
027-581-011-000	1864 OLVERA	69,390.00	208,896.00	278,286.00	289.02
027-581-012-000	2050 MAIN	100,000.00	245,000.00	345,000.00	289.02
027-581-013-000	1860 OLVERA	69,390.00	169,398.00	238,788.00	289.02
027-581-014-000	1856 OLVERA	69,390.00	245,602.00	314,992.00	289.02
027-581-015-000	1852 OLVERA	69,390.00	136,770.00	206,160.00	289.02
027-581-016-000	1848 OLVERA	100,000.00	215,000.00	315,000.00	289.02
027-581-017-000	1844 OLVERA	69,390.00	211,780.00	281,170.00	289.02
027-581-018-000	1840 OLVERA	105,000.00	210,000.00	315,000.00	289.02
027-581-019-000	16 OLVERA	75,700.00	234,793.00	310,493.00	289.02
027-581-020-000	12 OLVERA	115,000.00	225,000.00	340,000.00	289.02
027-581-021-000	8 OLVERA	105,000.00	215,000.00	320,000.00	289.02
027-581-022-000	1832 OLVERA	100,000.00	195,000.00	295,000.00	289.02
027-581-023-000	1828 OLVERA	81,711.00	262,653.00	344,364.00	289.02
027-581-024-000	1824 OLVERA	105,000.00	220,000.00	325,000.00	289.02
027-581-025-000	1812 OLVERA	75,700.00	205,699.00	281,399.00	289.02
027-581-026-000	835 WALKER	85,000.00	235,000.00	320,000.00	289.02
027-582-001-000	1883 OLVERA	100,000.00	215,000.00	315,000.00	289.02
027-582-002-000	1879 OLVERA	66,794.00	195,365.00	262,159.00	289.02
027-582-003-000	1875 OLVERA	100,000.00	165,000.00	265,000.00	289.02
027-582-004-000	1871 OLVERA	100,000.00	208,000.00	308,000.00	289.02
027-582-005-000	1867 OLVERA	100,000.00	195,000.00	295,000.00	289.02
027-582-006-000	1863 OLVERA	66,794.00	177,153.00	243,947.00	289.02
027-582-007-000	1855 OLVERA	75,000.00	215,000.00	290,000.00	289.02
027-582-008-000	1851 OLVERA	69,390.00	172,700.00	242,090.00	289.02
027-582-009-000	1843 OLVERA	75,000.00	220,000.00	295,000.00	289.02
027-582-010-000	1839 OLVERA	100,000.00	195,000.00	295,000.00	289.02
027-582-011-000	1835 OLVERA	100,000.00	215,000.00	315,000.00	289.02
027-582-012-000	1831 OLVERA	68,031.00	162,144.00	230,175.00	289.02
027-582-013-000	1827 OLVERA	63,757.00	159,916.00	223,673.00	289.02
027-582-014-000	1823 OLVERA	77,213.00	137,747.00	214,960.00	289.02
027-582-015-000	1819 OLVERA	75,875.00	354,174.00	430,049.00	289.02
027-582-016-000	1815 OLVERA	110,000.00	230,000.00	340,000.00	289.02
027-582-017-000	1811 OLVERA	100,000.00	215,000.00	315,000.00	289.02
027-582-018-000	1807 OLVERA	100,000.00	215,000.00	315,000.00	289.02
027-590-001-000	1848 GUM	66,794.00	183,450.00	250,244.00	289.02
027-590-002-000	1844 GUM	110,000.00	150,000.00	260,000.00	289.02
027-590-003-000	1840 GUM	68,031.00	166,100.00	234,131.00	289.02
027-590-004-000	1836 GUM	63,757.00	176,585.00	240,342.00	289.02
027-590-005-000	1832 GUM	100,000.00	215,000.00	315,000.00	289.02
027-590-006-000	1828 GUM	66,794.00	193,104.00	259,898.00	289.02
027-590-007-000	1824 GUM	110,000.00	150,000.00	260,000.00	289.02
027-590-008-000	1820 GUM	100,000.00	195,000.00	295,000.00	289.02
027-590-009-000	1816 GUM	66,794.00	139,666.00	206,460.00	289.02
027-590-010-000	1812 GUM	110,000.00	150,000.00	260,000.00	289.02
027-590-011-000	1808 GUM	72,956.00	230,547.00	303,503.00	289.02
027-590-012-000	1804 GUM	68,031.00	186,190.00	254,221.00	289.02
027-590-013-000	1800 GUM	75,875.00	265,193.00	341,068.00	289.02
027-590-014-000	50 COLLINS	110,000.00	150,000.00	260,000.00	289.02
027-590-015-000	46 COLLINS	70,777.00	226,707.00	297,484.00	289.02
027-590-016-000	42 COLLINS	100,000.00	200,000.00	300,000.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-590-017-000	38 COLLINS	70,777.00	141,274.00	212,051.00	289.02
027-590-018-000	34 COLLINS	105,000.00	195,000.00	300,000.00	289.02
027-590-019-000	30 COLLINS	77,213.00	187,396.00	264,609.00	289.02
027-590-020-000	22 EATON	72,867.00	147,667.00	220,534.00	289.02
027-590-021-000	18 EATON	78,069.00	250,791.00	328,860.00	289.02
027-590-022-000	14 EATON	70,777.00	147,225.00	218,002.00	289.02
027-590-023-000	10 EATON	70,777.00	160,803.00	231,580.00	289.02
027-590-024-000	6 EATON	61,845.00	134,212.00	196,057.00	289.02
027-590-025-000	2 EATON	75,000.00	225,000.00	300,000.00	289.02
027-590-026-000	46 EATON	100,000.00	195,000.00	295,000.00	289.02
027-590-027-000	42 EATON	70,038.00	151,753.00	221,791.00	289.02
027-590-028-000	38 EATON	71,563.00	185,619.00	257,182.00	289.02
027-590-029-000	34 EATON	115,000.00	188,000.00	303,000.00	289.02
027-590-030-000	30 EATON	71,563.00	147,136.00	218,699.00	289.02
027-590-031-000	26 EATON	78,069.00	165,969.00	244,038.00	289.02
027-590-032-000	26 COLLINS	74,215.00	210,289.00	284,504.00	289.02
027-590-033-000	22 COLLINS	77,213.00	162,790.00	240,003.00	289.02
027-590-034-000	18 COLLINS	70,777.00	191,627.00	262,404.00	289.02
027-590-035-000	14 COLLINS	70,777.00	202,574.00	273,351.00	289.02
027-590-036-000	10 COLLINS	65,485.00	150,475.00	215,960.00	289.02
027-590-037-000	6 COLLINS	70,777.00	189,115.00	259,892.00	289.02
027-590-038-000	2 COLLINS	100,000.00	200,000.00	300,000.00	289.02
027-590-039-000	30 CLARK	77,213.00	217,296.00	294,509.00	289.02
027-590-040-000	26 CLARK	69,390.00	155,697.00	225,087.00	289.02
027-590-041-000	22 CLARK	70,777.00	232,316.00	303,093.00	289.02
027-590-042-000	18 CLARK	110,000.00	150,000.00	260,000.00	289.02
027-590-043-000	14 CLARK	65,485.00	135,139.00	200,624.00	289.02
027-590-044-000	10 CLARK	70,777.00	216,997.00	287,774.00	289.02
027-590-045-000	6 CLARK	100,000.00	195,000.00	295,000.00	289.02
027-590-046-000	2 CLARK	70,776.00	214,957.00	285,733.00	289.02
027-590-047-000	70 CLARK	68,463.00	169,671.00	238,134.00	289.02
027-590-048-000	66 CLARK	100,000.00	195,000.00	295,000.00	289.02
027-590-049-000	62 CLARK	100,000.00	195,000.00	295,000.00	289.02
027-590-050-000	58 CLARK	68,031.00	179,595.00	247,626.00	289.02
027-590-051-000	54 CLARK	75,000.00	190,000.00	265,000.00	289.02
027-590-052-000	50 CLARK	70,777.00	149,595.00	220,372.00	289.02
027-590-053-000	46 CLARK	70,777.00	147,366.00	218,143.00	289.02
027-590-054-000	42 CLARK	77,213.00	203,394.00	280,607.00	289.02
027-590-055-000	38 CLARK	100,000.00	210,000.00	310,000.00	289.02
027-590-056-000	34 CLARK	100,000.00	190,000.00	290,000.00	289.02
027-600-001-000	1096 LEAKE	69,390.00	120,272.00	189,662.00	289.02
027-600-002-000	1092 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-003-000	1088 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-004-000	1084 LEAKE	79,810.00	113,979.00	193,789.00	289.02
027-600-005-000	1080 LEAKE	85,000.00	124,500.00	209,500.00	289.02
027-600-006-000	1076 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-007-000	1072 LEAKE	109,739.00	121,710.00	231,449.00	289.02
027-600-008-000	1068 LEAKE	69,390.00	101,836.00	171,226.00	289.02
027-600-009-000	1064 LEAKE	75,700.00	119,205.00	194,905.00	289.02
027-600-010-000	1060 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-011-000	1056 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-012-000	1052 LEAKE	69,390.00	92,385.00	161,775.00	289.02
027-600-013-000	1048 LEAKE	69,390.00	89,816.00	159,206.00	289.02
027-600-014-000	1044 LEAKE	69,390.00	84,519.00	153,909.00	289.02
027-600-015-000	1040 LEAKE	100,000.00	120,000.00	220,000.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-600-016-000	1036 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-017-000	1032 LEAKE	114,727.00	132,684.00	247,411.00	289.02
027-600-018-000	1028 LEAKE	70,038.00	138,327.00	208,365.00	289.02
027-600-019-000	1024 LEAKE	99,763.00	112,233.00	211,996.00	289.02
027-600-020-000	1020 LEAKE	68,031.00	122,639.00	190,670.00	289.02
027-600-021-000	1016 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-022-000	1012 LEAKE	100,000.00	145,000.00	245,000.00	289.02
027-600-023-000	1008 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-024-000	1004 LEAKE	69,390.00	103,078.00	172,468.00	289.02
027-600-026-000	1001 LEAKE	69,390.00	89,929.00	159,319.00	289.02
027-600-027-000	1005 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-028-000	1009 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-029-000	1011 LEAKE	65,485.00	122,657.00	188,142.00	289.02
027-600-030-000	1015 LEAKE	68,031.00	100,192.00	168,223.00	289.02
027-600-031-000	1019 LEAKE	68,031.00	116,601.00	184,632.00	289.02
027-600-032-000	1023 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-033-000	1024 GUERRERO	75,875.00	182,105.00	257,980.00	289.02
027-600-034-000	1020 GUERRERO	80,000.00	150,000.00	230,000.00	289.02
027-600-035-000	1016 GUERRERO	63,757.00	123,270.00	187,027.00	289.02
027-600-036-000	1012 GUERRERO	69,390.00	116,656.00	186,046.00	289.02
027-600-037-000	1008 GUERRERO	69,390.00	100,693.00	170,083.00	289.02
027-600-038-000	1004 GUERRERO	19,341.00	86,903.00	106,244.00	289.02
027-600-039-000	1000 GUERRERO	100,000.00	120,000.00	220,000.00	289.02
027-600-040-000	1001 GUERRERO	69,390.00	120,568.00	189,958.00	289.02
027-600-041-000	1005 GUERRERO	70,038.00	126,467.00	196,505.00	289.02
027-600-042-000	1009 GUERRERO	99,763.00	149,644.00	249,407.00	289.02
027-600-043-000	1013 GUERRERO	69,390.00	98,034.00	167,424.00	289.02
027-600-044-000	1017 GUERRERO	69,390.00	121,576.00	190,966.00	289.02
027-600-045-000	1021 GUERRERO	74,387.00	148,777.00	223,164.00	289.02
027-600-046-000	1025 GUERRERO	69,390.00	117,220.00	186,610.00	289.02
027-600-047-000	1071 LEAKE	68,031.00	147,682.00	215,713.00	289.02
027-600-048-000	1075 LEAKE	69,390.00	148,943.00	218,333.00	289.02
027-600-049-000	1079 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-050-000	1083 LEAKE	80,951.00	117,096.00	198,047.00	289.02
027-600-051-000	1087 LEAKE	100,000.00	150,000.00	250,000.00	289.02
027-600-052-000	1091 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-053-000	1095 LEAKE	100,000.00	120,000.00	220,000.00	289.02
027-600-054-000	1000 LEAKE	68,031.00	114,902.00	182,933.00	289.02
027-621-001-000	800 WALKER	79,269.00	150,575.00	229,844.00	289.02
027-621-002-000	802 WALKER	77,248.00	156,175.00	233,423.00	289.02
027-621-003-000	806 WALKER	100,000.00	139,000.00	239,000.00	289.02
027-621-004-000	810 WALKER	74,387.00	171,194.00	245,581.00	289.02
027-621-005-000	814 WALKER	100,000.00	180,000.00	280,000.00	289.02
027-621-006-000	818 WALKER	100,000.00	120,000.00	220,000.00	289.02
027-621-007-000	820 WALKER	68,664.00	133,859.00	202,523.00	289.02
027-621-008-000	824 WALKER	95,000.00	120,000.00	215,000.00	289.02
027-621-009-000	828 WALKER	100,000.00	120,000.00	220,000.00	289.02
027-621-010-000	830 WALKER	71,526.00	111,885.00	183,411.00	289.02
027-621-011-000	834 WALKER	100,000.00	139,000.00	239,000.00	289.02
027-621-012-000	838 WALKER	95,000.00	120,000.00	215,000.00	289.02
027-621-013-000	803 WALLACE	69,390.00	143,326.00	212,716.00	289.02
027-621-014-000	815 WALLACE	100,000.00	139,000.00	239,000.00	289.02
027-621-015-000	827 WALLACE	100,000.00	180,000.00	280,000.00	289.02
027-621-016-000	839 WALLACE	65,485.00	146,155.00	211,640.00	289.02
027-621-017-000	851 WALLACE	69,390.00	98,397.00	167,787.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-621-018-000	863 WALLACE	69,390.00	126,156.00	195,546.00	289.02
027-621-019-000	875 WALLACE	71,526.00	197,418.00	268,944.00	289.02
027-621-020-000	879 WALLACE	12,089.00	21,249.00	33,338.00	289.02
027-621-021-000	883 WALLACE	77,248.00	123,971.00	201,219.00	289.02
027-621-022-000	887 WALLACE	95,000.00	120,000.00	215,000.00	289.02
027-621-023-000	891 WALLACE	74,387.00	113,991.00	188,378.00	289.02
027-621-024-000	895 WALLACE	100,000.00	120,000.00	220,000.00	289.02
027-621-025-000	899 WALLACE	100,000.00	139,000.00	239,000.00	289.02
027-621-026-000	903 WALLACE	100,000.00	139,000.00	239,000.00	289.02
027-621-027-000	907 WALLACE	74,387.00	122,763.00	197,150.00	289.02
027-621-028-000	911 WALLACE	100,000.00	139,000.00	239,000.00	289.02
027-621-029-000	915 WALLACE	74,387.00	115,473.00	189,860.00	289.02
027-621-030-000	919 WALLACE	95,000.00	120,000.00	215,000.00	289.02
027-621-031-000	923 WALLACE	74,387.00	124,072.00	198,459.00	289.02
027-621-032-000	927 WALLACE	74,387.00	139,622.00	214,009.00	289.02
027-622-001-000	990 GARCIA	100,000.00	139,000.00	239,000.00	289.02
027-622-002-000	898 WALLACE	74,387.00	172,642.00	247,029.00	289.02
027-622-003-000	906 WALLACE	80,000.00	205,000.00	285,000.00	289.02
027-622-004-000	910 WALLACE	77,248.00	188,908.00	266,156.00	289.02
027-622-006-000	980 GARCIA	80,109.00	158,563.00	238,672.00	289.02
027-622-007-000	931 LUSK	100,000.00	139,000.00	239,000.00	289.02
027-622-008-000	937 LUSK	77,248.00	130,195.00	207,443.00	289.02
027-622-009-000	965 LUSK	74,387.00	120,885.00	195,272.00	289.02
027-622-010-000	973 LUSK	70,000.00	240,000.00	310,000.00	289.02
027-622-011-000	977 LUSK	70,000.00	210,000.00	280,000.00	289.02
027-622-012-000	985 LUSK	80,000.00	200,000.00	280,000.00	289.02
027-623-001-000	920 WALLACE	100,000.00	130,000.00	230,000.00	289.02
027-623-003-000	956 GARCIA	67,120.00	161,515.00	228,635.00	289.02
027-623-004-000	952 GARCIA	68,031.00	118,587.00	186,618.00	289.02
027-623-005-000	948 GARCIA	68,031.00	126,324.00	194,355.00	289.02
027-623-006-000	944 GARCIA	95,000.00	150,000.00	245,000.00	289.02
027-623-007-000	940 GARCIA	65,485.00	114,899.00	180,384.00	289.02
027-623-008-000	936 GARCIA	100,000.00	139,000.00	239,000.00	289.02
027-623-009-000	932 GARCIA	100,000.00	165,000.00	265,000.00	289.02
027-623-010-000	928 GARCIA	110,000.00	139,000.00	249,000.00	289.02
027-623-011-000	924 GARCIA	69,390.00	136,560.00	205,950.00	289.02
027-623-012-000	920 GARCIA	69,390.00	143,627.00	213,017.00	289.02
027-623-013-000	916 GARCIA	100,000.00	156,000.00	256,000.00	289.02
027-623-014-000	912 GARCIA	80,000.00	205,000.00	285,000.00	289.02
027-623-015-000	908 GARCIA	60,609.00	112,550.00	173,159.00	289.02
027-623-016-000	904 GARCIA	100,000.00	165,000.00	265,000.00	289.02
027-623-017-000	900 GARCIA	80,000.00	200,000.00	280,000.00	289.02
027-623-018-000	960 GARCIA	85,000.00	125,000.00	210,000.00	289.02
027-623-019-000	966 GARCIA	74,387.00	120,165.00	194,552.00	289.02
027-623-020-000	976 GARCIA	80,000.00	180,000.00	260,000.00	289.02
027-623-021-000	928 LUSK	100,000.00	139,000.00	239,000.00	289.02
027-623-022-000	934 LUSK	77,248.00	155,094.00	232,342.00	289.02
027-623-023-000	938 LUSK	100,000.00	139,000.00	239,000.00	289.02
027-623-024-000	946 LUSK	105,000.00	160,000.00	265,000.00	289.02
027-623-025-000	950 LUSK	110,000.00	215,000.00	325,000.00	289.02
027-623-026-000	956 LUSK	85,000.00	200,000.00	285,000.00	289.02
027-623-027-000	960 LUSK	74,387.00	128,176.00	202,563.00	289.02
027-623-028-000	968 LUSK	100,000.00	165,000.00	265,000.00	289.02
027-623-029-000	974 LUSK	100,000.00	94,867.00	194,867.00	289.02
027-623-030-000	978 LUSK	74,387.00	142,522.00	216,909.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-623-031-000	986 LUSK	100,000.00	139,000.00	239,000.00	289.02
027-624-001-000	901 GARCIA	69,390.00	162,806.00	232,196.00	289.02
027-624-002-000	905 GARCIA	69,390.00	102,567.00	171,957.00	289.02
027-624-003-000	909 GARCIA	100,000.00	139,000.00	239,000.00	289.02
027-624-004-000	913 GARCIA	69,390.00	151,104.00	220,494.00	289.02
027-624-005-000	917 GARCIA	70,580.00	149,735.00	220,315.00	289.02
027-624-006-000	916 ROSS	72,639.00	187,697.00	260,336.00	289.02
027-624-007-000	912 ROSS	65,485.00	136,332.00	201,817.00	289.02
027-624-008-000	908 ROSS	100,000.00	139,000.00	239,000.00	289.02
027-624-009-000	904 ROSS	69,390.00	132,634.00	202,024.00	289.02
027-624-010-000	900 ROSS	69,390.00	144,337.00	213,727.00	289.02
027-625-001-000	901 ROSS	65,485.00	116,626.00	182,111.00	289.02
027-625-002-000	905 ROSS	100,000.00	165,000.00	265,000.00	289.02
027-625-003-000	909 ROSS	100,000.00	180,000.00	280,000.00	289.02
027-625-004-000	913 ROSS	69,555.00	133,582.00	203,137.00	289.02
027-625-005-000	917 ROSS	100,000.00	139,000.00	239,000.00	289.02
027-625-007-000	888 WALLACE	77,248.00	134,575.00	211,823.00	289.02
027-625-008-000	876 WALLACE	85,000.00	220,000.00	305,000.00	289.02
027-625-009-000	864 WALLACE	69,390.00	99,205.00	168,595.00	289.02
027-625-010-000	852 WALLACE	69,390.00	123,868.00	193,258.00	289.02
027-625-011-000	840 WALLACE	68,031.00	144,262.00	212,293.00	289.02
027-625-012-000	828 WALLACE	69,390.00	134,831.00	204,221.00	289.02
027-625-013-000	816 WALLACE	69,390.00	184,551.00	253,941.00	289.02
027-625-014-000	1768 GUM	66,794.00	94,728.00	161,522.00	289.02
027-625-015-000	36 JOYCE	69,390.00	97,937.00	167,327.00	289.02
027-625-016-000	32 JOYCE	69,390.00	130,148.00	199,538.00	289.02
027-625-017-000	28 JOYCE	75,700.00	138,755.00	214,455.00	289.02
027-625-018-000	24 JOYCE	75,700.00	134,356.00	210,056.00	289.02
027-625-019-000	20 JOYCE	85,000.00	190,000.00	275,000.00	289.02
027-625-020-000	16 JOYCE	69,390.00	131,379.00	200,769.00	289.02
027-625-021-000	12 JOYCE	75,700.00	126,156.00	201,856.00	289.02
027-625-022-000	8 JOYCE	100,000.00	185,000.00	285,000.00	289.02
027-625-023-000	4 JOYCE	100,000.00	139,000.00	239,000.00	289.02
027-625-024-000	959 GARCIA	75,000.00	205,000.00	280,000.00	289.02
027-625-025-000	963 GARCIA	100,000.00	165,000.00	265,000.00	289.02
027-625-026-000	967 GARCIA	74,387.00	186,374.00	260,761.00	289.02
027-625-027-000	971 GARCIA	100,000.00	165,000.00	265,000.00	289.02
027-625-028-000	975 GARCIA	74,387.00	183,902.00	258,289.00	289.02
027-625-029-000	981 GARCIA	77,248.00	180,758.00	258,006.00	289.02
027-625-030-000	989 GARCIA	77,248.00	183,809.00	261,057.00	289.02
027-631-001-000	1988 FISHER	80,000.00	180,000.00	260,000.00	289.02
027-631-002-000	1984 FISHER	100,000.00	165,000.00	265,000.00	289.02
027-631-003-000	1980 FISHER	69,365.00	164,203.00	233,568.00	289.02
027-631-004-000	1976 FISHER	66,794.00	152,199.00	218,993.00	289.02
027-631-005-000	987 NELSON	100,000.00	195,000.00	295,000.00	289.02
027-631-006-000	991 NELSON	80,000.00	200,000.00	280,000.00	289.02
027-631-007-000	995 NELSON	68,031.00	123,190.00	191,221.00	289.02
027-631-008-000	994 HOPPIN	75,000.00	205,000.00	280,000.00	289.02
027-631-009-000	990 HOPPIN	68,031.00	146,056.00	214,087.00	289.02
027-631-010-000	986 HOPPIN	80,000.00	210,000.00	290,000.00	289.02
027-631-011-000	955 WITHAM	100,000.00	175,000.00	275,000.00	289.02
027-631-012-000	959 WITHAM	68,031.00	173,083.00	241,114.00	289.02
027-631-013-000	963 WITHAM	69,390.00	126,372.00	195,762.00	289.02
027-631-014-000	967 WITHAM	100,000.00	195,000.00	295,000.00	289.02
027-631-015-000	971 WITHAM	100,000.00	165,000.00	265,000.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-631-016-000	975 WITHAM	100,000.00	165,000.00	265,000.00	289.02
027-631-017-000	979 WITHAM	85,000.00	175,000.00	260,000.00	289.02
027-631-018-000	983 HOPPIN	85,000.00	180,000.00	265,000.00	289.02
027-631-019-000	987 HOPPIN	68,031.00	138,888.00	206,919.00	289.02
027-631-020-000	991 HOPPIN	68,031.00	169,857.00	237,888.00	289.02
027-631-021-000	995 HOPPIN	74,215.00	102,474.00	176,689.00	289.02
027-632-001-000	964 NELSON	69,390.00	132,357.00	201,747.00	289.02
027-632-002-000	968 NELSON	69,390.00	118,586.00	187,976.00	289.02
027-632-003-000	972 NELSON	100,000.00	139,000.00	239,000.00	289.02
027-632-004-000	976 NELSON	69,390.00	116,074.00	185,464.00	289.02
027-632-005-000	980 NELSON	100,000.00	139,000.00	239,000.00	289.02
027-632-006-000	984 NELSON	68,031.00	119,973.00	188,004.00	289.02
027-632-007-000	988 NELSON	68,031.00	129,703.00	197,734.00	289.02
027-632-009-000	992 NELSON	100,000.00	195,000.00	295,000.00	289.02
027-633-001-000	1983 HOWARD	94,774.00	174,585.00	269,359.00	289.02
027-633-002-000	1979 HOWARD	69,390.00	129,311.00	198,701.00	289.02
027-633-003-000	1975 HOWARD	69,390.00	161,846.00	231,236.00	289.02
027-633-004-000	1971 HOWARD	69,390.00	135,858.00	205,248.00	289.02
027-633-005-000	1967 HOWARD	69,390.00	135,298.00	204,688.00	289.02
027-633-006-000	1963 HOWARD	69,390.00	148,554.00	217,944.00	289.02
027-633-007-000	1959 HOWARD	69,390.00	162,116.00	231,506.00	289.02
027-633-008-000	1955 HOWARD	69,390.00	138,747.00	208,137.00	289.02
027-633-009-000	1951 HOWARD	65,485.00	165,098.00	230,583.00	289.02
027-634-001-000	1988 HOWARD	69,390.00	129,311.00	198,701.00	289.02
027-634-002-000	1984 HOWARD	68,031.00	131,724.00	199,755.00	289.02
027-634-003-000	1980 HOWARD	69,390.00	153,284.00	222,674.00	289.02
027-634-004-000	1976 HOWARD	105,000.00	150,500.00	255,500.00	289.02
027-634-005-000	1972 HOWARD	75,875.00	166,928.00	242,803.00	289.02
027-634-006-000	1968 HOWARD	85,000.00	154,000.00	239,000.00	289.02
027-634-007-000	1971 FISHER	120,000.00	115,000.00	235,000.00	289.02
027-634-008-000	1975 FISHER	69,390.00	168,448.00	237,838.00	289.02
027-634-009-000	1979 FISHER	85,000.00	180,000.00	265,000.00	289.02
027-634-010-000	1983 FISHER	68,031.00	153,372.00	221,403.00	289.02
027-634-011-000	1987 FISHER	69,390.00	127,324.00	196,714.00	289.02
027-640-002-000	1923 MAXWELL	100,000.00	120,000.00	220,000.00	289.02
027-640-003-000	904 BROWNING	100,000.00	139,000.00	239,000.00	289.02
027-640-004-000	900 BROWNING	68,031.00	127,393.00	195,424.00	289.02
027-640-005-000	896 BROWNING	68,031.00	111,988.00	180,019.00	289.02
027-640-006-000	892 BROWNING	100,000.00	120,000.00	220,000.00	289.02
027-640-007-000	888 BROWNING	100,000.00	139,000.00	239,000.00	289.02
027-640-008-000	884 BROWNING	64,936.00	102,321.00	167,257.00	289.02
027-640-009-000	880 BROWNING	105,000.00	128,000.00	233,000.00	289.02
027-640-010-000	876 BROWNING	75,000.00	164,000.00	239,000.00	289.02
027-640-011-000	872 BROWNING	100,000.00	165,000.00	265,000.00	289.02
027-640-012-000	868 BROWNING	100,000.00	120,000.00	220,000.00	289.02
027-640-013-000	864 BROWNING	74,215.00	138,611.00	212,826.00	289.02
027-640-014-000	860 BROWNING	100,000.00	120,000.00	220,000.00	289.02
027-640-015-000	856 BROWNING	64,936.00	130,487.00	195,423.00	289.02
027-640-016-000	852 BROWNING	64,936.00	110,976.00	175,912.00	289.02
027-640-017-000	848 BROWNING	100,000.00	120,000.00	220,000.00	289.02
027-640-018-000	844 BROWNING	70,038.00	147,083.00	217,121.00	289.02
027-640-019-000	840 BROWNING	100,000.00	175,000.00	275,000.00	289.02
027-640-020-000	876 KINCHELOE	100,000.00	175,000.00	275,000.00	289.02
027-640-021-000	845 BROWNING	64,936.00	106,984.00	171,920.00	289.02
027-640-022-000	849 BROWNING	75,000.00	164,000.00	239,000.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-640-023-000	853 BROWNING	100,000.00	120,000.00	220,000.00	289.02
027-640-024-000	857 BROWNING	68,031.00	166,755.00	234,786.00	289.02
027-640-025-000	30 MULCAHY	80,000.00	140,000.00	220,000.00	289.02
027-640-026-000	26 MULCAHY	68,031.00	128,631.00	196,662.00	289.02
027-640-027-000	22 MULCAHY	68,031.00	137,450.00	205,481.00	289.02
027-640-028-000	18 MULCAHY	85,000.00	159,000.00	244,000.00	289.02
027-640-029-000	14 MULCAHY	68,031.00	151,419.00	219,450.00	289.02
027-640-030-000	10 MULCAHY	69,390.00	98,397.00	167,787.00	289.02
027-640-031-000	6 MULCAHY	100,000.00	170,000.00	270,000.00	289.02
027-640-032-000	2 MULCAHY	85,000.00	154,000.00	239,000.00	289.02
027-640-033-000	891 BROWNING	68,031.00	106,365.00	174,396.00	289.02
027-640-034-000	895 BROWNING	100,000.00	120,000.00	220,000.00	289.02
027-640-035-000	899 BROWNING	100,000.00	139,000.00	239,000.00	289.02
027-640-036-000	1951 MAXWELL	65,485.00	121,706.00	187,191.00	289.02
027-640-037-000	888 KINCHELOE	65,485.00	127,029.00	192,514.00	289.02
027-640-038-000	884 KINCHELOE	100,000.00	165,000.00	265,000.00	289.02
027-640-039-000	880 KINCHELOE	62,508.00	116,075.00	178,583.00	289.02
027-640-041-000	829 DINSDALE	75,902.00	111,142.00	187,044.00	289.02
027-640-042-000	833 DINSDALE	66,794.00	163,030.00	229,824.00	289.02
027-640-043-000	837 DINSDALE	63,757.00	109,894.00	173,651.00	289.02
027-640-044-000	841 DINSDALE	63,757.00	115,966.00	179,723.00	289.02
027-640-045-000	845 DINSDALE	63,757.00	106,186.00	169,943.00	289.02
027-640-046-000	849 DINSDALE	100,000.00	139,000.00	239,000.00	289.02
027-640-047-000	853 DINSDALE	63,757.00	124,384.00	188,141.00	289.02
027-640-048-000	857 DINSDALE	80,000.00	185,000.00	265,000.00	289.02
027-640-049-000	861 DINSDALE	105,000.00	139,000.00	244,000.00	289.02
027-640-050-000	865 DINSDALE	72,867.00	196,193.00	269,060.00	289.02
027-640-051-000	869 DINSDALE	63,757.00	129,525.00	193,282.00	289.02
027-640-052-000	873 DINSDALE	100,000.00	154,000.00	254,000.00	289.02
027-640-053-000	877 DINSDALE	100,000.00	120,000.00	220,000.00	289.02
027-640-054-000	881 DINSDALE	63,757.00	113,423.00	177,180.00	289.02
027-640-055-000	885 DINSDALE	75,000.00	145,000.00	220,000.00	289.02
027-640-056-000	889 DINSDALE	100,000.00	165,000.00	265,000.00	289.02
027-640-057-000	893 DINSDALE	100,000.00	120,000.00	220,000.00	289.02
027-640-058-000	897 DINSDALE	66,794.00	132,166.00	198,960.00	289.02
027-640-059-000	903 FARNHAM	72,867.00	114,362.00	187,229.00	289.02
027-640-060-000	907 FARNHAM	100,000.00	120,000.00	220,000.00	289.02
027-640-061-000	911 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-640-062-000	915 FARNHAM	100,000.00	200,000.00	300,000.00	289.02
027-640-063-000	856 DINSDALE	100,000.00	120,000.00	220,000.00	289.02
027-640-064-000	850 DINSDALE	63,757.00	137,429.00	201,186.00	289.02
027-640-065-000	844 DINSDALE	72,867.00	120,966.00	193,833.00	289.02
027-640-066-000	871 FARNHAM	75,875.00	145,448.00	221,323.00	289.02
027-640-067-000	875 FARNHAM	65,485.00	129,769.00	195,254.00	289.02
027-640-068-000	879 FARNHAM	100,000.00	120,000.00	220,000.00	289.02
027-640-069-000	883 FARNHAM	78,793.00	186,189.00	264,982.00	289.02
027-640-070-000	887 FARNHAM	100,000.00	120,000.00	220,000.00	289.02
027-640-071-000	891 FARNHAM	85,000.00	154,000.00	239,000.00	289.02
027-640-072-000	895 FARNHAM	80,000.00	185,000.00	265,000.00	289.02
027-640-073-000	884 DINSDALE	66,794.00	114,528.00	181,322.00	289.02
027-640-074-000	878 DINSDALE	66,794.00	123,863.00	190,657.00	289.02
027-651-001-000	1000 MORRIS	100,000.00	139,000.00	239,000.00	289.02
027-651-002-000	1004 MORRIS	75,000.00	200,000.00	275,000.00	289.02
027-651-003-000	1008 MORRIS	63,757.00	187,191.00	250,948.00	289.02
027-651-004-000	1012 MORRIS	100,000.00	139,000.00	239,000.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-651-005-000	1016 MORRIS	63,757.00	131,758.00	195,515.00	289.02
027-651-006-000	1020 MORRIS	63,757.00	102,877.00	166,634.00	289.02
027-651-007-000	1024 MORRIS	63,757.00	112,324.00	176,081.00	289.02
027-651-008-000	1028 MORRIS	63,757.00	142,542.00	206,299.00	289.02
027-651-009-000	1032 MORRIS	100,000.00	175,000.00	275,000.00	289.02
027-651-010-000	1916 MORRIS	66,794.00	191,090.00	257,884.00	289.02
027-651-011-000	1920 MORRIS	68,463.00	113,325.00	181,788.00	289.02
027-651-012-000	1924 MORRIS	63,757.00	112,702.00	176,459.00	289.02
027-651-013-000	1928 MORRIS	63,757.00	107,289.00	171,046.00	289.02
027-651-014-000	1932 MORRIS	99,763.00	154,632.00	254,395.00	289.02
027-651-015-000	1936 MORRIS	95,000.00	125,000.00	220,000.00	289.02
027-651-016-000	1940 MORRIS	100,000.00	139,000.00	239,000.00	289.02
027-651-017-000	1944 MORRIS	100,000.00	120,000.00	220,000.00	289.02
027-651-018-000	1948 MORRIS	62,508.00	113,709.00	176,217.00	289.02
027-651-019-000	1952 MORRIS	63,757.00	103,000.00	166,757.00	289.02
027-652-001-000	1001 MORRIS	70,000.00	205,000.00	275,000.00	289.02
027-652-002-000	1000 FREDERICKS	100,000.00	120,000.00	220,000.00	289.02
027-652-003-000	1004 FREDERICKS	105,000.00	170,000.00	275,000.00	289.02
027-652-004-000	1005 MORRIS	70,000.00	195,000.00	265,000.00	289.02
027-652-005-000	1009 MORRIS	100,000.00	139,000.00	239,000.00	289.02
027-652-006-000	1008 FREDERICKS	63,757.00	109,034.00	172,791.00	289.02
027-652-007-000	1012 FREDERICKS	100,000.00	120,000.00	220,000.00	289.02
027-652-008-000	1013 MORRIS	63,757.00	100,718.00	164,475.00	289.02
027-652-009-000	1017 MORRIS	63,757.00	125,525.00	189,282.00	289.02
027-652-010-000	1016 FREDERICKS	68,754.00	138,284.00	207,038.00	289.02
027-652-011-000	1020 FREDERICKS	63,757.00	138,550.00	202,307.00	289.02
027-652-012-000	1021 MORRIS	70,038.00	121,285.00	191,323.00	289.02
027-652-013-000	1025 MORRIS	63,757.00	125,641.00	189,398.00	289.02
027-652-014-000	1024 FREDERICKS	100,000.00	120,000.00	220,000.00	289.02
027-652-015-000	1028 FREDERICKS	63,757.00	147,734.00	211,491.00	289.02
027-652-016-000	1029 MORRIS	63,757.00	100,924.00	164,681.00	289.02
027-653-001-000	1944 BRANIGAN	24,792.00	131,447.00	156,239.00	289.02
027-653-002-000	1940 BRANIGAN	100,000.00	165,000.00	265,000.00	289.02
027-653-003-000	1936 BRANIGAN	100,000.00	139,000.00	239,000.00	289.02
027-653-004-000	1932 BRANIGAN	100,000.00	175,000.00	275,000.00	289.02
027-653-005-000	1005 FREDERICKS	100,000.00	165,000.00	265,000.00	289.02
027-653-006-000	30 FREDERICKS	100,000.00	175,000.00	275,000.00	289.02
027-653-007-000	26 FREDERICKS	75,902.00	162,266.00	238,168.00	289.02
027-653-008-000	22 FREDERICKS	72,867.00	126,793.00	199,660.00	289.02
027-653-009-000	18 FREDERICKS	38,407.00	138,540.00	176,947.00	289.02
027-653-010-000	14 FREDERICKS	75,902.00	133,578.00	209,480.00	289.02
027-653-011-000	10 FREDERICKS	66,794.00	180,831.00	247,625.00	289.02
027-653-012-000	6 FREDERICKS	100,000.00	139,000.00	239,000.00	289.02
027-653-013-000	1019 FREDERICKS	75,875.00	145,916.00	221,791.00	289.02
027-653-014-000	1023 FREDERICKS	63,757.00	105,038.00	168,795.00	289.02
027-653-015-000	1027 FREDERICKS	100,000.00	165,000.00	265,000.00	289.02
027-653-016-000	1939 MORRIS	63,757.00	134,186.00	197,943.00	289.02
027-653-017-000	1943 MORRIS	100,000.00	120,000.00	220,000.00	289.02
027-653-018-000	1947 MORRIS	100,000.00	165,000.00	265,000.00	289.02
027-653-019-000	1951 MORRIS	64,936.00	114,415.00	179,351.00	289.02
027-661-001-000	931 ANDERSON	100,000.00	120,000.00	220,000.00	289.02
027-661-002-000	927 ANDERSON	100,000.00	139,000.00	239,000.00	289.02
027-661-003-000	923 ANDERSON	65,485.00	122,638.00	188,123.00	289.02
027-661-004-000	919 ANDERSON	100,000.00	139,000.00	239,000.00	289.02
027-661-005-000	915 ANDERSON	62,508.00	131,555.00	194,063.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-661-006-000	913 ANDERSON	62,508.00	194,818.00	257,326.00	289.02
027-661-007-000	909 ANDERSON	100,000.00	120,000.00	220,000.00	289.02
027-661-008-000	905 ANDERSON	100,000.00	139,000.00	239,000.00	289.02
027-661-009-000	901 ANDERSON	75,000.00	145,000.00	220,000.00	289.02
027-661-010-000	967 ANDERSON	63,757.00	100,021.00	163,778.00	289.02
027-661-011-000	971 ANDERSON	63,757.00	101,389.00	165,146.00	289.02
027-661-012-000	975 ANDERSON	62,508.00	122,028.00	184,536.00	289.02
027-661-013-000	979 ANDERSON	62,508.00	120,660.00	183,168.00	289.02
027-661-014-000	983 ANDERSON	100,000.00	165,000.00	265,000.00	289.02
027-661-015-000	987 ANDERSON	99,763.00	99,264.00	199,027.00	289.02
027-661-016-000	991 ANDERSON	100,000.00	139,000.00	239,000.00	289.02
027-661-017-000	993 ANDERSON	100,000.00	120,000.00	220,000.00	289.02
027-661-018-000	997 ANDERSON	65,485.00	125,021.00	190,506.00	289.02
027-662-001-000	1789 LOSOYA	100,000.00	165,000.00	265,000.00	289.02
027-662-002-000	1785 LOSOYA	62,508.00	127,876.00	190,384.00	289.02
027-662-003-000	1781 LOSOYA	100,000.00	165,000.00	265,000.00	289.02
027-662-004-000	1777 LOSOYA	68,031.00	96,013.00	164,044.00	289.02
027-662-005-000	1773 LOSOYA	68,031.00	98,924.00	166,955.00	289.02
027-662-006-000	1769 LOSOYA	100,000.00	139,000.00	239,000.00	289.02
027-662-007-000	1765 LOSOYA	75,875.00	166,928.00	242,803.00	289.02
027-662-008-000	1761 LOSOYA	100,000.00	165,000.00	265,000.00	289.02
027-662-009-000	1757 LOSOYA	115,000.00	140,000.00	255,000.00	289.02
027-662-010-000	958 LOSOYA	115,000.00	150,000.00	265,000.00	289.02
027-662-011-000	962 LOSOYA	100,000.00	139,000.00	239,000.00	289.02
027-662-012-000	966 LOSOYA	74,387.00	123,599.00	197,986.00	289.02
027-662-013-000	970 LOSOYA	68,031.00	77,948.00	145,979.00	289.02
027-662-014-000	974 LOSOYA	49,475.00	147,869.00	197,344.00	289.02
027-662-015-000	978 LOSOYA	100,000.00	139,000.00	239,000.00	289.02
027-662-016-000	982 LOSOYA	49,475.00	138,072.00	187,547.00	289.02
027-662-017-000	986 LOSOYA	100,000.00	120,000.00	220,000.00	289.02
027-662-018-000	990 LOSOYA	64,936.00	110,292.00	175,228.00	289.02
027-662-019-000	994 LOSOYA	88,372.00	142,098.00	230,470.00	289.02
027-662-020-000	998 LOSOYA	64,936.00	105,889.00	170,825.00	289.02
027-662-021-000	900 ANDERSON	100,000.00	139,000.00	239,000.00	289.02
027-662-022-000	904 ANDERSON	63,757.00	100,812.00	164,569.00	289.02
027-662-023-000	908 ANDERSON	100,000.00	165,000.00	265,000.00	289.02
027-662-024-000	912 ANDERSON	100,000.00	120,000.00	220,000.00	289.02
027-662-025-000	914 ANDERSON	100,000.00	139,000.00	239,000.00	289.02
027-662-026-000	918 ANDERSON	100,000.00	139,000.00	239,000.00	289.02
027-662-027-000	922 ANDERSON	68,664.00	206,000.00	274,664.00	289.02
027-662-028-000	926 ANDERSON	100,000.00	120,000.00	220,000.00	289.02
027-662-029-000	930 ANDERSON	63,757.00	124,522.00	188,279.00	289.02
027-662-030-000	932 ANDERSON	63,757.00	152,092.00	215,849.00	289.02
027-662-031-000	936 ANDERSON	105,000.00	139,000.00	244,000.00	289.02
027-662-032-000	940 ANDERSON	66,794.00	101,673.00	168,467.00	289.02
027-662-033-000	942 ANDERSON	63,757.00	147,653.00	211,410.00	289.02
027-662-034-000	946 ANDERSON	100,000.00	120,000.00	220,000.00	289.02
027-662-035-000	950 ANDERSON	100,000.00	120,000.00	220,000.00	289.02
027-662-036-000	954 ANDERSON	63,757.00	113,850.00	177,607.00	289.02
027-662-037-000	958 ANDERSON	66,794.00	174,093.00	240,887.00	289.02
027-662-038-000	960 ANDERSON	72,867.00	112,345.00	185,212.00	289.02
027-662-039-000	964 ANDERSON	66,794.00	126,171.00	192,965.00	289.02
027-662-040-000	968 ANDERSON	95,000.00	170,000.00	265,000.00	289.02
027-662-041-000	972 ANDERSON	63,757.00	105,931.00	169,688.00	289.02
027-662-042-000	976 ANDERSON	66,462.00	136,596.00	203,058.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-662-043-000	980 ANDERSON	62,508.00	154,389.00	216,897.00	289.02
027-662-044-000	984 ANDERSON	62,508.00	123,260.00	185,768.00	289.02
027-662-045-000	988 ANDERSON	62,508.00	151,547.00	214,055.00	289.02
027-662-046-000	992 ANDERSON	62,508.00	131,137.00	193,645.00	289.02
027-662-047-000	994 ANDERSON	100,000.00	165,000.00	265,000.00	289.02
027-662-048-000	998 ANDERSON	70,038.00	123,153.00	193,191.00	289.02
027-663-001-000	966 HUNTER	119,000.00	120,000.00	239,000.00	289.02
027-663-002-000	970 HUNTER	68,031.00	150,751.00	218,782.00	289.02
027-663-003-000	974 HUNTER	68,031.00	101,429.00	169,460.00	289.02
027-663-004-000	978 HUNTER	68,031.00	107,867.00	175,898.00	289.02
027-663-005-000	982 HUNTER	100,000.00	139,000.00	239,000.00	289.02
027-663-006-000	986 HUNTER	105,000.00	165,000.00	270,000.00	289.02
027-663-007-000	990 HUNTER	68,031.00	93,292.00	161,323.00	289.02
027-663-008-000	994 HUNTER	65,485.00	113,112.00	178,597.00	289.02
027-663-009-000	998 HUNTER	75,875.00	122,451.00	198,326.00	289.02
027-663-010-000	965 LOSOYA	104,751.00	94,774.00	199,525.00	289.02
027-663-011-000	969 LOSOYA	68,031.00	112,974.00	181,005.00	289.02
027-663-012-000	973 LOSOYA	100,000.00	165,000.00	265,000.00	289.02
027-663-013-000	977 LOSOYA	100,000.00	120,000.00	220,000.00	289.02
027-663-014-000	981 LOSOYA	51,303.00	123,698.00	175,001.00	289.02
027-663-015-000	985 LOSOYA	100,000.00	165,000.00	265,000.00	289.02
027-663-016-000	989 LOSOYA	100,000.00	139,000.00	239,000.00	289.02
027-663-017-000	993 LOSOYA	100,000.00	165,000.00	265,000.00	289.02
027-663-018-000	997 LOSOYA	100,000.00	139,000.00	239,000.00	289.02
027-664-001-000	965 HUNTER	100,000.00	120,000.00	220,000.00	289.02
027-664-002-000	969 HUNTER	70,038.00	152,919.00	222,957.00	289.02
027-664-003-000	973 HUNTER	100,000.00	120,000.00	220,000.00	289.02
027-664-004-000	977 HUNTER	68,031.00	124,875.00	192,906.00	289.02
027-664-005-000	981 HUNTER	68,031.00	87,811.00	155,842.00	289.02
027-664-006-000	985 HUNTER	80,000.00	159,000.00	239,000.00	289.02
027-664-007-000	989 HUNTER	100,000.00	120,000.00	220,000.00	289.02
027-664-008-000	993 HUNTER	100,000.00	139,000.00	239,000.00	289.02
027-664-009-000	997 HUNTER	100,000.00	139,000.00	239,000.00	289.02
027-670-001-000	1793 LOSOYA	65,485.00	183,325.00	248,810.00	289.02
027-670-002-000	974 WALLACE	100,000.00	215,000.00	315,000.00	289.02
027-670-003-000	978 WALLACE	65,485.00	186,115.00	251,600.00	289.02
027-670-004-000	982 WALLACE	105,000.00	151,000.00	256,000.00	289.02
027-670-005-000	986 WALLACE	68,463.00	239,096.00	307,559.00	289.02
027-670-006-000	990 WALLACE	68,463.00	170,642.00	239,105.00	289.02
027-670-007-000	994 WALLACE	68,463.00	190,990.00	259,453.00	289.02
027-670-008-000	998 WALLACE	105,000.00	160,000.00	265,000.00	289.02
027-670-009-000	997 WALLACE	100,000.00	195,000.00	295,000.00	289.02
027-670-010-000	995 WALLACE	75,875.00	202,416.00	278,291.00	289.02
027-670-011-000	991 WALLACE	105,000.00	160,000.00	265,000.00	289.02
027-670-012-000	987 WALLACE	65,485.00	225,636.00	291,121.00	289.02
027-670-013-000	983 WALLACE	105,000.00	170,000.00	275,000.00	289.02
027-670-014-000	979 WALLACE	100,000.00	195,000.00	295,000.00	289.02
027-670-015-000	1802 LOSOYA	65,485.00	154,613.00	220,098.00	289.02
027-670-016-000	1801 LOSOYA	65,485.00	215,032.00	280,517.00	289.02
027-670-017-000	1805 LOSOYA	66,794.00	131,810.00	198,604.00	289.02
027-670-018-000	1809 LOSOYA	66,794.00	133,591.00	200,385.00	289.02
027-670-019-000	1815 LOSOYA	66,794.00	181,599.00	248,393.00	289.02
027-670-020-000	1821 LOSOYA	105,000.00	170,000.00	275,000.00	289.02
027-670-021-000	1827 LOSOYA	66,794.00	167,898.00	234,692.00	289.02
027-670-022-000	1830 LOSOYA	100,000.00	200,000.00	300,000.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-670-023-000	1826 LOSOYA	66,794.00	149,837.00	216,631.00	289.02
027-670-024-000	1822 LOSOYA	100,000.00	180,000.00	280,000.00	289.02
027-670-025-000	1818 LOSOYA	105,000.00	160,000.00	265,000.00	289.02
027-670-026-000	1814 LOSOYA	100,000.00	180,000.00	280,000.00	289.02
027-670-027-000	1810 LOSOYA	66,794.00	138,731.00	205,525.00	289.02
027-670-028-000	1806 LOSOYA	66,794.00	176,419.00	243,213.00	289.02
027-670-029-000	26 HILLER	71,439.00	221,800.00	293,239.00	289.02
027-670-030-000	30 HILLER	65,485.00	181,445.00	246,930.00	289.02
027-670-031-000	34 HILLER	70,000.00	195,000.00	265,000.00	289.02
027-670-032-000	38 HILLER	100,000.00	180,000.00	280,000.00	289.02
027-670-033-000	42 HILLER	71,439.00	202,126.00	273,565.00	289.02
027-670-034-000	22 HILLER	100,000.00	180,000.00	280,000.00	289.02
027-670-035-000	18 HILLER	110,000.00	195,000.00	305,000.00	289.02
027-670-036-000	14 HILLER	100,000.00	180,000.00	280,000.00	289.02
027-670-037-000	10 HILLER	68,463.00	195,038.00	263,501.00	289.02
027-670-038-000	6 HILLER	100,000.00	195,000.00	295,000.00	289.02
027-670-039-000	2 HILLER	105,000.00	160,000.00	265,000.00	289.02
027-670-040-000	54 EPPERSON	105,000.00	165,000.00	270,000.00	289.02
027-670-041-000	50 EPPERSON	66,794.00	196,723.00	263,517.00	289.02
027-670-042-000	46 EPPERSON	90,000.00	205,000.00	295,000.00	289.02
027-670-043-000	42 EPPERSON	105,000.00	165,000.00	270,000.00	289.02
027-670-044-000	38 EPPERSON	66,794.00	168,800.00	235,594.00	289.02
027-670-045-000	34 EPPERSON	90,000.00	225,000.00	315,000.00	289.02
027-670-046-000	30 EPPERSON	72,867.00	192,596.00	265,463.00	289.02
027-670-047-000	26 EPPERSON	72,867.00	179,904.00	252,771.00	289.02
027-670-048-000	22 EPPERSON	72,867.00	205,467.00	278,334.00	289.02
027-670-049-000	18 EPPERSON	66,794.00	130,526.00	197,320.00	289.02
027-670-050-000	14 EPPERSON	100,000.00	190,000.00	290,000.00	289.02
027-670-051-000	10 EPPERSON	105,000.00	160,000.00	265,000.00	289.02
027-670-052-000	6 EPPERSON	100,000.00	195,000.00	295,000.00	289.02
027-670-053-000	2 EPPERSON	78,793.00	193,776.00	272,569.00	289.02
027-681-001-000	840 WALKER	105,000.00	160,000.00	265,000.00	289.02
027-681-002-000	844 WALKER	105,000.00	195,000.00	300,000.00	289.02
027-681-003-000	2 TADLOCK	69,864.00	191,364.00	261,228.00	289.02
027-681-004-000	6 TADLOCK	110,000.00	200,000.00	310,000.00	289.02
027-681-005-000	10 TADLOCK	85,012.00	265,352.00	350,364.00	289.02
027-681-006-000	14 TADLOCK	85,000.00	230,000.00	315,000.00	289.02
027-681-007-000	18 TADLOCK	72,867.00	138,668.00	211,535.00	289.02
027-681-008-000	1831 LOSOYA	105,000.00	195,000.00	300,000.00	289.02
027-682-001-000	839 WALKER	68,463.00	159,550.00	228,013.00	289.02
027-682-002-000	843 WALKER	77,393.00	179,295.00	256,688.00	289.02
027-682-003-000	847 WALKER	105,000.00	170,000.00	275,000.00	289.02
027-682-004-000	851 WALKER	100,000.00	180,000.00	280,000.00	289.02
027-682-005-000	855 WALKER	65,485.00	155,426.00	220,911.00	289.02
027-682-006-000	859 WALKER	100,000.00	140,000.00	240,000.00	289.02
027-682-007-000	14 REIFF	83,346.00	230,511.00	313,857.00	289.02
027-682-008-000	10 REIFF	77,393.00	219,565.00	296,958.00	289.02
027-682-009-000	14 HILDEBRAND	77,393.00	215,961.00	293,354.00	289.02
027-682-010-000	10 HILDEBRAND	77,393.00	144,058.00	221,451.00	289.02
027-682-011-000	6 HILDEBRAND	71,439.00	187,019.00	258,458.00	289.02
027-682-012-000	924 CRANSTON	95,000.00	200,000.00	295,000.00	289.02
027-682-013-000	928 CRANSTON	65,485.00	150,057.00	215,542.00	289.02
027-682-014-000	932 CRANSTON	100,000.00	180,000.00	280,000.00	289.02
027-682-015-000	940 CRANSTON	65,485.00	164,912.00	230,397.00	289.02
027-682-016-000	944 CRANSTON	100,000.00	205,000.00	305,000.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-682-017-000	883 WALKER	100,000.00	195,000.00	295,000.00	289.02
027-682-018-000	879 WALKER	77,393.00	185,696.00	263,089.00	289.02
027-682-019-000	875 WALKER	105,000.00	210,000.00	315,000.00	289.02
027-682-020-000	871 WALKER	74,415.00	187,695.00	262,110.00	289.02
027-682-021-000	2 REIFF	77,393.00	149,855.00	227,248.00	289.02
027-682-022-000	6 REIFF	105,000.00	210,000.00	315,000.00	289.02
027-682-023-000	18 HILDEBRAND	110,000.00	195,000.00	305,000.00	289.02
027-682-024-000	22 HILDEBRAND	77,393.00	234,280.00	311,673.00	289.02
027-682-025-000	26 HILDEBRAND	100,000.00	195,000.00	295,000.00	289.02
027-683-001-000	927 CRANSTON	100,000.00	180,000.00	280,000.00	289.02
027-683-002-000	931 CRANSTON	65,485.00	199,606.00	265,091.00	289.02
027-683-003-000	935 CRANSTON	105,000.00	160,000.00	265,000.00	289.02
027-683-004-000	939 CRANSTON	65,485.00	204,020.00	269,505.00	289.02
027-683-005-000	943 CRANSTON	100,000.00	180,000.00	280,000.00	289.02
027-683-006-000	891 WALKER	65,485.00	183,217.00	248,702.00	289.02
027-683-007-000	895 WALKER	71,439.00	293,562.00	365,001.00	289.02
027-683-008-000	899 WALKER	77,393.00	292,161.00	369,554.00	289.02
027-683-009-000	903 WALKER	115,000.00	210,000.00	325,000.00	289.02
027-683-010-000	907 WALKER	71,439.00	272,418.00	343,857.00	289.02
027-684-001-000	1834 LOSOYA	77,393.00	184,584.00	261,977.00	289.02
027-684-002-000	868 WALKER	71,439.00	215,931.00	287,370.00	289.02
027-684-003-000	872 WALKER	110,000.00	160,000.00	270,000.00	289.02
027-684-004-000	876 WALKER	78,940.00	175,135.00	254,075.00	289.02
027-684-005-000	6 BARTH	100,000.00	180,000.00	280,000.00	289.02
027-684-006-000	10 BARTH	100,000.00	195,000.00	295,000.00	289.02
027-684-007-000	14 BARTH	105,000.00	160,000.00	265,000.00	289.02
027-684-008-000	18 BARTH	100,000.00	195,000.00	295,000.00	289.02
027-684-009-000	22 BARTH	66,794.00	171,383.00	238,177.00	289.02
027-684-010-000	26 BARTH	100,000.00	180,000.00	280,000.00	289.02
027-684-011-000	30 BARTH	66,794.00	171,532.00	238,326.00	289.02
027-684-012-000	34 BARTH	100,000.00	165,000.00	265,000.00	289.02
027-684-013-000	33 BARTH	75,902.00	135,287.00	211,189.00	289.02
027-684-014-000	29 BARTH	66,794.00	164,040.00	230,834.00	289.02
027-684-015-000	25 BARTH	66,794.00	141,311.00	208,105.00	289.02
027-684-016-000	21 BARTH	100,000.00	180,000.00	280,000.00	289.02
027-684-017-000	17 BARTH	62,508.00	156,651.00	219,159.00	289.02
027-684-018-000	13 BARTH	66,794.00	223,352.00	290,146.00	289.02
027-684-019-000	9 BARTH	105,000.00	160,000.00	265,000.00	289.02
027-684-020-000	5 BARTH	105,000.00	180,000.00	285,000.00	289.02
027-684-021-000	1 BARTH	71,439.00	167,333.00	238,772.00	289.02
027-690-001-000	776 LAUGENOUR	100,000.00	139,000.00	239,000.00	289.02
027-690-002-000	1628 SILBERSTEIN	100,000.00	115,000.00	215,000.00	289.02
027-690-003-000	1622 SILBERSTEIN	85,000.00	210,000.00	295,000.00	289.02
027-690-004-000	1616 SILBERSTEIN	100,000.00	210,000.00	310,000.00	289.02
027-690-005-000	1612 SILBERSTEIN	100,000.00	165,000.00	265,000.00	289.02
027-690-006-000	1608 SILBERSTEIN	105,000.00	160,000.00	265,000.00	289.02
027-690-007-000	1604 SILBERSTEIN	95,000.00	235,000.00	330,000.00	289.02
027-690-008-000	1600 SILBERSTEIN	95,000.00	230,000.00	325,000.00	289.02
027-690-009-000	1603 SILBERSTEIN	95,000.00	205,000.00	300,000.00	289.02
027-690-010-000	1607 SILBERSTEIN	105,000.00	180,000.00	285,000.00	289.02
027-690-011-000	1611 SILBERSTEIN	85,000.00	185,000.00	270,000.00	289.02
027-690-012-000	1617 SILBERSTEIN	85,000.00	180,000.00	265,000.00	289.02
027-690-013-000	1623 SILBERSTEIN	110,000.00	180,000.00	290,000.00	289.02
027-690-014-000	1629 SILBERSTEIN	47,000.00	110,422.00	157,422.00	289.02
027-690-015-000	1633 SILBERSTEIN	104,751.00	119,715.00	224,466.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-690-016-000	780 LAUGENOUR	100,000.00	115,000.00	215,000.00	289.02
027-690-017-000	1635 GILLETTE	105,000.00	165,000.00	270,000.00	289.02
027-690-018-000	1631 GILLETTE	85,000.00	180,000.00	265,000.00	289.02
027-690-019-000	1625 GILLETTE	95,000.00	180,000.00	275,000.00	289.02
027-690-020-000	1619 GILLETTE	75,000.00	190,000.00	265,000.00	289.02
027-690-021-000	1615 GILLETTE	90,000.00	175,000.00	265,000.00	289.02
027-690-022-000	1609 GILLETTE	100,000.00	120,000.00	220,000.00	289.02
027-690-023-000	1605 GILLETTE	80,000.00	185,000.00	265,000.00	289.02
027-690-024-000	1601 GILLETTE	105,000.00	160,000.00	265,000.00	289.02
027-690-026-000	777 LAUGENOUR	105,000.00	160,000.00	265,000.00	289.02
027-690-027-000	781 LAUGENOUR	80,000.00	185,000.00	265,000.00	289.02
027-690-028-000	785 LAUGENOUR	95,000.00	144,000.00	239,000.00	289.02
027-690-029-000	789 LAUGENOUR	80,000.00	185,000.00	265,000.00	289.02
027-690-030-000	793 LAUGENOUR	80,000.00	215,000.00	295,000.00	289.02
027-690-031-000	797 LAUGENOUR	100,000.00	190,000.00	290,000.00	289.02
027-690-032-000	771 BOURN	85,000.00	180,000.00	265,000.00	289.02
027-690-033-000	767 BOURN	100,000.00	180,000.00	280,000.00	289.02
027-690-034-000	763 BOURN	117,022.00	188,252.00	305,274.00	289.02
027-690-035-000	759 BOURN	100,000.00	165,000.00	265,000.00	289.02
027-690-036-000	755 BOURN	105,000.00	160,000.00	265,000.00	289.02
027-690-037-000	751 BOURN	100,000.00	225,000.00	325,000.00	289.02
027-690-038-000	747 BOURN	100,000.00	120,000.00	220,000.00	289.02
027-690-039-000	743 BOURN	105,000.00	160,000.00	265,000.00	289.02
027-690-040-000	739 BOURN	105,000.00	190,000.00	295,000.00	289.02
027-690-042-000	1614 FARNHAM	130,000.00	200,000.00	330,000.00	289.02
027-690-043-000	1618 FARNHAM	110,000.00	165,000.00	275,000.00	289.02
027-690-044-000	1622 FARNHAM	83,025.00	677,397.00	760,422.00	289.02
027-690-045-000	1626 FARNHAM	100,000.00	210,000.00	310,000.00	289.02
027-690-046-000	1630 FARNHAM	100,000.00	205,000.00	305,000.00	289.02
027-690-047-000	1634 FARNHAM	59,857.00	84,798.00	144,655.00	289.02
027-690-048-000	768 LAUGENOUR	100,000.00	139,000.00	239,000.00	289.02
027-690-049-000	772 LAUGENOUR	100,000.00	165,000.00	265,000.00	289.02
027-690-050-000	773 LAUGENOUR	99,763.00	199,526.00	299,289.00	289.02
027-690-051-000	769 LAUGENOUR	100,000.00	195,000.00	295,000.00	289.02
027-690-052-000	765 LAUGENOUR	13,575.00	66,877.00	80,452.00	289.02
027-701-001-000	1601 LAUGENOUR	100,000.00	139,000.00	239,000.00	289.02
027-701-002-000	1605 LAUGENOUR	100,000.00	175,000.00	275,000.00	289.02
027-701-003-000	1609 LAUGENOUR	100,000.00	175,000.00	275,000.00	289.02
027-701-004-000	1613 LAUGENOUR	80,000.00	215,000.00	295,000.00	289.02
027-701-005-000	1619 LAUGENOUR	84,149.00	181,681.00	265,830.00	289.02
027-701-006-000	605 LAUGENOUR	100,000.00	139,000.00	239,000.00	289.02
027-701-007-000	611 LAUGENOUR	100,000.00	175,000.00	275,000.00	289.02
027-701-008-000	617 LAUGENOUR	100,000.00	165,000.00	265,000.00	289.02
027-701-009-000	623 LAUGENOUR	100,000.00	180,000.00	280,000.00	289.02
027-701-010-000	629 LAUGENOUR	100,000.00	175,000.00	275,000.00	289.02
027-701-011-000	635 LAUGENOUR	100,000.00	175,000.00	275,000.00	289.02
027-701-012-000	641 LAUGENOUR	100,000.00	180,000.00	280,000.00	289.02
027-701-013-000	647 LAUGENOUR	105,000.00	170,000.00	275,000.00	289.02
027-701-014-000	653 LAUGENOUR	95,000.00	144,000.00	239,000.00	289.02
027-701-015-000	659 LAUGENOUR	100,000.00	175,000.00	275,000.00	289.02
027-701-016-000	665 LAUGENOUR	100,000.00	175,000.00	275,000.00	289.02
027-701-017-000	671 LAUGENOUR	100,000.00	165,000.00	265,000.00	289.02
027-701-018-000	677 LAUGENOUR	100,000.00	175,000.00	275,000.00	289.02
027-701-019-000	1643 FARNHAM	95,000.00	80,000.00	175,000.00	289.02
027-701-020-000	1647 FARNHAM	100,000.00	165,000.00	265,000.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-701-021-000	1651 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-701-022-000	1655 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-702-001-000	601 BOURN	78,538.00	156,891.00	235,429.00	289.02
027-702-002-000	613 BOURN	78,538.00	193,383.00	271,921.00	289.02
027-702-003-000	625 BOURN	78,538.00	175,200.00	253,738.00	289.02
027-702-004-000	637 BOURN	75,000.00	200,000.00	275,000.00	289.02
027-702-005-000	649 BOURN	78,538.00	175,463.00	254,001.00	289.02
027-702-006-000	661 BOURN	78,538.00	200,205.00	278,743.00	289.02
027-702-007-000	673 BOURN	78,538.00	180,046.00	258,584.00	289.02
027-702-008-000	685 BOURN	95,000.00	80,000.00	175,000.00	289.02
027-702-009-000	697 BOURN	80,000.00	195,000.00	275,000.00	289.02
027-702-010-000	709 BOURN	78,538.00	188,188.00	266,726.00	289.02
027-702-011-000	721 BOURN	80,000.00	185,000.00	265,000.00	289.02
027-702-013-000	684 WOODARD	95,000.00	80,000.00	175,000.00	289.02
027-702-014-000	676 WOODARD	100,000.00	175,000.00	275,000.00	289.02
027-702-015-000	668 WOODARD	100,000.00	175,000.00	275,000.00	289.02
027-702-016-000	660 WOODARD	100,000.00	175,000.00	275,000.00	289.02
027-702-017-000	652 WOODARD	100,000.00	139,000.00	239,000.00	289.02
027-702-018-000	644 WOODARD	100,000.00	165,000.00	265,000.00	289.02
027-702-019-000	636 WOODARD	100,000.00	175,000.00	275,000.00	289.02
027-702-020-000	628 WOODARD	100,000.00	165,000.00	265,000.00	289.02
027-702-021-000	620 WOODARD	100,000.00	150,000.00	250,000.00	289.02
027-702-022-000	1610 LAUGENOUR	100,000.00	175,000.00	275,000.00	289.02
027-702-023-000	1618 LAUGENOUR	100,000.00	139,000.00	239,000.00	289.02
027-703-001-000	672 LAUGENOUR	110,000.00	139,000.00	249,000.00	289.02
027-703-002-000	680 LAUGENOUR	100,000.00	165,000.00	265,000.00	289.02
027-703-003-000	688 LAUGENOUR	100,000.00	139,000.00	239,000.00	289.02
027-703-004-000	1631 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-703-005-000	1627 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-703-006-000	1623 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-703-007-000	1619 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-703-008-000	1615 FARNHAM	95,000.00	70,000.00	165,000.00	289.02
027-703-009-000	667 WOODARD	100,000.00	220,000.00	320,000.00	289.02
027-703-010-000	659 WOODARD	95,000.00	70,000.00	165,000.00	289.02
027-703-011-000	651 WOODARD	100,000.00	165,000.00	265,000.00	289.02
027-703-012-000	643 WOODARD	100,000.00	175,000.00	275,000.00	289.02
027-703-013-000	635 WOODARD	100,000.00	175,000.00	275,000.00	289.02
027-703-014-000	622 LAUGENOUR	100,000.00	139,000.00	239,000.00	289.02
027-703-015-000	626 LAUGENOUR	100,000.00	180,000.00	280,000.00	289.02
027-703-016-000	632 LAUGENOUR	100,000.00	165,000.00	265,000.00	289.02
027-703-017-000	638 LAUGENOUR	95,000.00	80,000.00	175,000.00	289.02
027-703-018-000	8 GWINN	100,000.00	165,000.00	265,000.00	289.02
027-703-019-000	6 GWINN	100,000.00	175,000.00	275,000.00	289.02
027-703-020-000	4 GWINN	100,000.00	195,000.00	295,000.00	289.02
027-703-021-000	2 GWINN	100,000.00	165,000.00	265,000.00	289.02
027-711-001-000	761 HATCHER	110,000.00	139,000.00	249,000.00	289.02
027-711-002-000	765 HATCHER	104,751.00	194,438.00	299,189.00	289.02
027-711-003-000	769 HATCHER	100,000.00	175,000.00	275,000.00	289.02
027-711-004-000	773 HATCHER	100,000.00	175,000.00	275,000.00	289.02
027-711-005-000	777 HATCHER	95,000.00	80,000.00	175,000.00	289.02
027-711-006-000	3 HAZEMAN	100,000.00	139,000.00	239,000.00	289.02
027-711-007-000	5 HAZEMAN	105,000.00	175,000.00	280,000.00	289.02
027-711-008-000	7 HAZEMAN	100,000.00	180,000.00	280,000.00	289.02
027-711-010-000	10 HAZEMAN	105,000.00	205,000.00	310,000.00	289.02
027-711-011-000	8 HAZEMAN	100,000.00	175,000.00	275,000.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-711-012-000	6 HAZEMAN	100,000.00	165,000.00	265,000.00	289.02
027-711-013-000	4 HAZEMAN	100,000.00	180,000.00	280,000.00	289.02
027-711-014-000	2 HAZEMAN	100,000.00	165,000.00	265,000.00	289.02
027-711-015-000	781 HATCHER	100,000.00	139,000.00	239,000.00	289.02
027-711-016-000	785 HATCHER	100,000.00	175,000.00	275,000.00	289.02
027-711-017-000	789 HATCHER	100,000.00	139,000.00	239,000.00	289.02
027-711-018-000	1649 HATCHER	100,000.00	175,000.00	275,000.00	289.02
027-711-019-000	1653 HATCHER	95,000.00	180,000.00	275,000.00	289.02
027-711-020-000	1657 HATCHER	95,000.00	70,000.00	165,000.00	289.02
027-711-021-000	1661 HATCHER	100,000.00	165,000.00	265,000.00	289.02
027-711-022-000	1665 HATCHER	100,000.00	180,000.00	280,000.00	289.02
027-711-023-000	1671 HATCHER	100,000.00	139,000.00	239,000.00	289.02
027-712-001-000	762 HATCHER	100,000.00	139,000.00	239,000.00	289.02
027-712-002-000	766 HATCHER	100,000.00	205,000.00	305,000.00	289.02
027-712-003-000	770 HATCHER	100,000.00	175,000.00	275,000.00	289.02
027-712-004-000	774 HATCHER	100,000.00	180,000.00	280,000.00	289.02
027-712-005-000	778 HATCHER	100,000.00	175,000.00	275,000.00	289.02
027-712-006-000	782 HATCHER	100,000.00	175,000.00	275,000.00	289.02
027-712-007-000	786 HATCHER	100,000.00	139,000.00	239,000.00	289.02
027-712-008-000	790 HATCHER	95,000.00	80,000.00	175,000.00	289.02
027-712-009-000	794 HATCHER	100,000.00	165,000.00	265,000.00	289.02
027-712-010-000	1636 HATCHER	124,703.00	179,573.00	304,276.00	289.02
027-712-011-000	1640 HATCHER	100,000.00	165,000.00	265,000.00	289.02
027-712-012-000	1644 HATCHER	100,000.00	165,000.00	265,000.00	289.02
027-712-013-000	1648 HATCHER	100,000.00	175,000.00	275,000.00	289.02
027-712-014-000	1652 HATCHER	100,000.00	165,000.00	265,000.00	289.02
027-712-015-000	1656 HATCHER	100,000.00	139,000.00	239,000.00	289.02
027-712-016-000	1660 HATCHER	100,000.00	175,000.00	275,000.00	289.02
027-712-017-000	1664 HATCHER	100,000.00	180,000.00	280,000.00	289.02
027-712-018-000	1668 HATCHER	100,000.00	165,000.00	265,000.00	289.02
027-712-019-000	1672 HATCHER	100,000.00	139,000.00	239,000.00	289.02
027-721-001-000	852 ATWELL	75,734.00	163,139.00	238,873.00	289.02
027-721-002-000	850 ATWELL	80,000.00	200,000.00	280,000.00	289.02
027-721-003-000	848 ATWELL	72,928.00	193,547.00	266,475.00	289.02
027-721-004-000	846 ATWELL	70,000.00	169,000.00	239,000.00	289.02
027-721-005-000	844 ATWELL	72,928.00	166,281.00	239,209.00	289.02
027-721-006-000	842 ATWELL	100,000.00	190,000.00	290,000.00	289.02
027-721-007-000	840 ATWELL	70,000.00	169,000.00	239,000.00	289.02
027-721-008-000	838 ATWELL	70,000.00	220,000.00	290,000.00	289.02
027-721-009-000	836 ATWELL	100,000.00	190,000.00	290,000.00	289.02
027-721-010-000	834 ATWELL	110,000.00	230,000.00	340,000.00	289.02
027-721-011-000	832 ATWELL	70,000.00	210,000.00	280,000.00	289.02
027-721-012-000	830 ATWELL	80,000.00	185,000.00	265,000.00	289.02
027-721-013-000	828 ATWELL	70,000.00	250,000.00	320,000.00	289.02
027-721-014-000	826 ATWELL	72,928.00	161,225.00	234,153.00	289.02
027-721-015-000	824 ATWELL	100,000.00	195,000.00	295,000.00	289.02
027-721-016-000	822 ATWELL	122,109.00	142,461.00	264,570.00	289.02
027-721-017-000	820 ATWELL	110,000.00	139,000.00	249,000.00	289.02
027-721-018-000	818 ATWELL	72,928.00	130,377.00	203,305.00	289.02
027-721-019-000	816 ATWELL	72,928.00	154,584.00	227,512.00	289.02
027-721-020-000	814 ATWELL	90,000.00	130,000.00	220,000.00	289.02
027-721-021-000	812 ATWELL	75,734.00	144,307.00	220,041.00	289.02
027-721-022-000	810 ATWELL	99,763.00	143,658.00	243,421.00	289.02
027-721-023-000	808 ATWELL	100,000.00	139,000.00	239,000.00	289.02
027-721-024-000	806 ATWELL	80,000.00	159,000.00	239,000.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-721-025-000	804 ATWELL	100,000.00	139,000.00	239,000.00	289.02
027-721-026-000	802 ATWELL	75,734.00	129,136.00	204,870.00	289.02
027-721-027-000	800 ATWELL	78,538.00	154,724.00	233,262.00	289.02
027-722-001-000	801 ATWELL	100,000.00	139,000.00	239,000.00	289.02
027-722-002-000	803 ATWELL	100,000.00	139,000.00	239,000.00	289.02
027-722-003-000	805 ATWELL	70,000.00	220,000.00	290,000.00	289.02
027-722-004-000	807 ATWELL	95,000.00	120,000.00	215,000.00	289.02
027-722-005-000	809 ATWELL	75,734.00	153,972.00	229,706.00	289.02
027-722-006-000	811 ATWELL	95,000.00	160,000.00	255,000.00	289.02
027-722-007-000	813 ATWELL	72,928.00	145,298.00	218,226.00	289.02
027-722-008-000	815 ATWELL	100,000.00	165,000.00	265,000.00	289.02
027-722-009-000	817 ATWELL	105,000.00	145,000.00	250,000.00	289.02
027-722-010-000	837 ATWELL	99,763.00	149,644.00	249,407.00	289.02
027-722-011-000	839 ATWELL	100,000.00	165,000.00	265,000.00	289.02
027-722-012-000	841 ATWELL	95,000.00	120,000.00	215,000.00	289.02
027-722-013-000	843 ATWELL	100,000.00	139,000.00	239,000.00	289.02
027-722-014-000	845 ATWELL	100,000.00	120,000.00	220,000.00	289.02
027-722-015-000	847 ATWELL	100,000.00	195,000.00	295,000.00	289.02
027-722-016-000	849 ATWELL	75,734.00	139,240.00	214,974.00	289.02
027-722-017-000	851 ATWELL	75,734.00	145,860.00	221,594.00	289.02
027-722-018-000	853 ATWELL	100,000.00	139,000.00	239,000.00	289.02
027-731-001-000	1802 ELSTON	80,000.00	159,000.00	239,000.00	289.02
027-731-002-000	1806 ELSTON	80,000.00	200,000.00	280,000.00	289.02
027-731-003-000	1810 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-731-004-000	1814 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-731-005-000	1818 ELSTON	55,000.00	204,000.00	259,000.00	289.02
027-731-006-000	1822 ELSTON	100,000.00	180,000.00	280,000.00	289.02
027-731-007-000	1826 ELSTON	95,000.00	149,000.00	244,000.00	289.02
027-731-008-000	1813 GABLE	100,000.00	145,000.00	245,000.00	289.02
027-731-009-000	1809 GABLE	100,000.00	215,000.00	315,000.00	289.02
027-731-010-000	1805 GABLE	100,000.00	190,000.00	290,000.00	289.02
027-731-011-000	1801 GABLE	90,000.00	160,000.00	250,000.00	289.02
027-731-012-000	1817 HOMESTEAD	90,000.00	195,000.00	285,000.00	289.02
027-731-013-000	1813 HOMESTEAD	85,000.00	154,000.00	239,000.00	289.02
027-731-014-000	1809 HOMESTEAD	100,000.00	165,000.00	265,000.00	289.02
027-731-015-000	1805 HOMESTEAD	100,000.00	180,000.00	280,000.00	289.02
027-731-016-000	1801 HOMESTEAD	100,000.00	145,000.00	245,000.00	289.02
027-732-001-000	1734 ELSTON	100,000.00	145,000.00	245,000.00	289.02
027-732-002-000	1738 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-732-003-000	1742 ELSTON	105,000.00	180,000.00	285,000.00	289.02
027-732-004-000	1746 ELSTON	100,000.00	240,000.00	340,000.00	289.02
027-732-005-000	1750 ELSTON	100,000.00	145,000.00	245,000.00	289.02
027-732-006-000	1754 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-732-007-000	1758 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-732-008-000	1762 ELSTON	100,000.00	195,000.00	295,000.00	289.02
027-732-009-000	1766 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-732-010-000	1770 ELSTON	95,000.00	150,000.00	245,000.00	289.02
027-732-011-000	1774 ELSTON	100,000.00	145,000.00	245,000.00	289.02
027-732-012-000	1775 HOMESTEAD	100,000.00	139,000.00	239,000.00	289.02
027-732-013-000	1771 HOMESTEAD	100,000.00	190,000.00	290,000.00	289.02
027-732-014-000	1767 HOMESTEAD	100,000.00	139,000.00	239,000.00	289.02
027-732-015-000	1763 HOMESTEAD	100,000.00	180,000.00	280,000.00	289.02
027-732-016-000	1759 HOMESTEAD	100,000.00	180,000.00	280,000.00	289.02
027-732-017-000	1755 HOMESTEAD	100,000.00	190,000.00	290,000.00	289.02
027-732-018-000	1751 HOMESTEAD	100,000.00	165,000.00	265,000.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-732-019-000	1747 HOMESTEAD	100,000.00	145,000.00	245,000.00	289.02
027-732-020-000	759 MERRITT	100,000.00	190,000.00	290,000.00	289.02
027-733-001-000	754 MERRITT	100,000.00	139,000.00	239,000.00	289.02
027-733-002-000	758 MERRITT	100,000.00	180,000.00	280,000.00	289.02
027-733-003-000	762 MERRITT	85,000.00	180,000.00	265,000.00	289.02
027-733-004-000	766 MERRITT	100,000.00	139,000.00	239,000.00	289.02
027-733-005-000	770 MERRITT	85,000.00	205,000.00	290,000.00	289.02
027-733-006-000	774 MERRITT	105,000.00	175,000.00	280,000.00	289.02
027-733-007-000	778 MERRITT	95,000.00	165,000.00	260,000.00	289.02
027-733-008-000	782 MERRITT	85,000.00	205,000.00	290,000.00	289.02
027-733-009-000	786 MERRITT	75,000.00	164,000.00	239,000.00	289.02
027-733-010-000	790 MERRITT	100,000.00	180,000.00	280,000.00	289.02
027-733-011-000	794 MERRITT	105,000.00	170,000.00	275,000.00	289.02
027-733-012-000	798 MERRITT	100,000.00	139,000.00	239,000.00	289.02
027-733-013-000	799 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-733-014-000	795 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-733-015-000	791 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-733-016-000	787 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-733-017-000	783 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-733-018-000	779 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-733-019-000	775 ELSTON	100,000.00	195,000.00	295,000.00	289.02
027-733-020-000	771 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-733-021-000	767 ELSTON	100,000.00	180,000.00	280,000.00	289.02
027-733-022-000	763 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-733-023-000	759 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-734-001-000	796 ELSTON	100,000.00	145,000.00	245,000.00	289.02
027-734-002-000	792 ELSTON	100,000.00	195,000.00	295,000.00	289.02
027-734-003-000	788 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-734-004-000	784 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-734-005-000	780 ELSTON	100,000.00	220,000.00	320,000.00	289.02
027-734-006-000	776 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-734-007-000	772 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-734-008-000	768 ELSTON	100,000.00	215,000.00	315,000.00	289.02
027-734-009-000	764 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-735-001-000	1726 MERRITT	100,000.00	180,000.00	280,000.00	289.02
027-735-002-000	1722 MERRITT	105,000.00	163,000.00	268,000.00	289.02
027-735-003-000	1718 MERRITT	100,000.00	190,000.00	290,000.00	289.02
027-735-004-000	1714 MERRITT	100,000.00	180,000.00	280,000.00	289.02
027-735-005-000	1710 MERRITT	100,000.00	165,000.00	265,000.00	289.02
027-735-006-000	1706 MERRITT	100,000.00	139,000.00	239,000.00	289.02
027-735-007-000	1702 MERRITT	100,000.00	139,000.00	239,000.00	289.02
027-741-001-000	1799 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-741-002-000	1801 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-741-003-000	1805 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-741-004-000	1809 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-741-005-000	1813 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-741-006-000	1817 FARNHAM	99,763.00	159,620.00	259,383.00	289.02
027-741-007-000	1821 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-741-008-000	1825 FARNHAM	100,000.00	190,000.00	290,000.00	289.02
027-741-009-000	1829 FARNHAM	125,000.00	225,000.00	350,000.00	289.02
027-742-001-000	1796 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-742-002-000	1785 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-743-001-000	1800 FARNHAM	100,000.00	145,000.00	245,000.00	289.02
027-743-002-000	1804 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-743-003-000	1808 FARNHAM	100,000.00	190,000.00	290,000.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-743-004-000	1812 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-743-005-000	1816 FARNHAM	100,000.00	195,000.00	295,000.00	289.02
027-743-006-000	1820 FARNHAM	100,000.00	144,000.00	244,000.00	289.02
027-743-007-000	1824 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-743-008-000	1828 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-743-009-000	1832 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-743-010-000	1836 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-743-011-000	1840 FARNHAM	100,000.00	154,000.00	254,000.00	289.02
027-743-012-000	1844 FARNHAM	100,000.00	145,000.00	245,000.00	289.02
027-743-013-000	1837 ELSTON	100,000.00	145,000.00	245,000.00	289.02
027-743-014-000	1833 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-743-015-000	1829 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-743-016-000	1825 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-743-017-000	1821 ELSTON	100,000.00	195,000.00	295,000.00	289.02
027-743-018-000	1817 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-743-019-000	1813 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-743-020-000	1809 ELSTON	100,000.00	180,000.00	280,000.00	289.02
027-743-021-000	1805 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-743-022-000	1801 ELSTON	100,000.00	145,000.00	245,000.00	289.02
027-744-001-000	1802 GABLE	85,000.00	154,000.00	239,000.00	289.02
027-744-002-000	1806 GABLE	100,000.00	165,000.00	265,000.00	289.02
027-744-003-000	1810 GABLE	85,000.00	205,000.00	290,000.00	289.02
027-744-004-000	1814 GABLE	85,000.00	195,000.00	280,000.00	289.02
027-744-005-000	1818 GABLE	100,000.00	190,000.00	290,000.00	289.02
027-744-006-000	1822 GABLE	85,000.00	180,000.00	265,000.00	289.02
027-744-007-000	1826 GABLE	85,000.00	195,000.00	280,000.00	289.02
027-744-008-000	1830 GABLE	100,000.00	190,000.00	290,000.00	289.02
027-744-009-000	1834 GABLE	100,000.00	145,000.00	245,000.00	289.02
027-751-001-000	1747 LEE	110,000.00	195,000.00	305,000.00	289.02
027-751-002-000	1749 LEE	100,000.00	180,000.00	280,000.00	289.02
027-751-003-000	1751 LEE	100,000.00	180,000.00	280,000.00	289.02
027-751-004-000	1753 LEE	100,000.00	175,000.00	275,000.00	289.02
027-751-005-000	1755 LEE	100,000.00	175,000.00	275,000.00	289.02
027-751-006-000	1757 LEE	99,763.00	179,573.00	279,336.00	289.02
027-751-007-000	1759 LEE	100,000.00	139,000.00	239,000.00	289.02
027-751-008-000	1761 FARNHAM	105,000.00	190,000.00	295,000.00	289.02
027-751-009-000	1765 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-751-010-000	1769 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-751-011-000	1773 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-751-012-000	1777 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-751-013-000	1781 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-751-014-000	1785 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-751-015-000	1789 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-751-016-000	1793 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-751-017-000	1797 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-752-001-000	1740 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-752-002-000	1744 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-752-003-000	1748 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-752-004-000	1752 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-752-005-000	1756 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-752-006-000	1760 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-752-007-000	1764 FARNHAM	100,000.00	190,000.00	290,000.00	289.02
027-752-008-000	1768 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-752-009-000	1772 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-752-010-000	1776 FARNHAM	100,000.00	165,000.00	265,000.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-752-011-000	1780 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-752-012-000	1784 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-752-013-000	1788 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-752-014-000	1792 FARNHAM	100,000.00	190,000.00	290,000.00	289.02
027-752-015-000	1781 ELSTON	100,000.00	180,000.00	280,000.00	289.02
027-752-016-000	1777 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-752-017-000	1773 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-752-018-000	1769 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-752-019-000	1765 ELSTON	100,000.00	180,000.00	280,000.00	289.02
027-752-020-000	1761 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-752-021-000	1757 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-752-022-000	1753 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-752-023-000	1749 ELSTON	100,000.00	195,000.00	295,000.00	289.02
027-752-024-000	1745 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-752-025-000	1741 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-752-026-000	1737 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-761-001-000	1745 LEE	100,000.00	180,000.00	280,000.00	289.02
027-761-002-000	1741 LEE	100,000.00	175,000.00	275,000.00	289.02
027-761-003-000	1737 LEE	100,000.00	139,000.00	239,000.00	289.02
027-761-004-000	1733 LEE	100,000.00	175,000.00	275,000.00	289.02
027-761-005-000	1729 LEE	100,000.00	180,000.00	280,000.00	289.02
027-761-006-000	1725 LEE	100,000.00	139,000.00	239,000.00	289.02
027-761-007-000	1721 LEE	100,000.00	195,000.00	295,000.00	289.02
027-761-008-000	1717 LEE	95,000.00	70,000.00	165,000.00	289.02
027-761-009-000	1713 LEE	100,000.00	175,000.00	275,000.00	289.02
027-761-010-000	1709 LEE	100,000.00	180,000.00	280,000.00	289.02
027-761-011-000	1705 LEE	100,000.00	139,000.00	239,000.00	289.02
027-761-012-000	1703 LEE	100,000.00	175,000.00	275,000.00	289.02
027-761-013-000	1701 LEE	100,000.00	180,000.00	280,000.00	289.02
027-761-015-000	1706 LEE	100,000.00	195,000.00	295,000.00	289.02
027-761-016-000	1710 LEE	100,000.00	175,000.00	275,000.00	289.02
027-761-017-000	1714 LEE	100,000.00	175,000.00	275,000.00	289.02
027-761-018-000	603 EAKLE	100,000.00	139,000.00	239,000.00	289.02
027-761-019-000	607 EAKLE	100,000.00	175,000.00	275,000.00	289.02
027-761-020-000	1715 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-761-021-000	1711 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-761-022-000	1707 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-761-023-000	1703 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-762-001-000	1726 LEE	100,000.00	139,000.00	239,000.00	289.02
027-762-002-000	1730 LEE	100,000.00	165,000.00	265,000.00	289.02
027-762-003-000	1734 LEE	100,000.00	180,000.00	280,000.00	289.02
027-762-004-000	1738 LEE	95,000.00	70,000.00	165,000.00	289.02
027-762-005-000	1742 LEE	100,000.00	175,000.00	275,000.00	289.02
027-762-006-000	1746 LEE	100,000.00	175,000.00	275,000.00	289.02
027-762-007-000	1748 LEE	100,000.00	139,000.00	239,000.00	289.02
027-762-008-000	1752 LEE	100,000.00	195,000.00	295,000.00	289.02
027-762-009-000	1751 FARNHAM	100,000.00	145,000.00	245,000.00	289.02
027-762-010-000	1747 FARNHAM	100,000.00	165,000.00	265,000.00	289.02
027-762-011-000	1743 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-762-012-000	1739 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-762-013-000	1735 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-762-014-000	1731 FARNHAM	100,000.00	195,000.00	295,000.00	289.02
027-762-015-000	1727 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-762-016-000	1723 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-763-001-000	1704 FARNHAM	100,000.00	139,000.00	239,000.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-763-002-000	1708 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-763-003-000	1712 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-763-004-000	1716 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-763-005-000	1720 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-763-006-000	1724 FARNHAM	100,000.00	139,000.00	239,000.00	289.02
027-763-007-000	1728 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-763-008-000	1732 FARNHAM	95,000.00	70,000.00	165,000.00	289.02
027-763-009-000	1736 FARNHAM	100,000.00	175,000.00	275,000.00	289.02
027-763-010-000	1733 ELSTON	100,000.00	180,000.00	280,000.00	289.02
027-763-011-000	1729 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-763-012-000	1725 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-763-013-000	1721 ELSTON	100,000.00	180,000.00	280,000.00	289.02
027-763-014-000	1717 ELSTON	100,000.00	190,000.00	290,000.00	289.02
027-763-015-000	1713 ELSTON	100,000.00	139,000.00	239,000.00	289.02
027-763-016-000	1709 ELSTON	105,000.00	205,000.00	310,000.00	289.02
027-763-017-000	1705 ELSTON	105,000.00	190,000.00	295,000.00	289.02
027-763-018-000	760 ELSTON	100,000.00	165,000.00	265,000.00	289.02
027-771-001-000	1953 HECKE	90,000.00	149,000.00	239,000.00	289.02
027-771-002-000	1957 HECKE	100,000.00	120,000.00	220,000.00	289.02
027-771-003-000	1961 HECKE	95,000.00	120,000.00	215,000.00	289.02
027-771-004-000	1965 HECKE	100,000.00	120,000.00	220,000.00	289.02
027-771-005-000	1969 HECKE	90,000.00	149,000.00	239,000.00	289.02
027-771-006-000	1973 HECKE	95,000.00	120,000.00	215,000.00	289.02
027-771-007-000	1977 HECKE	12,506.00	41,418.00	53,924.00	289.02
027-771-008-000	1981 HECKE	110,000.00	139,000.00	249,000.00	289.02
027-771-010-000	1985 HECKE	95,000.00	120,000.00	215,000.00	289.02
027-771-011-000	1989 HECKE	90,000.00	149,000.00	239,000.00	289.02
027-771-012-000	1993 HECKE	90,000.00	149,000.00	239,000.00	289.02
027-771-013-000	1997 HECKE	90,000.00	149,000.00	239,000.00	289.02
027-772-001-000	1954 HECKE	95,000.00	144,000.00	239,000.00	289.02
027-772-002-000	1958 HECKE	95,000.00	120,000.00	215,000.00	289.02
027-772-003-000	1962 HECKE	100,000.00	139,000.00	239,000.00	289.02
027-772-004-000	1966 HECKE	95,000.00	144,000.00	239,000.00	289.02
027-772-005-000	1970 HECKE	95,000.00	144,000.00	239,000.00	289.02
027-772-006-000	1972 HECKE	95,000.00	120,000.00	215,000.00	289.02
027-772-007-000	1971 HERSHEY	95,000.00	120,000.00	215,000.00	289.02
027-772-008-000	1967 HERSHEY	85,000.00	154,000.00	239,000.00	289.02
027-772-009-000	1963 HERSHEY	90,000.00	149,000.00	239,000.00	289.02
027-772-010-000	1959 HERSHEY	90,000.00	149,000.00	239,000.00	289.02
027-772-011-000	1955 HERSHEY	95,000.00	105,000.00	200,000.00	289.02
027-772-012-000	1951 HERSHEY	95,000.00	144,000.00	239,000.00	289.02
027-773-001-000	1952 HERSHEY	90,000.00	149,000.00	239,000.00	289.02
027-773-002-000	1956 HERSHEY	105,000.00	130,000.00	235,000.00	289.02
027-773-003-000	1960 HERSHEY	100,000.00	139,000.00	239,000.00	289.02
027-773-004-000	1964 HERSHEY	100,000.00	120,000.00	220,000.00	289.02
027-773-005-000	1968 HERSHEY	99,763.00	134,680.00	234,443.00	289.02
027-773-006-000	1972 HERSHEY	85,000.00	154,000.00	239,000.00	289.02
027-773-007-000	1976 HERSHEY	95,000.00	144,000.00	239,000.00	289.02
027-773-008-000	1980 HERSHEY	85,000.00	154,000.00	239,000.00	289.02
027-773-009-000	1984 HERSHEY	100,000.00	139,000.00	239,000.00	289.02
027-773-010-000	1988 HERSHEY	95,000.00	120,000.00	215,000.00	289.02
027-781-001-000	1801 HARDY	105,000.00	160,000.00	265,000.00	289.02
027-781-002-000	1805 HARDY	100,000.00	165,000.00	265,000.00	289.02
027-781-003-000	1809 HARDY	100,000.00	180,000.00	280,000.00	289.02
027-781-004-000	1813 HARDY	100,000.00	180,000.00	280,000.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-781-005-000	1817 HARDY	105,000.00	160,000.00	265,000.00	289.02
027-781-006-000	1821 HARDY	100,000.00	165,000.00	265,000.00	289.02
027-781-007-000	1825 HARDY	100,000.00	180,000.00	280,000.00	289.02
027-781-008-000	1829 HARDY	100,000.00	215,000.00	315,000.00	289.02
027-781-009-000	1833 HARDY	100,000.00	120,000.00	220,000.00	289.02
027-782-001-000	1802 HARDY	100,000.00	120,000.00	220,000.00	289.02
027-782-002-000	1806 HARDY	100,000.00	205,000.00	305,000.00	289.02
027-782-003-000	1810 HARDY	105,000.00	160,000.00	265,000.00	289.02
027-782-004-000	1814 HARDY	100,000.00	205,000.00	305,000.00	289.02
027-782-005-000	1818 HARDY	100,000.00	180,000.00	280,000.00	289.02
027-782-006-000	1822 HARDY	100,000.00	180,000.00	280,000.00	289.02
027-782-007-000	1826 HARDY	100,000.00	230,000.00	330,000.00	289.02
027-782-008-000	1830 HARDY	100,000.00	165,000.00	265,000.00	289.02
027-782-009-000	1834 HARDY	105,000.00	140,000.00	245,000.00	289.02
027-782-010-000	1833 LOWE	100,000.00	145,000.00	245,000.00	289.02
027-782-011-000	1829 LOWE	100,000.00	205,000.00	305,000.00	289.02
027-782-012-000	1825 LOWE	100,000.00	180,000.00	280,000.00	289.02
027-782-013-000	1821 LOWE	100,000.00	165,000.00	265,000.00	289.02
027-782-014-000	1817 LOWE	100,000.00	205,000.00	305,000.00	289.02
027-782-015-000	1813 LOWE	100,000.00	120,000.00	220,000.00	289.02
027-782-016-000	1809 LOWE	100,000.00	220,000.00	320,000.00	289.02
027-782-017-000	1805 LOWE	100,000.00	180,000.00	280,000.00	289.02
027-782-018-000	1801 LOWE	105,000.00	160,000.00	265,000.00	289.02
027-783-001-000	1802 LOWE	100,000.00	145,000.00	245,000.00	289.02
027-783-002-000	1806 LOWE	100,000.00	230,000.00	330,000.00	289.02
027-783-003-000	1810 LOWE	100,000.00	170,000.00	270,000.00	289.02
027-783-004-000	1814 LOWE	100,000.00	195,000.00	295,000.00	289.02
027-783-005-000	1818 LOWE	100,000.00	145,000.00	245,000.00	289.02
027-783-006-000	1822 LOWE	100,000.00	230,000.00	330,000.00	289.02
027-783-007-000	1826 LOWE	100,000.00	180,000.00	280,000.00	289.02
027-783-008-000	1830 LOWE	100,000.00	205,000.00	305,000.00	289.02
027-783-009-000	1834 LOWE	100,000.00	120,000.00	220,000.00	289.02
027-783-010-000	1833 GUM	99,763.00	141,663.00	241,426.00	289.02
027-783-011-000	1829 GUM	100,000.00	230,000.00	330,000.00	289.02
027-783-012-000	1825 GUM	100,000.00	145,000.00	245,000.00	289.02
027-783-013-000	1821 GUM	100,000.00	180,000.00	280,000.00	289.02
027-783-014-000	1817 GUM	100,000.00	205,000.00	305,000.00	289.02
027-783-015-000	1813 GUM	100,000.00	166,000.00	266,000.00	289.02
027-783-016-000	1809 GUM	104,751.00	154,632.00	259,383.00	289.02
027-783-017-000	1805 GUM	100,000.00	165,000.00	265,000.00	289.02
027-783-018-000	1801 GUM	105,000.00	160,000.00	265,000.00	289.02
027-784-001-000	1948 HERSHEY	100,000.00	145,000.00	245,000.00	289.02
027-784-002-000	1944 HERSHEY	100,000.00	165,000.00	265,000.00	289.02
027-784-003-000	1940 HERSHEY	100,000.00	180,000.00	280,000.00	289.02
027-784-004-000	1936 HERSHEY	105,000.00	160,000.00	265,000.00	289.02
027-784-005-000	1932 HERSHEY	100,000.00	180,000.00	280,000.00	289.02
027-784-006-000	1928 HERSHEY	100,000.00	205,000.00	305,000.00	289.02
027-784-007-000	1924 HERSHEY	105,000.00	200,000.00	305,000.00	289.02
027-784-008-000	1920 HERSHEY	105,000.00	205,000.00	310,000.00	289.02
027-784-009-000	1916 HERSHEY	100,000.00	180,000.00	280,000.00	289.02
027-784-010-000	1912 HERSHEY	100,000.00	145,000.00	245,000.00	289.02
027-784-011-000	1908 HERSHEY	100,000.00	180,000.00	280,000.00	289.02
027-784-012-000	1904 HERSHEY	105,000.00	160,000.00	265,000.00	289.02
027-784-013-000	1900 HERSHEY	100,000.00	180,000.00	280,000.00	289.02
027-784-014-000	1896 HERSHEY	100,000.00	180,000.00	280,000.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-784-015-000	1892 HERSHEY	100,000.00	230,000.00	330,000.00	289.02
027-784-016-000	1888 HERSHEY	100,000.00	195,000.00	295,000.00	289.02
027-784-017-000	1884 HERSHEY	105,000.00	145,000.00	250,000.00	289.02
027-784-018-000	725 FARNHAM	115,000.00	160,000.00	275,000.00	289.02
027-784-019-000	729 FARNHAM	100,000.00	205,000.00	305,000.00	289.02
027-784-020-000	733 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-784-021-000	737 FARNHAM	110,000.00	150,000.00	260,000.00	289.02
027-784-022-000	741 FARNHAM	100,000.00	230,000.00	330,000.00	289.02
027-784-023-000	745 FARNHAM	100,000.00	195,000.00	295,000.00	289.02
027-784-024-000	749 FARNHAM	105,000.00	160,000.00	265,000.00	289.02
027-784-025-000	753 FARNHAM	100,000.00	205,000.00	305,000.00	289.02
027-784-026-000	757 FARNHAM	100,000.00	180,000.00	280,000.00	289.02
027-784-027-000	761 FARNHAM	105,000.00	205,000.00	310,000.00	289.02
027-785-001-000	1950 HECKE	100,000.00	165,000.00	265,000.00	289.02
027-785-002-000	1946 HECKE	100,000.00	180,000.00	280,000.00	289.02
027-785-003-000	1942 HECKE	100,000.00	195,000.00	295,000.00	289.02
027-785-004-000	1938 HECKE	100,000.00	145,000.00	245,000.00	289.02
027-785-005-000	1934 HECKE	100,000.00	180,000.00	280,000.00	289.02
027-785-006-000	1930 HECKE	100,000.00	205,000.00	305,000.00	289.02
027-785-007-000	1919 HERSHEY	105,000.00	145,000.00	250,000.00	289.02
027-785-008-000	1923 HERSHEY	110,000.00	160,000.00	270,000.00	289.02
027-785-009-000	1927 HERSHEY	100,000.00	180,000.00	280,000.00	289.02
027-785-010-000	1931 HERSHEY	100,000.00	205,000.00	305,000.00	289.02
027-785-011-000	1935 HERSHEY	100,000.00	180,000.00	280,000.00	289.02
027-785-012-000	1939 HERSHEY	105,000.00	160,000.00	265,000.00	289.02
027-785-013-000	1943 HERSHEY	100,000.00	165,000.00	265,000.00	289.02
027-785-014-000	1947 HERSHEY	100,000.00	120,000.00	220,000.00	289.02
027-791-001-000	645 BLOWERS	100,000.00	145,000.00	245,000.00	289.02
027-791-002-000	643 BLOWERS	100,000.00	120,000.00	220,000.00	289.02
027-791-003-000	641 BLOWERS	100,000.00	205,000.00	305,000.00	289.02
027-791-004-000	637 BLOWERS	100,000.00	195,000.00	295,000.00	289.02
027-791-005-000	633 BLOWERS	105,000.00	160,000.00	265,000.00	289.02
027-791-006-000	629 BLOWERS	100,000.00	230,000.00	330,000.00	289.02
027-791-007-000	625 BLOWERS	100,000.00	180,000.00	280,000.00	289.02
027-791-008-000	621 BLOWERS	100,000.00	145,000.00	245,000.00	289.02
027-791-009-000	617 BLOWERS	100,000.00	230,000.00	330,000.00	289.02
027-791-010-000	613 BLOWERS	105,000.00	160,000.00	265,000.00	289.02
027-791-011-000	609 BLOWERS	105,000.00	180,000.00	285,000.00	289.02
027-791-012-000	605 BLOWERS	100,000.00	190,000.00	290,000.00	289.02
027-791-013-000	601 BLOWERS	105,000.00	205,000.00	310,000.00	289.02
027-791-014-000	1899 BLOWERS	105,000.00	195,000.00	300,000.00	289.02
027-791-015-000	1895 BLOWERS	100,000.00	180,000.00	280,000.00	289.02
027-791-016-000	1891 BLOWERS	110,000.00	161,500.00	271,500.00	289.02
027-791-017-000	1887 BLOWERS	100,000.00	230,000.00	330,000.00	289.02
027-791-018-000	1883 BLOWERS	100,000.00	165,000.00	265,000.00	289.02
027-791-019-000	1879 BLOWERS	105,000.00	160,000.00	265,000.00	289.02
027-791-020-000	1875 BLOWERS	100,000.00	205,000.00	305,000.00	289.02
027-791-021-000	1871 BLOWERS	100,000.00	180,000.00	280,000.00	289.02
027-791-022-000	1867 BLOWERS	100,000.00	180,000.00	280,000.00	289.02
027-791-023-000	1863 BLOWERS	100,000.00	145,000.00	245,000.00	289.02
027-791-024-000	1859 BLOWERS	100,000.00	230,000.00	330,000.00	289.02
027-791-025-000	1855 BLOWERS	100,000.00	180,000.00	280,000.00	289.02
027-791-026-000	1851 BLOWERS	105,000.00	160,000.00	265,000.00	289.02
027-791-027-000	1847 BLOWERS	100,000.00	180,000.00	280,000.00	289.02
027-791-028-000	1843 BLOWERS	100,000.00	195,000.00	295,000.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-791-029-000	1839 BLOWERS	100,000.00	170,000.00	270,000.00	289.02
027-791-030-000	1835 BLOWERS	100,000.00	195,000.00	295,000.00	289.02
027-791-031-000	1831 BLOWERS	100,000.00	180,000.00	280,000.00	289.02
027-791-032-000	1827 BLOWERS	105,000.00	160,000.00	265,000.00	289.02
027-791-033-000	1823 BLOWERS	100,000.00	180,000.00	280,000.00	289.02
027-791-034-000	1819 BLOWERS	100,000.00	205,000.00	305,000.00	289.02
027-792-001-000	1870 HARDY	100,000.00	120,000.00	220,000.00	289.02
027-792-002-000	1917 HECKE	110,000.00	160,000.00	270,000.00	289.02
027-792-003-000	1921 HECKE	100,000.00	205,000.00	305,000.00	289.02
027-792-004-000	1925 HECKE	100,000.00	180,000.00	280,000.00	289.02
027-792-005-000	1929 HECKE	100,000.00	180,000.00	280,000.00	289.02
027-792-006-000	1933 HECKE	100,000.00	230,000.00	330,000.00	289.02
027-792-007-000	1937 HECKE	105,000.00	160,000.00	265,000.00	289.02
027-792-008-000	1894 HARDY	100,000.00	145,000.00	245,000.00	289.02
027-792-009-000	1890 HARDY	100,000.00	180,000.00	280,000.00	289.02
027-792-010-000	1886 HARDY	100,000.00	230,000.00	330,000.00	289.02
027-792-011-000	1882 HARDY	105,000.00	160,000.00	265,000.00	289.02
027-792-012-000	1878 HARDY	100,000.00	180,000.00	280,000.00	289.02
027-792-013-000	1874 HARDY	100,000.00	205,000.00	305,000.00	289.02
027-793-003-000	1841 HARDY	105,000.00	185,000.00	290,000.00	289.02
027-793-004-000	1845 HARDY	100,000.00	245,000.00	345,000.00	289.02
027-793-005-000	1849 HARDY	100,000.00	205,000.00	305,000.00	289.02
027-793-006-000	1853 HARDY	100,000.00	205,000.00	305,000.00	289.02
027-793-007-000	1857 HARDY	100,000.00	165,000.00	265,000.00	289.02
027-793-008-000	1861 HARDY	100,000.00	120,000.00	220,000.00	289.02
027-793-009-000	1865 HARDY	100,000.00	195,000.00	295,000.00	289.02
027-793-010-000	1869 HARDY	100,000.00	205,000.00	305,000.00	289.02
027-793-011-000	1873 HARDY	100,000.00	180,000.00	280,000.00	289.02
027-793-012-000	1877 HARDY	100,000.00	120,000.00	220,000.00	289.02
027-793-013-000	1881 HARDY	100,000.00	195,000.00	295,000.00	289.02
027-793-014-000	1885 HARDY	100,000.00	230,000.00	330,000.00	289.02
027-793-015-000	1889 HARDY	100,000.00	180,000.00	280,000.00	289.02
027-793-016-000	1893 HARDY	105,000.00	160,000.00	265,000.00	289.02
027-793-017-000	1896 GABLE	100,000.00	145,000.00	245,000.00	289.02
027-793-018-000	1892 GABLE	100,000.00	180,000.00	280,000.00	289.02
027-793-019-000	1888 GABLE	100,000.00	180,000.00	280,000.00	289.02
027-793-020-000	1884 GABLE	100,000.00	230,000.00	330,000.00	289.02
027-793-021-000	1880 GABLE	100,000.00	120,000.00	220,000.00	289.02
027-793-022-000	1876 GABLE	100,000.00	165,000.00	265,000.00	289.02
027-793-023-000	1872 GABLE	100,000.00	230,000.00	330,000.00	289.02
027-793-024-000	1868 GABLE	100,000.00	195,000.00	295,000.00	289.02
027-793-025-000	1864 GABLE	105,000.00	160,000.00	265,000.00	289.02
027-793-026-000	1860 GABLE	100,000.00	205,000.00	305,000.00	289.02
027-793-027-000	1856 GABLE	100,000.00	180,000.00	280,000.00	289.02
027-793-028-000	1852 GABLE	100,000.00	180,000.00	280,000.00	289.02
027-793-029-000	1848 GABLE	100,000.00	205,000.00	305,000.00	289.02
027-793-030-000	1844 GABLE	100,000.00	180,000.00	280,000.00	289.02
027-793-031-000	1840 GABLE	100,000.00	145,000.00	245,000.00	289.02
027-794-001-000	1828 BLOWERS	105,000.00	120,000.00	225,000.00	289.02
027-794-002-000	1832 BLOWERS	100,000.00	180,000.00	280,000.00	289.02
027-794-003-000	1836 BLOWERS	100,000.00	180,000.00	280,000.00	289.02
027-794-004-000	1840 BLOWERS	100,000.00	205,000.00	305,000.00	289.02
027-794-005-000	1844 BLOWERS	105,000.00	160,000.00	265,000.00	289.02
027-794-006-000	1848 BLOWERS	100,000.00	230,000.00	330,000.00	289.02
027-794-007-000	1852 BLOWERS	115,000.00	165,000.00	280,000.00	289.02

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-794-008-000	1856 BLOWERS	100,000.00	145,000.00	245,000.00	289.02
027-794-009-000	1860 BLOWERS	104,751.00	196,533.00	301,284.00	289.02
027-794-010-000	1864 BLOWERS	100,000.00	205,000.00	305,000.00	289.02
027-794-011-000	1868 BLOWERS	105,000.00	160,000.00	265,000.00	289.02
027-794-012-000	1872 BLOWERS	100,000.00	230,000.00	330,000.00	289.02
027-794-013-000	1876 BLOWERS	100,000.00	165,000.00	265,000.00	289.02
027-794-014-000	1880 BLOWERS	100,000.00	213,000.00	313,000.00	289.02
027-794-015-000	1884 BLOWERS	100,000.00	120,000.00	220,000.00	289.02
027-794-016-000	1888 BLOWERS	100,000.00	230,000.00	330,000.00	289.02
027-794-017-000	1892 BLOWERS	100,000.00	230,000.00	330,000.00	289.02
027-794-018-000	1896 BLOWERS	100,000.00	145,000.00	245,000.00	289.02
027-794-019-000	1899 GABLE	105,000.00	160,000.00	265,000.00	289.02
027-794-020-000	1895 GABLE	100,000.00	230,000.00	330,000.00	289.02
027-794-021-000	1891 GABLE	70,038.00	88,132.00	158,170.00	289.02
027-794-022-000	1887 GABLE	100,000.00	180,000.00	280,000.00	289.02
027-794-023-000	1883 GABLE	100,000.00	205,000.00	305,000.00	289.02
027-794-024-000	1879 GABLE	105,000.00	160,000.00	265,000.00	289.02
027-794-025-000	1875 GABLE	100,000.00	180,000.00	280,000.00	289.02
027-794-026-000	1871 GABLE	100,000.00	230,000.00	330,000.00	289.02
027-794-027-000	1867 GABLE	100,000.00	120,000.00	220,000.00	289.02
027-794-028-000	1863 GABLE	100,000.00	165,000.00	265,000.00	289.02
027-794-029-000	1859 GABLE	100,000.00	205,000.00	305,000.00	289.02
027-794-030-000	1855 GABLE	100,000.00	190,000.00	290,000.00	289.02
027-794-031-000	1851 GABLE	100,000.00	145,000.00	245,000.00	289.02
027-794-032-000	1847 GABLE	100,000.00	195,000.00	295,000.00	289.02
027-794-033-000	1843 GABLE	100,000.00	230,000.00	330,000.00	289.02
027-794-034-000	1843 FARNHAM	115,000.00	160,000.00	275,000.00	289.02
027-794-035-000	1837 FARNHAM	105,000.00	230,000.00	335,000.00	289.02
027-800-001-000	1849 GIBSON	446,000.00	1,002,000.00	1,448,000.00	345.40
027-800-002-000	1837 GIBSON	150,277.00	3,705,425.00	3,855,702.00	1,811.64
027-800-003-000	1813 GIBSON	893,005.00	932,682.00	1,825,687.00	669.66
027-800-004-000	1801 GIBSON	1,018,000.00	1,227,000.00	2,245,000.00	789.50
027-800-005-000	1897 GIBSON	664,000.00	936,000.00	1,600,000.00	514.58
027-800-006-000	1885 GIBSON	2,775,257.00	7,191,911.00	9,967,168.00	3,961.66
027-800-007-000	1861 GIBSON	1,000,000.00	1,130,000.00	2,130,000.00	775.40
027-810-001-000	1950 VALLEJO	90,000.00	174,000.00	264,000.00	289.02
027-810-002-000	1954 VALLEJO	90,000.00	147,000.00	237,000.00	289.02
027-810-003-000	1968 MILLER	90,000.00	132,000.00	222,000.00	289.02
027-810-004-000	1972 MILLER	90,000.00	174,000.00	264,000.00	289.02
027-810-005-000	1971 GREGORY	90,000.00	174,000.00	264,000.00	289.02
027-810-006-000	1967 GREGORY	90,000.00	155,000.00	245,000.00	289.02
027-810-007-000	1963 GREGORY	90,000.00	147,000.00	237,000.00	289.02
027-810-008-000	1953 GREGORY	90,000.00	132,000.00	222,000.00	289.02
027-810-009-000	1949 GREGORY	90,000.00	174,000.00	264,000.00	289.02
027-810-010-000	1950 GREGORY	90,000.00	174,000.00	264,000.00	289.02
027-810-011-000	1954 GREGORY	90,000.00	147,000.00	237,000.00	289.02
027-810-012-000	1964 GREGORY	90,000.00	132,000.00	222,000.00	289.02
027-810-013-000	1968 GREGORY	90,000.00	155,000.00	245,000.00	289.02
027-810-014-000	1972 GREGORY	90,000.00	174,000.00	264,000.00	289.02
027-810-015-000	1971 OCHOA	90,000.00	174,000.00	264,000.00	289.02
027-810-016-000	1967 OCHOA	90,000.00	155,000.00	245,000.00	289.02
027-810-017-000	1963 OCHOA	90,000.00	147,000.00	237,000.00	289.02
027-810-018-000	1953 OCHOA	90,000.00	132,000.00	222,000.00	289.02
027-810-019-000	1949 OCHOA	90,000.00	174,000.00	264,000.00	289.02
027-810-020-000	1950 OCHOA	100,000.00	164,000.00	264,000.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-810-021-000	1954 OCHOA	90,000.00	147,000.00	237,000.00	289.02
027-810-022-000	1964 OCHOA	90,000.00	132,000.00	222,000.00	289.02
027-810-023-000	1968 OCHOA	90,000.00	155,000.00	245,000.00	289.02
027-810-024-000	1972 OCHOA	90,000.00	174,000.00	264,000.00	289.02
027-820-002-000	1950 HAWKINS	90,000.00	132,000.00	222,000.00	289.02
027-820-003-000	1954 HAWKINS	90,000.00	155,000.00	245,000.00	289.02
027-820-004-000	1958 HAWKINS	90,000.00	147,000.00	237,000.00	289.02
027-820-005-000	1968 HAWKINS	90,000.00	132,000.00	222,000.00	289.02
027-820-006-000	1974 HAWKINS	90,000.00	155,000.00	245,000.00	289.02
027-820-007-000	1978 HAWKINS	90,000.00	174,000.00	264,000.00	289.02
027-820-008-000	648 AZEVEDO	99,763.00	135,663.00	235,426.00	289.02
027-820-009-000	647 AZEVEDO	90,000.00	147,000.00	237,000.00	289.02
027-820-010-000	642 RICO	90,000.00	132,000.00	222,000.00	289.02
027-820-011-000	1992 STONEHAVEN	90,000.00	132,000.00	222,000.00	289.02
027-820-012-000	1996 STONEHAVEN	90,000.00	155,000.00	245,000.00	289.02
027-820-013-000	738 STONEHAVEN	90,000.00	147,000.00	237,000.00	289.02
027-820-014-000	742 STONEHAVEN	90,000.00	155,000.00	245,000.00	289.02
027-820-015-000	746 STONEHAVEN	90,000.00	132,000.00	222,000.00	289.02
027-820-017-000	755 STONEHAVEN	90,000.00	155,000.00	245,000.00	289.02
027-820-018-000	751 STONEHAVEN	90,000.00	155,000.00	245,000.00	289.02
027-820-019-000	747 STONEHAVEN	94,000.00	128,000.00	222,000.00	289.02
027-820-020-000	748 STONEHAVEN	90,000.00	147,000.00	237,000.00	289.02
027-820-021-000	752 STONEHAVEN	90,000.00	155,000.00	245,000.00	289.02
027-820-022-000	756 STONEHAVEN	90,000.00	174,000.00	264,000.00	289.02
027-820-023-000	755 BREEN	91,582.00	175,278.00	266,860.00	289.02
027-820-024-000	751 BREEN	90,000.00	155,000.00	245,000.00	289.02
027-820-025-000	747 BREEN	90,000.00	132,000.00	222,000.00	289.02
027-820-026-000	748 BREEN	90,000.00	147,000.00	237,000.00	289.02
027-820-027-000	752 BREEN	90,000.00	155,000.00	245,000.00	289.02
027-820-028-000	756 BREEN	90,000.00	174,000.00	264,000.00	289.02
027-820-029-000	1971 MILLER	90,000.00	174,000.00	264,000.00	289.02
027-820-030-000	1967 MILLER	90,000.00	147,000.00	237,000.00	289.02
027-820-031-000	758 HALL	90,000.00	174,000.00	264,000.00	289.02
027-820-032-000	754 HALL	90,000.00	132,000.00	222,000.00	289.02
027-820-033-000	1957 VALLEJO	90,000.00	132,000.00	222,000.00	289.02
027-820-034-000	1953 VALLEJO	90,000.00	155,000.00	245,000.00	289.02
027-820-035-000	1949 VALLEJO	90,000.00	174,000.00	264,000.00	289.02
027-820-036-000	1950 VACA	90,000.00	174,000.00	264,000.00	289.02
027-820-037-000	1954 VACA	90,000.00	155,000.00	245,000.00	289.02
027-820-038-000	1958 VACA	90,000.00	147,000.00	237,000.00	289.02
027-820-039-000	1957 VACA	90,000.00	132,000.00	222,000.00	289.02
027-820-040-000	1953 VACA	90,000.00	155,000.00	245,000.00	289.02
027-820-041-000	1949 VACA	90,000.00	174,000.00	264,000.00	289.02
027-830-001-000	1948 COOK	90,000.00	155,000.00	245,000.00	289.02
027-830-002-000	1952 COOK	90,000.00	155,000.00	245,000.00	289.02
027-830-003-000	1956 COOK	90,000.00	147,000.00	237,000.00	289.02
027-830-004-000	1957 SAVALA	90,000.00	132,000.00	222,000.00	289.02
027-830-005-000	1953 SAVALA	90,000.00	155,000.00	245,000.00	289.02
027-830-006-000	1949 SAVALA	90,000.00	174,000.00	264,000.00	289.02
027-830-007-000	1948 SAVALA	90,000.00	174,000.00	264,000.00	289.02
027-830-008-000	1952 SAVALA	90,000.00	155,000.00	245,000.00	289.02
027-830-009-000	1956 SAVALA	90,000.00	147,000.00	237,000.00	289.02
027-830-010-000	1945 DAY	90,000.00	155,000.00	245,000.00	289.02
027-830-011-000	1949 HAWKINS	90,000.00	174,000.00	264,000.00	289.02
027-830-012-000	1953 HAWKINS	90,000.00	155,000.00	245,000.00	289.02

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address		Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-830-013-000	1957	HAWKINS	90,000.00	132,000.00	222,000.00	289.02
027-830-014-000	1967	HAWKINS	90,000.00	147,000.00	237,000.00	289.02
027-830-015-000	1971	HAWKINS	90,000.00	155,000.00	245,000.00	289.02
027-830-016-000	623	WATERMAN	90,000.00	174,000.00	264,000.00	289.02
027-830-017-000	1966	COOK	90,000.00	132,000.00	222,000.00	289.02
027-830-018-000	1970	COOK	90,000.00	155,000.00	245,000.00	289.02
027-830-019-000	1974	COOK	99,763.00	169,098.00	268,861.00	289.02
027-830-020-000	640	AZEVEDO	90,000.00	174,000.00	264,000.00	289.02
027-830-021-000	644	AZEVEDO	90,000.00	155,000.00	245,000.00	289.02
027-830-022-000	643	AZEVEDO	90,000.00	174,000.00	264,000.00	289.02
027-830-023-000	638	RICO	90,000.00	174,000.00	264,000.00	289.02
027-860-024-000	463-469	PIONEER	91,374.00	805,909.00	897,283.00	549.84
027-860-025-000	475	PIONEER	869,488.00	3,202,701.00	4,072,189.00	845.90
027-860-026-000		PIONEER	160,498.00	0.00	160,498.00	484.20
027-860-027-000	521	PIONEER	789,432.00	9,934,928.00	10,724,360.00	19,617.86
027-860-031-000	700	KINCHELOE	1,124,640.00	18,604,485.00	19,729,125.00	24,955.06
027-860-035-000	18440	CR 102	762,189.00	734,255.00	1,496,444.00	852.94
027-860-039-000		PIONEER	527,204.00	3,286,605.00	3,813,809.00	3,172.16
Total Charge Amount						**$620,687.24**
Total Count:						**1,888**

RESOLUTION NO.____________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2011/2012.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, formed the West Wood Unit No. 1 Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2011.

RESOLUTION NO.____________

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, ________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the ______ day of ___________, 2011, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____
Art Pimentel, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

RESOLUTION NO.____________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2011/2012.

The City Council of the City of Woodland, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "West Wood Unit No. 1 Landscaping and Lighting District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2011/2012, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2011/2012 (Beginning July 1, 2011 and ending June 30, 2012) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular and approve it as modified.

RESOLUTION NO.____________

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of Improvements.
b. A Description of the District.
c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2011/2012.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping improvements related thereto, for Fiscal Year 2011/2012.

<u>Section 7</u>: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping and lighting improvements, park and related equipment replacement and storm drainage detention basin, and associated appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

<u>Section 8</u>: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: To the north by Quail Drive, to the south by W. Kentucky Avenue, to the West by Dove Drive and to the east by Mallard Drive; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "West Wood Unit No. 1 Landscaping and Lighting District."

<u>Section 9</u>: The proposed assessment for Fiscal Year 2011/2012 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

<u>Section 10</u>: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

<u>Section 11</u>: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 21, 2011** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

PASSED, APPROVED, AND ADOPTED THIS ________ DAY OF _________, 2011.

RESOLUTION NO.____________

STATE OF CALIFORNIA)
COUNTY OF YOLO) ss.
CITY OF WOODLAND)

I, ________________________, City Clerk of the City of Woodland, County of Yolo, State of California do hereby certify that the foregoing Resolution No. ___________ was regularly adopted by the City Council of said City of Woodland at a regular meeting of said council held on the ______ day of ___________, 2011, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

____
Art Pimentel, Mayor
City of Woodland

____
Ana Gonzalez, City Clerk
City of Woodland

City of Woodland

City of Woodland

West Wood Unit No. 1 Landscaping and Lighting District

ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2011/2012

Intent Meeting: June 7, 2011
Public Hearing: June 21, 2011

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WILLDAN
Financial Services

ENGINEER'S REPORT AFFIDAVIT

West Wood Unit No. 1 Landscaping Maintenance District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2011/2012 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 13th day of May, 2011.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Woodland

By: Josephine Perez-Moses

Josephine Perez-Moses
Project Manager, District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742

REGISTERED PROFESSIONAL ENGINEER
RICHARD L. KOPECKY
C 16742
EXP 6-30-11
CIVIL
STATE OF CALIFORNIA

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I. OVERVIEW

A. INTRODUCTION

The City of Woodland ("City") annually levies and collects special assessments in order to maintain the improvements within the West Wood Unit No. 1 Landscaping and Lighting District ("District"). The District was formed in 2004 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act").

This Engineer's Annual Levy Report ("Report") describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2011/2012. The proposed assessments are based on the estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include the expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessment Number by the County of Yolo Assessor's Office. The County of Yolo Auditor/Controller uses Assessment Numbers and specific Fund Numbers, to identify on the tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2011/2012 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for fiscal year 2011/2012.

B. COMPLIANCE WITH CURRENT LEGISLATION

Pursuant to the 1972 Act, the City Council annually conducts a public hearing to accept property owner and public comments and testimony, to review the Engineer's Report and approve the annual assessments to be levied on the County tax roll for the fiscal year. The assessments contained in this Report and to be approved by the City Council have been prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitutional Article XIIID (Proposition 218).

In conjunction with the formation of the District, the City Council initiated and conducted property owner protest ballot proceedings for the District assessments in compliance with the substantive and procedural requirements of Article XIIID. At the conclusion of the Public Hearing on October 5, 2004 the property owner ballots returned were tabulated to determine if majority protest existed. The tabulation of the ballots indicated that majority protest did not exist and the property owners approved the special benefit assessment for maintaining the improvements within the District and assessment range formula connected therewith. The Assessment Range Formula is described in more detail within Section III (D) of this Report. Any increase to the assessment greater than the maximum assessment rate approved will require the City Council to once again conduct property owner protest ballot proceedings for the increase. The proposed assessment rate for fiscal year 2011/2012 is within the previously authorized maximum assessment rate adjusted annually by the Consumer Price Index (February to February) for All Urban Consumers, for the San Francisco-Oakland-San Jose Area ("CPI") factor and a property owner ballot proceeding is not required for the levy of the proposed assessments.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The District is located within the boundaries of the City of Woodland, generally bounded to the north by Quail Drive, to the south by W. Kentucky Avenue, to the west by Dove Drive and to the east by Mallard Drive.

The District consists of the lots, parcels and tracts of land located in Subdivision No. 4594 known as West Wood Unit, No. 1. The assessed parcels within the District consist of only single-family residential land use parcels.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensure the ongoing maintenance, operation and servicing of landscaping and other related improvements or appurtenant facilities, including irrigation systems, graffiti removal, park equipment, fencing, drainage devices, as well as street lighting and related improvements.

The improvements may include, but are not limited to, the removal, repair, replacement and appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the parkways, medians, slopes, park, drainage basins, and tract entry landscaping, as well as street lighting improvements benefiting the District's parcels.

The improvements and maintenance are funded entirely or partially through the District assessments generally include the following:

- The maintenance, operation, and servicing of landscape improvements located within the District.

- The maintenance, operation, and servicing of local street lighting facilities located along streets within the interior of the tract in close proximity, within approximately 90 feet, to certain lots and parcels which provide a direct special benefit to such lots or parcels; and

- The maintenance, operation and servicing of a storm drainage detention basin and appurtenant facilities which provide a direct special benefit to such lots or parcels; and

- The maintenance, operation, and servicing of the park and related equipment, to include equipment replacement; and

- The maintenance, operation, and servicing of the fencing and block walls, which provide a direct and special benefit to such lots or parcels; and

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned Improvements.

III. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements that include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> "The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments in this District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

In addition, Article XIIID requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Article XIIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district or District. The general enhancement of property value does not constitute a special benefit.

B. BENEFIT ANALYSIS

Each improvement, the associated costs and assessments within the District has been reviewed, identified and allocated based on the special benefit parcels receive from such improvements pursuant to the provisions of Article XIIID and the 1972 Act. The improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of maintenance and operation of the improvements are of direct and special benefit to the properties.

All the lots or parcels are established at the same time once the conditions regarding the improvements and the continued maintenance are met. As a result, each lot or parcel within the District receives a special and distinct benefit from the improvements and to the same degree.

Over time, the improvements continue to confer a particular and distinct special benefit upon the lots or parcels within the District because of the nature of the improvements. The proper maintenance of the improvements and appurtenant facilities reduces property related crimes, especially vandalism, against properties in the District. The above mentioned also contributes to a specific enhancement to each of the parcels within the District.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from the improvements. However, each individual improvement element has its own distinct benefits both specific and general. The special benefits associated with the improvements within this District are as follows:

SPECIAL BENEFIT

The special benefits associated with the landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties providing a positive representation of the area;

- Enhanced adaptation of the urban environment within the natural environment from adequate green space, open space areas and landscaping;

- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention;

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti; and,

- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting located on interior streets within the District are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;

- Increased nighttime safety on roads and streets;

- Improved ability of pedestrians and motorists to see;

- Improved ingress and egress to property;

- Reduced vandalism and other criminal act and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

GENERAL BENEFIT

In addition to the special benefits received by the parcels within the proposed District, there are the incidental general benefits conferred by the proposed improvements.

The general benefit to properties from the landscaping, streetlight and drainage improvements is a benefit to the parcels within the City. The parcels share equally the cost of the maintenance of the improvements.

The total benefits are thus a combination of the special benefits to the parcels within the District and the general benefits to the public at large and to adjacent property owners. Any portion of the total costs, which are associated with general benefits, will not be assessed to the parcels in the District, but will be paid from other City funds.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District. Although the improvements may include landscaping and lighting improvements and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the District and are not required nor necessarily desired by any properties or developments outside the District boundary. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the District or to the public at large.

C. ASSESSMENT METHODOLOGY

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcel based on the parcel's actual land use or proposed planned development, and is reliant upon the special benefit received from the improvements planned within the District.

To identify and determine the special benefit to be received by each parcel, it is necessary to consider the entire scope of the District improvements as well as individual property development within the District. The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with Article XIIID Section 4 of the State Constitution, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

Equivalent Dwelling Units:

Continuing the basic criteria set during the formation of the original District, the single-family residential ("SFR") parcel has been selected as the basic unit for calculation of relative benefit. The single–family residential parcel is defined as receiving special benefit of one Equivalent Dwelling Unit ("EDU"). The EDU method is seen as the most appropriate and equitable for landscape and lighting districts, as the benefit to each parcel from the improvements are apportioned as a function of land-use.

EDU Application by Land Use:

Single-Family Residential (SFR) — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EDU per lot or parcel. This is the base value that the other land use types are compared and weighted against (i.e. Equivalent Dwelling Unit or EDU).

Although this District consists of only single-family units, the following classifications exist should there be any change in land use within the District.

Condominium — This land use is defined as a fully subdivided residential parcel that has more than one residential condo or town-home unit developed on the property.

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property.

Planned-Residential Development — This land use is defined as any property not fully subdivided with a specific number of proposed residential lots or dwelling units to be developed on the parcel.

Vacant Single-Family Residential — This land use is defined as property currently District for single-family detached residential development, but a tentative or final tract map has not been submitted and/or approved.

Vacant Multi-Family Residential — This land use is defined as property currently District for multi-family residential development, but a tentative or final tract map has not been submitted and/or approved.

Vacant Nonresidential — This land use is defined as property currently District for nonresidential use, but not specifically identified as nonresidential property. This land use is assessed at 1.0 EDU per acre. Parcels less than 1 acre are assigned a minimum of 1.0 EDU. Parcels over 50 acres are assigned a maximum of 50 EDU.

Developed Nonresidential — This land use is defined as property developed for either commercial or industrial use. This land use type is assessed at 4.0 EDU per gross acre. Parcels less than 0.25 acres are assigned a minimum of 1.0 EDU and there is no maximum acreage cap, as is the case with Vacant Nonresidential Property.

Recreational or Limited Nonresidential Use — This land use is defined as property used for recreational or nonresidential use that is not part of the improvements provided by the District. This land use classification may include, but is not limited to, golf courses, commercial parking lots or commercial properties where less than ten percent of the total acreage has been developed. This land use is assessed at 2.0 EDU per acre. Similar to Commercial properties, there is no maximum acreage cap for this land use, but parcels less than 0.5 acres are assigned a minimum 1.0 EDU.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EDU. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including greenbelts and parkways; utility right-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed; park properties and other publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Each parcel's EDU correlates the parcel’s special benefit received as compared to the other parcels benefiting from the improvements.

The following formula is used to calculate each parcel’s EDU (proportional benefit).

Parcel Type EDU x Acreage/Dwelling Units/Parcel/Lot = Parcel EDU

The total number of Equivalent Dwelling Units (EDUs) is the sum of the individual EDUs applied to parcels that receive a special benefit from the improvement. An assessment amount per EDU (Rate) for each improvement is established by taking the total cost of the improvement and dividing that amount by the total number of EDUs of the parcels benefiting from the improvement. This Rate is then applied back to each parcel’s individual EDU to determine the parcel’s proportionate benefit and assessment obligation for that improvement.

Total Balance to Levy / Total EDU = Levy per EDU

Levy per EDU x Parcel EDU = Parcel Levy Amount

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIIID), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula or CPI factor is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Commencing with fiscal year 2004-2005, and then each subsequent year, the maximum assessment rate is proposed to be increased based upon the CPI, as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The Engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

The Assessment Range Formula shall be applied to the future assessments within the District. Generally, if the proposed annual assessment (levy per EDU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually the CPI factor.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EDU less than or equal to this Maximum Assessment) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

The following is a brief description of the costs associated with the improvements and services funded through the District.

DIRECT COSTS:

Maintenance Costs/Labor — Includes the contracted labor, material and equipment required to properly maintain the landscaping, irrigation systems and drainage systems within the District. The improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District are determined by City Staff and is based on the proposed service level of the District.

Utilities — Includes utility costs for water required to irrigate landscaped areas and the utility costs for electricity required to run irrigation systems and lighting for the areas according to the proposed service level of the District.

Equipment and Supplies — Includes all, materials, supplies, (e.g. pipe, fertilizer, insecticides, fuel, cleaning material etc.), and equipment, (e.g. communication, small tools, rentals, machinery etc.), required to operate, maintain and ensure the satisfactory condition of all improvements and appurtenant facilities.

Repairs/Miscellaneous Expenses — Includes the replacement of any materials and equipment needed to maintain the District. Also includes repairs that are generally unforeseen and not normally included in the yearly maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, frost, etc. Also included may be planned upgrades that provide a direct benefit to the District. These upgrades could include replacing plant materials and/or renovation of irrigation or lighting systems.

ADMINISTRATION COSTS:

District Administration — The cost to the particular departments and staff of the City, for providing the coordination of District services and operations, response to public concerns and education, as well as procedures associated with the levy and collection of assessments. This item also includes the costs of contracting with professionals to provide any additional administrative, legal or engineering services specific to the District including any required notices, mailings or property owner protest ballot proceedings.

County Administration Fee — This is the actual cost to the District for the County to collect District assessments on the property tax bills. This charge is based on a flat rate per fund number.

LEVY BREAKDOWN:

Total District and Admin. Costs — This is the combined costs of District Costs and Administration Costs.

Reserve Collection/(Contribution) — The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a),* provides for a District Reserve Fund. The Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the fiscal year) through January when the County provides the City with the first installment of assessments collected from the property tax bills. Negative amounts shown for these budget items are transfers from the reserve fund that are used to reduce the Balance to Levy. The Reserve Fund eliminates the need for the City to transfer funds from non-District accounts.

General Fund Replenishment/(Contribution) **—** This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/(Contribution) line item, this item directly impacts the Reserve Fund balance either positively or Replenishment.

Repayments are shown as a positive number and represent additional monies being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, the available Reserve Funds are exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount still outstanding.

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advanced funds to the District as a temporary loan to meet the proposed expenditures. Generally, the available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

Capital Improvement Fund Collection/(Transfer) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660,* provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Transfer) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

***Balance to Levy* —** This is the total amount to be levied and collected through assessments for the current fiscal year. The Balance to Levy represents the sum of Total Direct and Administration Costs, the Reserve Collection/(Contribution), Replenishment/(Contribution), and Other Revenue Sources.

DISTRICT STATISTICS:

Total Number of Parcels — The total number of parcels within the District boundary.

Total Parcels Levied — The total number of parcels within the District that are assessed. Non-assessable lots or parcels may include parcels of land principally encumbered by public right-of-ways, easements, common areas, and/or parcels within the boundaries of the District that currently do not benefit from the improvements due possibly to development restrictions.

***Total Equivalent Dwelling Units* —** The typical single-family residential parcel is assigned one (1.0) Equivalent Dwelling Unit. Every other land-use or property type is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land-use), and size of the property, as compared to typical single-family residential parcel.

Levy per EDU — This amount represents the rate being applied to each parcel's individual EDU. The Levy per Equivalent Dwelling Unit, is the result of dividing the total Balance to Levy, by the sum of the District EDU's, for the fiscal year.

Maximum Assessment per EDU — This amount represents the maximum rate to each parcel's individual EDU. The Maximum Assessment per Equivalent Dwelling Unit, is the result of multiplying prior year's maximum rate by CPI for February of each year as determined by the United States Department of Labor, Bureau of Labor Statistics.

RESERVE INFORMATION:

Reserve Balance **—** The Reserve Balance eliminates the need for the City to transfer funds from non-District accounts to pay for District charges during the first half of the fiscal year. The Reserve Balance allows the District to retain sufficient funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through January or February (when the County provides the City with the first installment of assessments collected from the property tax bills). Additional funds may be collected each year to ensure adequate operating funds are available or the funds may be used to reduce the Balance to Levy. Using reserve amounts in this way allows the Levy rate to remain fairly constant, although District costs may fluctuate. The Previous Reserve Balance reflects the projected funds available at the beginning of the current fiscal year (based on the projected revenues and expenses from the prior fiscal year). The Estimated Ending Reserve Balance reflects the projected funds that are anticipated at the end of the current fiscal year (assuming the revenues and expenditures occur as budgeted).

B. DISTRICT BUDGET FISCAL YEAR 2011/2012

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	$3,104.00
Utilities	1,841.00
Equipment & Supplies	11,016.00
Repairs/Miscellaneous Expenses	274.00
Direct Costs (Subtotal)	**$16,235.00**
ADMINISTRATION COSTS	
District Administration	$3,100.00
County Administration Fee	38.00
Administration Costs (Subtotal)	**$3,138.00**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	$19,373.00
Reserve Collection / (Contribution)	620.32
General Fund Replenishment/(Contribution)	0.00
CIP Collection / (Transfer)	0.00
Balance to Levy	**$19,993.32**
DISTRICT STATISTICS	
Total Number of Parcels	38.00
Total Parcels Levied	38.00
Total Equivalent Dwelling Units	38.00
Levy Per EDU	**$526.14**
Maximum Assessment Per EDU	**$526.14**
Consumer Price Index – Feb, 2011	1.7%
Prior Year Maximum Assessment Per EDU	$517.35
RESERVE INFORMATION	
Previous Reserve Balance	$29,406.00
Reserve Collection / (Contribution)	620.32
Estimated Ending Reserve Balance	**$30,026.32**

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

An Assessment District Diagram has been prepared for the District in the format required by the 1972 Act, and is on file with the City Clerk, and by reference is made part of this Report. The Assessment Diagram is available for inspection at the Office of the City Clerk, during normal business hours.

APPENDIX B - 2011/2012 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.

Non-assessable lots or parcels include land principally encumbered by public or utility rights-of-way and common areas. These parcels will not be assessed.

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2011/2012 Assessment Roll".

City of Woodland
West Wood Unit No. 1 Landscaping and Lighting District
FY 2011/12 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-560-046-000	248 QUAIL	$59,857.00	$94,774.00	$154,631.00	$526.14
027-560-047-000	252 QUAIL	100,000.00	165,000.00	265,000.00	526.14
027-560-048-000	256 QUAIL	100,000.00	150,000.00	250,000.00	526.14
027-560-049-000	260 QUAIL	100,000.00	165,000.00	265,000.00	526.14
027-560-050-000	264 QUAIL	85,000.00	130,000.00	215,000.00	526.14
027-560-051-000	269 QUAIL	100,000.00	165,000.00	265,000.00	526.14
027-560-052-000	265 QUAIL	100,000.00	150,000.00	250,000.00	526.14
027-560-053-000	261 QUAIL	90,000.00	125,000.00	215,000.00	526.14
027-560-054-000	257 QUAIL	100,000.00	165,000.00	265,000.00	526.14
027-560-055-000	253 QUAIL	100,000.00	150,000.00	250,000.00	526.14
027-560-056-000	249 QUAIL	85,000.00	130,000.00	215,000.00	526.14
027-560-057-000	245 QUAIL	85,000.00	130,000.00	215,000.00	526.14
027-560-058-000	244 PHEASANT	85,000.00	130,000.00	215,000.00	526.14
027-560-059-000	248 PHEASANT	85,000.00	130,000.00	215,000.00	526.14
027-560-060-000	252 PHEASANT	85,000.00	130,000.00	215,000.00	526.14
027-560-061-000	256 PHEASANT	100,000.00	165,000.00	265,000.00	526.14
027-560-062-000	260 PHEASANT	99,763.00	149,644.00	249,407.00	526.14
027-560-063-000	264 PHEASANT	85,000.00	130,000.00	215,000.00	526.14
027-560-064-000	268 PHEASANT	100,000.00	165,000.00	265,000.00	526.14
027-560-065-000	269 PHEASANT	100,000.00	150,000.00	250,000.00	526.14
027-560-066-000	265 PHEASANT	85,000.00	130,000.00	215,000.00	526.14
027-560-067-000	261 PHEASANT	100,000.00	165,000.00	265,000.00	526.14
027-560-068-000	257 PHEASANT	100,000.00	150,000.00	250,000.00	526.14
027-560-069-000	399 MALLARD	100,000.00	165,000.00	265,000.00	526.14
027-560-070-000	395 MALLARD	85,000.00	130,000.00	215,000.00	526.14
027-560-072-000	390 MALLARD	85,000.00	100,000.00	185,000.00	526.14
027-560-073-000	394 MALLARD	85,000.00	100,000.00	185,000.00	526.14
027-560-074-000	398 MALLARD	85,000.00	130,000.00	215,000.00	526.14
027-560-075-000	402 MALLARD	100,000.00	150,000.00	250,000.00	526.14
027-560-076-000	406 MALLARD	100,000.00	165,000.00	265,000.00	526.14
027-560-077-000	410 MALLARD	85,000.00	130,000.00	215,000.00	526.14
027-560-078-000	414 MALLARD	100,000.00	150,000.00	250,000.00	526.14
027-560-079-000	418 MALLARD	100,000.00	165,000.00	265,000.00	526.14
027-560-080-000	420 MALLARD	85,000.00	130,000.00	215,000.00	526.14
027-560-081-000	424 MALLARD	100,000.00	150,000.00	250,000.00	526.14
027-560-082-000	428 MALLARD	100,000.00	165,000.00	265,000.00	526.14
027-560-083-000	432 MALLARD	29,331.00	134,034.00	163,365.00	526.14
027-560-085-000	244 QUAIL	85,000.00	100,000.00	185,000.00	526.14
Total:					**$19,993.32**
Count:					**38**

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Public Hearing on the 2011-2012 Community Development Block Grant Annual Action Plan and Authorization for Submittal of Action Plan, Analysis of Impediments to Fair Housing and Associated Documents

Report in Brief

Staff has scheduled a public hearing so that the City Council may receive community comments on the 2011-2012 Community Development Block Grant (CDBG) Action Plan (Attachment A), and adopt the resolutions associated with this action. These actions are consistent with the CDBG Consolidated Plan goals to reduce slum and blight conditions and assisting low and moderate income people.

Staff recommends that the City Council:

- Adopt Resolution No. ____ to approve the 2011-2012 CDBG Action Plan with the funding allocations described herein;
- Direct staff to complete the 2011-2012 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
- Direct staff to forward the completed 2011-2012 Action Plan to HUD by once completed;
- Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
- Authorize the Finance Officer to make the budget allocations as specified.

Background

The City of Woodland receives Community Development Block Grant (CDBG) funds annually from the U.S. Department of Housing and Urban Development (HUD). CDBG funds must be used for activities that assist lower-income persons and eliminate conditions of slums and blight from the community. For program year 2011-2012, the City is expected to receive only $526,632 in CDBG funds, a significant reduction in funding from FY 2010-2011 at $630,540, a 16.6% reduction in the City's annual allocation. The reductions were the result of congressional actions necessary to balance the Federal budget in this very difficult economy.

Overview of 2011-2012 CDBG Budget

The City of Woodland 2011-2012 CDBG Entitlement amount is expected to be $526,632. Table 1 displays the breakdown of the full $1,081,866 available in the City's 2011-2012 CDBG program. See Attachment B for the proposal 2011-2012 CDBG budget and staff recommended allocations.

Table 1
2011-2012 CDBG Entitlement Budget

Proposed Expenses 11-12	Entitlement	Program Income	Unexpended Funds	TOTAL
20% Administration	$105,326	$0	$0	$105,326
15% Public Services	$ 78,994	TBD	$ 13,155	$ 92,149
Public Facilities Improvements	$342,312	$0	$542,079	$884,391
Budget TOTAL	$526,632	TBD	$555,234	$1,081,866

Administration

As approved by City Council each year, 20% of the Entitlement is allocated to Planning and Administration Activities. This is the maximum percentage of entitlement available for administration activities according to HUD guidelines. The total allocation for Administration for program year 2011-2012 is $105,326 and offsets the General Fund expenditure for the administration of the CDBG program.

Public Services

In 2011-2012, $78,994 is proposed to be allocated to Public Services program. According to HUD guidelines, a maximum of 15% of the Entitlement can be allocated to Public Service programs in addition to 15% of previous year's program (if available). In addition to scoring the applications based on the rating and ranking system, City policy reserves a minimum of 40 percent of all public service funds for food and shelter programs ($31,597). CDBG staff makes an effort to award a minimum of $6,000 per eligible public service program in order to control administrative costs. Public service grants are used to provide services to lower-income residents of Woodland (including seniors and children), provide food and shelter to homeless residents, prevent homelessness, and offer other public services eligible under HUD guidelines.

Public Facilities and Improvements

As indicated in Table 1, the combined total of Administration and Public Services, expenditures from the total 2011-2012 CDBG allocation amount provides the City with a balance of approximately $342,312 in new entitlement available for funding Public Facilities construction projects. Due to the current market conditions in construction, there have been significant delays in activity due to the reduction in number of possible (capable) small contractors that would bid on CDBG funded projects. Another cause for delays in expenditure is the significant reduction in staff who administers the CDBG grant activities at the City and with various subrecipients. Therefore there is substantial amount of “unexpended funds” in the amount of $555,234 from previous years that are identified for completion in 2011-2012. As a result, the total allocation available for Public Facilities construction projects is $884,391.

The City Council should note that the delayed expenditure of funds is a source of concern for HUD. Staff has been in contact with HUD officials and is working with the agency and within the City organization to implement improvements that will expend the funds for necessary Public Facilities projects in a timely manner.

Discussion

Many more applications were received this year than could be funded with the allocation available. The CDBG program received $218,019 in total Public Service grant requests; however, the program only has $78,994 available to allocate. For facility improvement applications, the CDBG program received $848,252 in total requests and only had $342,312 to allocate to recipients. For a full list of applications received, please see Attachment D.

To evaluate the applications staff followed the same application rating system which was implemented in the 2007-2008 program year by the City Council. The rating system scores the applications based on objective criteria: benefit to low and very low income persons; activity need and justification; reasonableness of cost estimates; activity management and timeliness; experience, past performance, and organizational capability; and project budget—evidence of sufficient funding.

Staff is recommending the City Council to approve the CDBG funding allocations for public service and public facility projects and programs outlined in the attached 2011-2012 Action Plan. These funding allocations will provide needed support to the community’s public services, such as food, shelter, counseling, etc., and to rehabilitate valued community facilities.

In 2010 the City submitted the Consolidated Plan for the period of 2010-2014, a 5 year plan that identifies priorities, goals and objectives for the City. It also considers the composition of the City’s population by demographics, housing conditions, concentrations and possible barriers to housing opportunities and most importantly how the City addresses these concerns or possible restrictions throughout the City. The Analysis of Impediments to Fair Housing is a complimentary, HUD required document that should be updated by each entitlement jurisdiction at the time when the Consolidated Plan. Staff has prepared an update (Attachment F and Attachment G-associated

Resolution) for the City Council's consideration and approval to submit to HUD with the Annual Action Plan. Staff believes this document should be updated, reviewed by the City Council and submitted to HUD with the Annual Action Plan.

Fiscal Impact

The CDBG allocation recommended for the Engineering Division Series Street Lighting Project, ADA Curb Ramps Project, and Substandard Housing Program relieves the General Fund of $285,613. The CDBG allocation recommended will also programs that have been removed from the General Fund due to budget shortfalls.

There is no direct fiscal impact associated with the recommended actions on the City's General Fund.

Public Contact

Information regarding the CDBG program was provided to the public through a Notice of Funding Available (NOFA) published on March 15, 2011. Emails were sent to interested parties and applicants and a public meeting was held on April 6, 2011 to announce staff recommendations for the 2011-2012 CDBG program year. The Notice and applications were posted on the City's CDBG webpage. The draft 2011-2012 Annual Action Plan was made available for public review and comments on April 11, 2011 with the comment period ending on May 10, 2011. The Public Hearing Notice was printed in the Daily Democrat and posted at the City Hall on May 27, 2011. Comments that were received during this period will be considered for incorporation into the draft Plan.

This item was also posted on the City's webpage as part of the June 7, 2011 City Council Agenda.

Alternative Courses of Action

Alternative 1:

- Adopt Resolution No. ____ to approve the 2011-2012 CDBG Action Plan with the funding allocations described herein;
- Direct staff to complete the 2011-2012 Action Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period;
- Direct staff to forward the completed 2011-2012 Action Plan to HUD by once completed;
- Authorize the City Manager to execute any agreements, contracts or related/required documents with the appropriate entities to carry out the CDBG funded activities; and
- Authorize the Finance Officer to make the budget allocations as specified.

Alternative 2:

- Do not approve the 2011-2012 CDBG Action Plan as described herein and direct staff to change the Action Plan per Council revisions;
- Direct staff to complete the 2011-2012 Action Plan based on Council revisions;
- Direct staff to forward the revised and completed 2011-2012 Action Plan to HUD;
- Authorize the City Manager to execute any agreements, contracts, or other documents associated with the revised Action Plan;
- Authorize the Finance Officer to make the budget allocations based on the Council revisions as specified.

Recommendation for Action

Staff recommends that the City Council approve Alternative 1.

Prepared by: Wendy Ross
Economic Development Mgr.

____
Mark G. Deven
City Manager

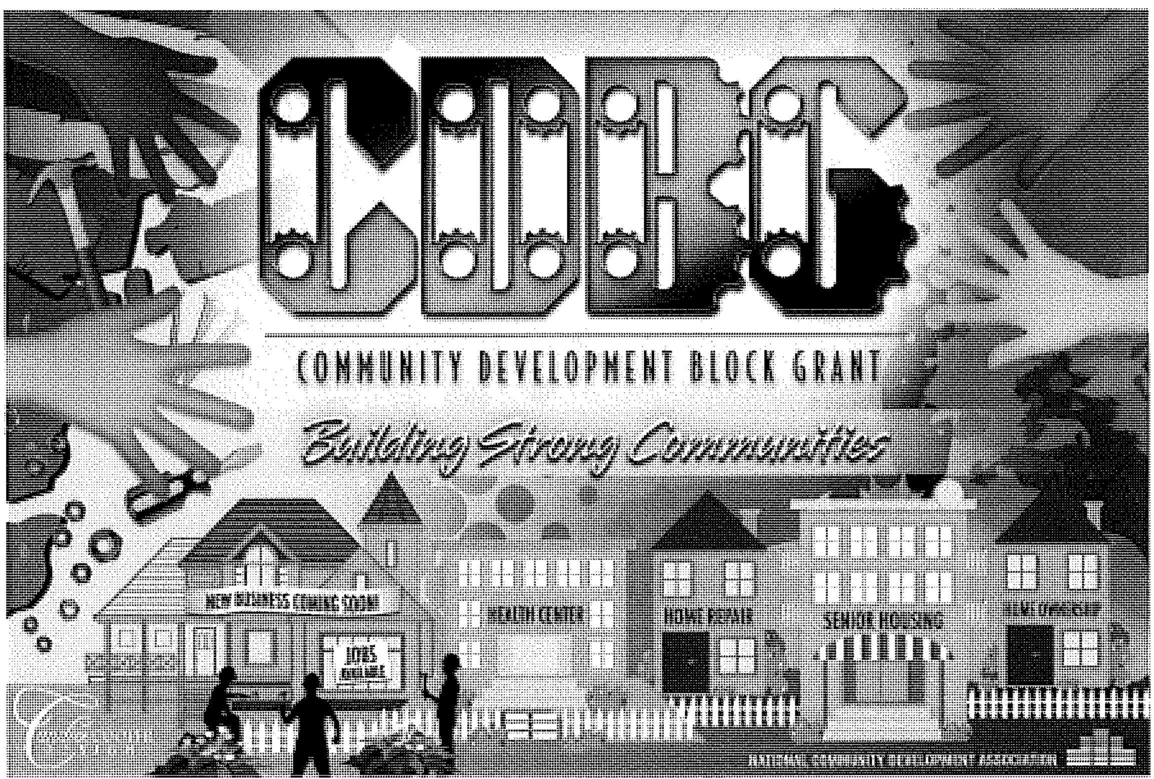
Attachment A: Draft Action Plan 2011-2012
Attachment B: Proposed CDBG Budget
Attachment C: Public Facility Project Descriptions
Attachment D: List of Submitted Applications
Attachment E: Resolution for Action Plan
Attachment F: Analysis of Impediments to Fair Housing (AIFH)
Attachment G: Resolution for AIFH

2011-2012 Program Year

City of Woodland

Action Plan

DRAFT



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Appendix B: Public Notices

Appendix C: List of Projects (Tables 3C)

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Appendix E: CDBG Maps

Appendix F: Organizations Involved in the Homeless Coalition

Appendix G: Continuum of Care List of Programs

EXECUTIVE SUMMARY

The 2011-2012 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Woodland. It is a portion of the implementation of the five-year Consolidated Plan, and provides a detailed summary of how the City's annual Community Development Block Grant (CDBG) entitlement will be spent in the coming year. Both the Consolidated Plan and the Action Plan are implemented by the City's housing staff.

In the 2011-2012 fiscal year, the City anticipates receiving $526,632 in federal CDBG program funds and has available $555,234 from unexpended funds and **TBD** from Program Income to use into the current year.

City staff encouraged citizen participation throughout the Action Plan process. This included holding public meetings, consulting local organizations, and encouraging input from the public during the review process. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

INTRODUCTION

The 2011-12 Action Plan establishes the specific actions that will be taken to address the City's priority needs and strategies. The Action Plan is submitted on an annual basis throughout the five-year period of the 2010-2014 Consolidated Plan. This Action Plan is for the 12-month period from July 1, 2011 to June 30, 2012.

To set annual priorities to meet the housing and non-housing needs in the City of Woodland, information was evaluated and analyzed from the data and needs assessment provided in the Consolidated Plan. The Action Plan is also based on input from the citizen participation process described below including the identification of priority community development needs.

Consistent with the overall goals of the U.S. Department of Housing and Urban Development, the City has identified the following five-year goals to pursue during 2010-2014.

GOALS

- Promote the development of affordable housing in the City to meet the needs of very-low and low to moderate-income households as outlined in the Housing Element of the General Plan and Redevelopment Agency 5-year Implementation Housing Component.
- Revise the City's Inclusionary Housing Ordinance (6A) and Spring Lake Affordable Housing Ordinance to improve the Inclusionary Housing Ordinance Program and increase homeownership for low-income households.
- Support the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing.
- Provide fair housing services to ensure that persons regardless of race, creed, color, national origin, religion, sex, family status, age, or handicap/disability have an equal opportunity to secure decent housing and are treated fairly in dealing with landlords, real estate brokers and lenders.
- Continue to support programs to address the need for emergency and transitional housing.
- Continue to support programs to transition homeless persons to permanent housing.

- Continue to support programs for the prevention of homelessness.
- Infrastructure improvements including water, sewer, and storm water improvements.
- Facilities for health care and youth centers.
- Accessibility for the physically disabled particularly through ADA improvements.
- Emergency food and shelter for the homeless and at risk homeless, youth services, health services, crime awareness activities, and fair housing counseling
- Job training, placement and other types of employment services.
- Partner with private commercial developers to develop/redevelop existing vacant or underutilized commercial sites in CDBG eligible areas.
- Address priority non-residential historic preservation needs in the Historic Downtown area.
- Provision of business loans to for-profit entities to carry out economic development, such as growing the industry or business in the City of Woodland.

All activities included in the Action Plan must meet at least one of three national objectives of the CDBG program. Those objectives are:

1. Provide benefit to low- and moderate-income persons;

2. Aid in the prevention or elimination of slums or blight; and

3. Meet community development needs having a particular urgency.

This Action Plan outlines the City of Woodland's plan for the use of CDBG funds for the 2011-12 program year and includes a description of all planned housing and community development activities. The Action Plan also includes a description of citizen participation efforts and discussions on lead-based paint, anti-poverty strategy, fair housing, and coordination with other agencies.

A. ANNUAL FUNDING SOURCES

Introduction

The City's CDBG grantee entitlement is $526,632 for FY 2011-2012. Of this 20% of the entitlement amount or $105,326 may be used for planning and administrative costs. Of the entitlement a maximum of $78,994, or 15% of entitlement, may be used for public services. At least seventy percent of all expenditures must benefit low- and moderate-income households.

During the 2011-2012 fiscal year, the City of Woodland will utilize several federal, state, local and private resources to address housing and community development needs. Additionally, the City is actively seeking funding to address low- and moderate-income community development needs through a variety of funding sources. Below is a summary of the major funding resources that will be used to carry out activities.

CDBG Entitlement

The U.S. Department of Housing and Urban Development unofficially (via an email list) notified the City of Woodland of its estimated Program Year 2011 allocation on May 2, 2011; $526,632 is available for fiscal year 2011-2012, a significant reduction in the annual allocation compared to FY 2010 at $630,540. (Very difficult challenges with balancing the federal, state and local budgets, due to the economy have forced Federal Administrators to make significant cuts. CDBG cuts were a 16.6% reduction from last year's Entitlement Allocation.) CDBG funds can be used to address a wide range of activities including acquisition, rehabilitation, public facilities and infrastructure improvements, public services, and homeless assistance. The level of need for each project is determined by a Consolidated Plan Priorities Table and included in the Action Plan (this table is located in **Appendix A**).

PROGRAM INCOME

The City of Woodland receives program income from loan payoffs, lien repayments and other scheduled monthly loan payments. When housing rehabilitation loan payments or payoffs are made the revenue is recorded as program income. To date, the total program income received during 2010-11 is $**TBD**. These funds have been spent before entitlement funds and consequently have saved budgeted entitlement funds. Those unexpended entitlement funds will now be allocated to new projects in 2011-2012.

UNEXPENDED FUNDS

Staff is in the process of closing out prior year program years and anticipates the completion of these close outs prior to the submittal of the 10-11 CAPER Report. Outstanding program years include PY 07-08, PY 08-09 and PY 09-10, most project and programs have fully expended funds, accomplishments need to be reported and IDIS files closed out. For 2010-2011 program year, all but one public service program are on track to be completed and funds expended by June 30, 2011. The City's Water (utility) Assistance program has not been as successful in reaching qualified residents to reduce their bill as the cost of water increases. As such staff recommends shifting a portion of these funds to a new program "recreation scholarship" ($6,000) to assist low income (youth) customers to be able to participate in city programmed recreation activities. The Water Assistance Program will have a remaining balance of $7,155 for use in fy 2011/2012.

Most public facility projects are on track to be completed and funded expended by June 30, 2011. The Yolo County Housing Authority Playground installation has yet to be built due to outstanding issues related to the source of CDBG funds to be transferred from excess funds allocated to the TANA project (py 06-07, 07-08 and 08-09). It is expected that a reduced amount of funds of approximately $65,061 of 08/09 funds and $4,754 will be sufficient to develop the playground facility. The remaining $24,000 will be paid to UC Davis for oversight once the project has been reconciled with the assistance of HUD Labor Standards staff. The City's Housing Assistance program has a remaining balance of $36,442 (of which $5,278 was a remaining balance that had been set aside for Activity Delivery and not needed). The total funds were not expended because the City had received CDBG-R funds and allocated approx $90,000 additional funds, therefore more to expend. St. John's Supportive Housing Rehab has a remaining balance of $46,461 (FY 09-10) and Yolo Adult Healthcare (YADHC) has a balance of $53,126; anticipates completing the approved improvements by June 2012. FY10/11 Projects that have not yet been completed are the following expected to be completed by June 2012: Summer House ADA Entrance ($12,000), St John ADA compliance (part 2) ($16,800), the City's ADA Accessibility Program funds ($201,452) (program design has begun, Heidrick Ranch Duplex Build ($38,983), Cottonwood Meadows Rehab Project ($43,000). Discussions with subrecipients regarding the delayed expenditure of funds has been described as "due to the difficulty in finding a contractor to complete the work for the estimated budget or the lack of available "small" contractors who have not been bidding (due to closures, consolidations, etc)" because of the cost. It has also been the occasion that the subrecipients have had to lay off staff and consequently there are fewer people available to administer the contracts and develop the project. City staff will continue to assist subrecipients through the CDBG process (as was indicated in the city's HUD on-site monitoring with HUD CPD Rep, Greg Harrick).

During the 09/10 program year, Council approved the shift of unused CDBG-R funds ($3,017) from STEAC from their funded family advocacy program to the Wayfarer Center "Emergency Food and Shelter Program". The funds must be expended by September 2012. It is expected that the Wayfarer Center will expend these additional funds well in advance of this deadline.

OTHER RESOURCES

During the 2006-2007 fiscal year, the City was successful in securing $4 million in HOME funds from the State of California for the Rochdale Grange Community. This 44-unit multifamily affordable project will be constructed in the Spring Lake Specific Plan Area. It features 43 units that will be reserved for households earning no more then 50 percent of area median income. The project will be built by Neighborhood Partners, a for-profit affordable housing developer. The $4 million HOME grant is approximately 20 percent of the $14 million cost of the project. The remainder of the project will be funded through Mortgage Revenue Bonds, Tax Credit Equity, Deferred Developer Fees, and Multifamily Housing Program funds from the California Department of Housing and Community Development (HCD). The funds for this project are now available. The project started construction March 2010 and is expected to be completed mid-2011.

Since 2007 the City has used CalHome, BEGIN, HOME, redevelopment tax-increment, and CDBG-Recovery funds to provide homebuyer assistance to low- and moderate-income homebuyers. In January of 2011, the City received a new allocation of $800,000 to continue its First Time Homebuyer Program. These new funds are expected to create opportunities for approximately 15 low income households.

The City with the help of the Homeless Coordinator and Yolo Wayfarer Center annually apply for funding for homeless assistance and service provider programs. The City of Woodland received a grant renewal under the 2010 Supportive Housing Program (SHP) in the amount of $177,343 to assist the Yolo Wayfarer's transitional housing programs. The City also received a special 2009 SHP allocation of $46,240 for Permanent Supportive Housing to be programmed by the Yolo County Wayfarer Center.

At the local level, the City may utilize redevelopment funds, defer development fees, and use housing monitoring fees to further develop, promote, and preserve affordable housing. The City of Woodland has made a commitment to work with a non-profit housing developer to use a CDBG Section 108 loan for the acquisition and rehabilitation of a mobile home park, known as Casa Del Sol Mobile home Park. The project was completed in 2010.

CITIZEN PARTICIPATION

On March 8, 2011 an email letter was sent to all past applicants and interested possible subrecipients which included the 2011/2012 application and Notice of Funding Available (NOFA) and on March 15, 2011 a NOFA was published in the *Daily Democrat* announcing the availability of CDBG funds for the 2011-2012 program year. An application workshop was held on March 17, 2011.

The CDBG Review Team, made up of two city staff and a staff member of Yolo County's Community Services Block Grant program, reviews CDBG proposals and makes funding recommendations for the

CDBG program. After staff's funding recommendations had been determined, a public meeting was held on April 6, 2011to announce staff recommendations and receive comments. The meeting was publicly noticed in the *Daily Democrat* on March 25, 2011. Finally, staff has the responsibility to forward funding recommendations for consideration by the City Council at a public hearing. Citizens were notified in a public notice published on April 11, 2011, that the draft 2011-2012 City of Woodland Annual Action Plan was available for citizen review and comment. During the 30-day comment period from April 11, 2011 through May 10, 2011 the Annual Action Plan was made available to the public at the Woodland City Hall, City Clerk's office, the Woodland Public Library, and the City of Woodland website. All citizens' comments received were incorporated into the Plan. City staff delayed the public hearing by 3 weeks due to the uncertainty of funding in an effort to reduce paperwork and correspondence (request for amendments based on actual allocations rather than "best estimate" from news releases, etc).

During the public comment period 2 comments were received: both opposing "funding of a new youth program since it's a new program by a new organization which barely created its board of directors in the past 12 months". **add info and exhibits of comments and who, why, etc. At the public hearing, one citizen comment was received and considered for incorporation into the Plan.**

Following the 30-day citizens' comment period, the Woodland City Council held a public hearing on June 7, 2011 to receive citizens' comments prior to adopting the final City of Woodland 2011-2012 Annual Action Plan. This meeting was noticed on May 27, 2011 in the Woodland *Daily Democrat.* (Public notices are included in **Appendix A**)

COORDINATION AND INSTITUTIONAL STRUCTURE

The City will continue to focus on improving coordination and eliminating gaps in the institutional structure. The City has continued the liaison between the City and the Housing Authority and consulted with them on other development opportunities within the City. In addition, the City continues to work to improve communication between divisions and departments, including the Redevelopment Agency, Building, Finance, Development Engineering, Public Works, and Parks and Recreation.

INTEGRATED APPROACH/VISION

As stated in the Five-Year Strategic Plan, the City has integrated several required programs and plans into its Consolidated Plan to ensure that City government and related agencies work together on a uniform vision for the benefit of residents of the City. The CDBG work program reflects objectives that are contained in these plans and programs.

CDBG WORK PROGRAM

The City Council approved funding allocations for FY 2011-12 on June 7, 2011. The list of projects, with additional information, can be found in the **Appendix C**. The CDBG program will be implemented in accordance with the HUD Certifications presented in **Appendix D**. These projects are consistent with priority needs and the five-year goals identified in the Consolidated Plan.

During the 2010-11 program year the City updated its application rating system to evaluate public service and public facility (construction-like) applications separately. Public Service applications are scored more heavily on past performance and community need, while public facility applications are scored more heavily on readiness, past performance and organizational capability to carry out the program. In addition, the City adhered to a minimum public service grant of $6,000 and reserved a minimum 40 percent of all public service funds to food and shelter programs. Staff will continue to implement public services in this manner.

A summary of the specific activities that will be implemented with the allocation of 2011-12 CDBG Entitlement funds ($526,632) and unexpended funds of ($555,234) is provided in **Table 1**.

Table 1
CDBG Summary Table 2011-12

CDBG Program/Activities	**SOURCES**			
Planning And Administrative	**'11-'12 Entitlement**	**Unexpended funds**	**Program Income 11-12**	**Total Funds Available**
Administration	$105,326			**$105,326**
Subtotal Planning, Administration	$105,326	$0	To be determined	**$105,326**
Public Facilities and Public Improvements				
COW ADA Accessibility program 11/12	$103,613			**$103,613**
COW Series St Light Replacement-SE of DT	$160,000			**$160,000**
St. John's Retirement Village-ADA ramp	$15,000			**$15,000**
YCCC- Haven House Repairs	$39,199			**$39,199**
Cityreach Group of Woodland, Inc.	$6,000			**$6,000**
COW/CDD Substandard Housing Program	$12,000			**$12,000**
YCHA- Playground Equipment		$69,815*		**$69,815**
TANA-Chicano Studies Ctr-UC Davis		$24,000*		**$24,000**
Summer House-Accessible Entrance		$12,000 (1)		**$12,000**
St. John ADA Compliance		$16,800 (2)		**$16,800**
ADA Accessibility Program (10/11)		$201,452		**$201,452**
Heidrick Ranch Duplex Build		$38,983		**$38,983**
Cottonwood Meadows Rehab Project		$43,000		**$43,000**
Housing Assistance Program		$36,442		**$36,442**
YCCC-Supportive Housing Rehab. (166 College)		$46,461		**$46,461**
YADHC-Building Safety		$53,126		**$53,126**
Contingency-Willdan Activity Delivery Assist.	$6,500			**$6,500**
Subtotal Public Facilities and Public Improvements	**$342,312**	**$542,079**	TBD	**$884,391**
Public Services				
Cityreach Group of Woodland, Inc.	$6,000			**$6,000**

Literacy Council- S.T.E.P	$8,000			**$8,000**
Yolo Family Service Agency-LowIncome Counsel	$6,000			**$6,000**
Home Delivered Meals-ENP	$9,000			**$9,000**
Substandard Housing assistance-COW	$10,000			**$10,000**
Teen Success-PPMM	$6,000			**$6,000**
Fair Housing Services-LSNC	$10,000			**$10,000**
New Dimensions Supported Housing-YCCC	$6,000			**$6,000**
Emergency Food & Shelter-Wayfarer Center	$8,994			**$8,994**
Enough To Each-Food Bank	$9,000			**$9,000**
City of Woodland Water (utility) Assistance		$7,155		**$7,155**
Recreation Scholarship-COW recreation		$6,000***		**$6,000**
Emergency Food & Shelter-Wayfarer Center		$3,017 **		**$3,107**
Subtotal Public Services	**$78,994**	**$13,155**	**TBD**	**$92,149**
Total in Unexpended CDBG Funds From Previous Years		$555,234	TBD	**$555,234**
Total in CDBG Program Income Funds from Previous Year to be spent in FY 2011-2012			TBD	**TBD**
Total Amount for CDBG Activities for FY 2011-12	$78,994	$555,234	TBD	**$342,312**

- *FY09/10 originally funded at $101,980, but due to greater project expenses than projected, the amount of funds available to be shifted to this project has been reduced to $65,061 (fy 08/09 and $4,754 (fy 09/10).
- **CDBG-R funds available from 08-09 funds. It was determined by subrecipients that their program would not successfully spend funds and therefore funds were approved by Council to be allocated to the Wayfarer Center. Not added to total—for illustrative purposes only.
- *** staff recommend a shift of a portion of the remaining funds from Water Assistance program (fy10/11) to the proposed Recreation Scholarship program (fy11/12) in the amount of $6,000.
  - $11,000 project; $1,000 activity delivery
  - (2) $15,800 Project; $1,000 activity delivery

SUMMARY OF PROPOSED PROJECTS AND PROGRAM

The following text summarizes each of the proposed activities in each category:

PLANNING AND ADMINISTRATION:

1) Program: CDBG Administration
   Agency: City of Woodland
   Funding Amount: $105,325
   HUD Matrix Code: 21A General Program Administration
   Citation: 570.206

Description:
Funding will cover costs of staff time and consultant services related to the overall administration of the City's CDBG program, including coordination, implementation, management, monitoring, reporting, and evaluation. Funds will also contribute to planning and citizen participation efforts required to implement grants under the CDBG program.

PUBLIC SERVICES:

2) Program: Youth Center/Club 180
Agency: Cityreach Group of Woodland, Inc.
Funding Amount: $6,000
HUD Matrix Code: 05D Youth Centers
Citation:
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:
The project will open a youth center that targets low and moderate income youth focusing resources on recreational activities, educational programs, crime prevention, substance abuse prevention and counseling. The facility is 8,970 square feet, and proposes to feature activities for middle and high school aged youth.

3) Program: S.T.E.P – Strength Through Education Program
Agency: Yolo Literacy Council
Funding Amount: $8,000
HUD Matrix Code: 05 Public Services
Citation: 570.201(e)
National Objective: 570.208 (a)(2) – Low/Mod Limited Clientele

Description:
S.T.E.P. in partnership with the Yolo Wayfarer Center offers reading, writing and comprehension skills in a goal-oriented one-on-one and small group educational situation. Residents work on goals centered on job skills, housing, health and family skills as well as basic literacy. Literacy is essential to an individual's successful transition from living on the streets to living an independent life style.

4) Program: Low-Income Counseling for Parents & Children
Agency: Yolo Family Service Agency
Funding Amount: $6,000
HUD Matrix Code: 05O Mental Health Services
Citation: 570.201(e)
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:
This program provides professional services to low income parents and children who seek counseling to cope with emotional distress, such as anxiety and depression; and helps clients to develop a higher capacity to cope without resorting to substance abuse or other destructive means. The program subsidizes the cost of mental health services for families of very low- and

low-income who have traumas and abuse histories and has been proven to prevent child abuse and reduce the involvement of Child Protective Services.

5) Program: Home Delivered Meal Program - Meals on Wheels

Program:	Home Delivered Meal Program - Meals on Wheels
Agency:	Elderly Nutrition Program
Funding Amount:	$9,000
HUD Matrix Code:	05A Senior Services
Citation:	570.201(e)
National Objective:	570.208(a)(2) – Low/Mod Limited Clientele

Description:
The Home Delivered Meals Program provides frail homebound seniors with a home-delivered, hot, nutritious noon-time meal that is prepared fresh daily and served by volunteers throughout Yolo County. Many of the seniors who receive home-delivered meals are recently discharged from the hospital and are completely bedridden with no family support or other assistance in purchasing food and preparing meals.

6)

Program:	Substandard Housing Assistance Program
Agency:	City of Woodland Community Development Department
Funding Amount:	$10,000
HUD Matrix Code:	15
Citation:	570.201 (f) interim assistance
National Objective:	570.208(b)(2)-Slum and Blight spot

Description:
The City has identified a need for stronger code enforcement to address substandard housing conditions. This enforcement role had been provided by Yolo County but is now the responsibility of the City. Due to budgetary shortfalls, the City is not able to support these activities. CDBG funds will be used to pay for code enforcement in eligible target areas. This program will include the rehabilitation to address code violations in cited properties, or relocation assistance to help during the rehabilitation process. (see Substandard Housing in Capital section)

7)

Program:	Teen Success
Agency:	Planned Parenthood Mar Monte
Funding Amount:	$6,000
HUD Matrix Code:	05 Public Services
Citation:	570.201(e)
National Objective:	570.208 (a)(2) – Low/Mod Limited Clientele

Description:
Addresses the issues of teen pregnancy by helping pregnant and parenting teen mothers between the ages of 13-18 years old set and achieve short- and long-term goals and by developing healthy alternatives for teens instead of having more children. Facilitated group sessions meet for two hours weekly over the course of a year to provide a supportive

environment for teen mothers to discuss issues facing adolescent parents. Childcare and nutritional snacks are provided during meetings.

8) Program: Fair Housing Services
Agency: Legal Services of Northern California
Funding Amount: $10,000
HUD Matrix Code: 05J Fair Housing Services
Citation: 570.206
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:
The City will contract with Legal Services of Northern California to provide fair housing services through the Fair Housing Hotline Project, per its ongoing contract. This program provides free information and advice on fair housing issues, case intake and complaint processing, and investigation of alleged fair housing violations. Other services include fair housing education and outreach activities for rental property owners, managers, and consumers. During April, which is Fair Housing Month, the City holds a Fair Housing Workshop for housing providers and consumers. This activity is designed to affirmatively further fair housing objectives of Title VIII of the Civil Rights Act of 1968.

9) Program: New Dimensions Supportive Housing
Agency: Yolo Community Care Continuum
Funding Amount: $6,000
HUD Matrix Code: 05O Mental Health Services
Citation: 570.201(e)
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:
CDBG funds will be utilized to help staff provide individualized services to residents of the New Dimensions Supportive Housing Project, a 15-unit affordable project for adults at risk of mental illness. Services provided include teaching independent living skills such as meal planning, shopping, cooking, cleaning, and laundry. Other services provided to the residents include locating housing, providing clinical and medical support, teaching vocational skills, and ensuring safety.

10) Program: Emergency Food and Shelter
Agency: Yolo Wayfarer Center
Funding Amount: $8,994 (and $3,017 of CDBG –R)
HUD Matrix Code: 05 Public Services
Citation: 570.201(e)
National Objective: 570.208 (a)(2) – Low/Mod Limited Clientele

Description:
Provides daily emergency food and shelter services to homeless and low-income citizens of Woodland and Yolo County, including weekday nutritional meals, case management, and access to mail, shower, telephone, and laundry facilities—in addition to providing referrals to agencies that provide rental and utility assistance, work needs, medicine, travel expenses, clothing, household items, and mental health services.

11) Program: Enough to Eat
Agency: Food Bank of Yolo County
Funding Amount: $9,000
HUD Matrix Code: 05 Public Services
Citation: 570.201(e)
National Objective: 570.201(a)(2) – Low/Mod Limited Clientele

Description:
The Enough to Eat Program is sponsored by the Food Bank of Yolo County and serves non-profit agencies located in Woodland. The inventory available to agencies is comprised of commodities obtained by America's Second Harvest Program, food drives, product donations by food suppliers and farmers, and food purchases by the Food Bank. Agencies can obtain commodities on a weekly basis and there is no maximum limit on poundage.

12) Program: Recreation Scholarship Program
Agency: City of Woodland Recreation Department
Funding Amount: $6,000
HUD Matrix Code: 05
Citation: 570.201(e)
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:
Over the past five years, funding to youth recreation has been dramatically reduced. This led to the elimination of the Yolano Housing Recreation Center's summer programs which were offered at a very low cost to the participants. And, it also led to the need to double the City's Summertime Fun Club's registration fees from previous years which put programs financially out of reach for low-income families. These funds will cover a portion of the fee to make the programs affordable to low and moderate income familes of Woodland.

CAPITAL AND OTHER PROJECTS:

1) Program: ADA Curb Ramps
Agency: City of Woodland
Funding Amount: $103,613 fy 11/12
HUD Matrix Code: 03L Sidewalks
Citation: 570.201(c)
National Objective: 570.208(a)(2)(D)(ii)(A) – Low/Mod Limited Clientele

Description:
There is a need to comply with the Americans with Disabilities Act (ADA) to provide design and construction of curb ramps for public use to individuals with disabilities. The City receives candidate locations for ADA improvements from various departments, residents, and members of the disabled community. Approximately 10-15 additional curb ramps and sections of sidewalk will be designed and installed with these funds.

2) Program: Series Street Light Installation
Agency: City of Woodland
Funding Amount: $160,000
HUD Matrix Code: 03L Sidewalks
Citation: 570.201(c)
National Objective: 570.208(a)(1)

Description:
This project will install the replacement of a hazardous lighting system in a neighborhood north of Gibson Road. It will complete the transition to series street lighting in this part of town. The current system has no short circuit protection and is not in conduit, allowing the electrical current to potentially travel through the soil and nearby utility pipes and posing a shock hazard to citizens and work crews.

3) Project: ADA Road/Curb Ramp
Agency: St. John's Retirement Village/Stollwood Convalescent Hospital
Funding Amount: $15,000
HUD Matrix Code: 03 Public Facility and Improvements
Citation: 570.201(c)
National Objective: 570.208(a)(2)(A) – Low/Mod Limited Clientele

Description:
St. John's Retirement Village and Stollwood Convalescent Hospital provides five levels of care to seniors. The road and curb/sidewalk repair project will increase the safety of the 160 residents, eliminate hazardous walking areas, and upgrade the facility to be ADA compliant.

4) Program: Haven House Repairs
Agency: Yolo Community Care Continuum (YCCC)
Funding Amount: $39,199
HUD Matrix Code: 03 Public Facilities
Citation: 570.201(c)
National Objective: 570.208(a)(2)(C) – Low/Mod Limited Clientele

Description:
This request is for funding to rehabilitate the Haven House located at 168 College Street. Improvements will include re-roofing the building, replacing windows, repairing rotting wood on the exterior of the building and repaint the exterior. The facility provides a structured day rehabilitation program that focuses on developing independent living skills and includes peer support, employment opportunities, and time to socialize.

5) Program: Youth Center/Club 180
Agency: Cityreach Group of Woodland, Inc.
Funding Amount: $6,000
HUD Matrix Code: 03D
Citation: 570.201(c)
National Objective: 570.208(a)(2) – Low/Mod Limited Clientele

Description:

The project will open a youth center that targets low and moderate income (at risk)youth focusing resources on recreational activities, educational programs, crime prevention, substance abuse prevention and counseling. The facility is 8,970 square feet, and proposes to feature activities for middle and high school aged youth.

Capital funds will be used to assist with the renovation of the site into a youth center-may include interior paint and carpeting, identification and tracking system (middle and high school children will be tracked so no one walks off property without permission).

6) Program: Substandard Housing Program (housing rehab)
Agency: City of Woodland
Funding Amount: $12,000

Description:
The City has identified a need for stronger code enforcement to address substandard housing conditions. This enforcement role had been provided by Yolo County but is now the responsibility of the City. Due to budgetary shortfalls, the City is not able to support these activities. CDBG funds will be used to pay for code enforcement in eligible target areas. This program will include the rehabilitation to address code violations in cited properties, or relocation assistance to help during the rehabilitation process. (See public services section)

FUNDS FROM PREVIOUS YEARS:

There is some funding for capital improvement projects that will carry over from year-to-year. These programs, the amounts being carried into 2011-12, and the year the funds were originally allocated are all listed below.

1) Program: Yolo County Housing Authority-Playground Equipment
Year: 2008-2009 and 2009-2010
Carry-over amount: $69,815

2) Program: Summer House-Accessible Entrance
Year: 2010-2011
Carry-over amount: $12,000 ($1,000 is activity delivery)

3) Program: St. John's ADA Compliance
Year: 2009-2010
Carry-over amount: $16,800 ($1,000 is activity delivery)

4) Program: City of Woodland ADA Accessibility
Year: 2010-2011
Carry-over amount: $201,452

5) Program: Heidrick Ranch Duplex Build
Year: 2010-2011
Carry-over amount: $38,983

6) Program: Cottonwood Meadows Rehab Project
   Year: 2010-2011
   Carry-over amount: $43,000

7) Program: Housing Assistance
   Year: 2010-2011
   Carry-over amount: $36,442

8) Program: YCCC-Supp Hous Rehab
   Year: 2009/2010
   Carry-over amount: $46,461

9) Program: YADHC-Building Safety
   Year: 2008-2009
   Carry-over amount: $53,126

10) Program: COW Water Assist
    Year: 2010-2011
    Carry-over amount: $7,155

11) Program: Recreation Scholarship Program
    Year: 2010-2011
    Carry-over amount: $6,000

GENERAL PRIORITIES FOR ALLOCATING INVESTMENT GEOGRAPHICALLY

The City will focus program activities and projects in low- and moderate-income target areas, some projects include: ADA Accessibility Program, Series Street Lighting, Cottonwood Meadows Rehab and Summer House's Accessible Entrance project. In addition, redevelopment and revitalization activities will take place within the Woodland Redevelopment Project Area. Program activities that benefit low- and moderate-income individuals and households, including public service and housing rehabilitation activities, will be available on a city-wide basis to income-eligible households. . (Referenced areas can be found on maps in **Appendix E—see three maps figures 1-3**).

RELATIONSHIP OF ACTIVITIES TO FIVE-YEAR GOALS AND STRATEGIES

HOUSING STRATEGY

STRATEGY: Utilize the City's Inclusionary Housing Ordinance and First-time Homebuyer Program to promote the development of affordable ownership and rental housing

Goal: The City will work to develop at least 75 Multi-family and/or single-family affordable housing units over the next five years and revise the Inclusionary Housing Ordinance to increase homeownership opportunities.

Expected Outcome for 2011-2012: Staff is working with the Sacramento/Yolo Mutual Housing Association on the construction of a new 101 unit apartment complex in the Spring Lake Specific Plan Area. Units will be available to low, very-low and extremely-low households. Funding is expected to be completed by early 2012 with construction starting in summer of 2012.

STRATEGY: Maintain and Improve Affordable Housing Monitoring program for rent-restricted units.

Goal: The City will continue to annually monitor the current inventory of more than 1,131 affordable multifamily rental units/apartments and senior designated housing units.

Expected Outcome for 2011-2012: City staff will continue to annually monitor the current inventory to be sure that the affordability restrictions are met.

STRATEGY: Partner with for-profit and non-profit housing developers for the development and/or rehabilitation of affordable housing by exploring various funding mechanisms including Federal Tax Exemption Bonds, Mortgage Revenue Bonds, Low Income Housing Tax Credits, Section 108, Redevelopment Agency Set Aside Tax Increment financing, State of California HOME funds, other new grant programs as they become available, and private financing.

Goal: The City will work to develop or rehabilitate 100 affordable housing units over the next five years.

Expected Outcome for 2011-2012: Staff has been working with the Sacramento/Yolo Mutual Housing Association for the construction of a 101 unit apartment building. This project has secured State Serna funding as well as USDA Funding and rental assistance. The City will try to assist them in applying for HOME Funding to secure the final piece of funding. In addition, staff will be working with Capital Valley Investment group for the acquisition and rehabilitation of the Crossroad Villages apartments located at 555 Matmor. To date, the City would aim the developer in securing Mortgage Revenue Bonds through the California Debt Limit Allocation Committee.

STRATEGY: Preserve the City's existing housing stock for owner-occupied low- and moderate-income single-family residential units through the CDBG and other State funded Residential Rehabilitation Loan and Grant programs.

Goal: Rehabilitate 5 units over the next five years.

Expected Outcome for 2011-2012: The City is hopes to rehabilitate at least one owner-occupied units in 2011-2012. Few applications have been received over the past year.

STRATEGY: Continue to contract with a Fair Housing Agency to provide a variety of fair housing services including landlord tenant counseling and fair housing education.

Goal: Assist approximately 500 Woodland households with discrimination allegations, dispute, counseling and education and outreach during the five years of the Plan.

Expected Outcome for 2011-2012: The City maintains its contract with Legal Services of Northern California (LSNC) to provide fair housing services. Under the contract, residents and landlords can call LSNC and ask questions in regards to fair housing. LSNC also presents an annual Fair Housing Workshop, generally in April as part of Fair Housing Month, to inform residents and landlords of various fair housing issues of interest. LSNC is also a resource to City Staff and routinely reviews new policies and procedures to ensure they do not violate fair housing laws.

HOMELESSNESS

STRATEGY: Work with the County Homeless Coordinator and County Homeless Coalition to identify housing programs, support services and homeless prevention programs to address the needs of the homeless.

Goal: Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in the Homeless Coordinator Project.

Expected Outcome for 2011-2012: The City supports the County Homeless Coordinator by providing funding for the position. The City also prioritizes at least 40 percent of its CDBG funding for Public Services for emergency food and shelter programs which directly benefit homeless or those at-risk of homelessness.

STRATEGY: Continue to fund agencies that provide emergency housing assistance and support services to assist the homeless and persons threatened with homelessness.

Goal: Assist approximately 1,000 Woodland residents during the five years of the Plan.

Expected Outcome for 2011-2012: The City prioritizes 40 percent of the Public Services portion of CDBG funding for emergency food and shelter programs. For 2010-2011 the recommended grant amounts equals $34,910.

PUBLIC FACILITIES AND INFRASTRUCTURE

STRATEGY: Work with the Public Works Department to identify urgent water, sewer, or storm water improvements in low- and moderate-income neighborhoods.

Goal: Complete one infrastructure improvement project over the next five-year period.

Expected Outcome for 2011-2012: CDBG staff will work closely with the Public Works Department to determine an eligible project.

STRATEGY: Construction or rehabilitation of public facilities providing health and youth services.

Goal: Construct public facility improvements at a minimum of three such facilities during the next five years.

Expected Outcome for 2011-2012: Yolo County Care Continuum will make repairs to Haven House-a transitional housing facility.

STRATEGY: Continue the City's activities and efforts to remove materials and architectural barriers that restrict the mobility and accessibility of elderly and handicapped persons to public facilities within the City.

Goal: Complete five public improvement projects over the next five years to remove architectural barriers.

Expected Outcome for 2011-2012: The St. John ADA Compliance, Summer House accessible entrance, and ADA Accessibility project will remove architectural barriers and the specific service facilities and city-wide. The City's ADA Accessibility project will be focused on priority corridors in the City and suggested locations from the disabled community.

PUBLIC SERVICES

STRATEGY: The City will continue to fund agencies that provide assistance to the homeless population.

Goal: Provide emergency food, shelter and mental health services to over 5,000 homeless individuals or those "at-risk" of homelessness over the next five years.

Expected Outcome for 2011-2012: Provide a portion of the CDBG Public Services funds aimed at programs that assist the homeless and those at-risk of homelessness.

STRATEGY: The City will, with the assistance of local agencies, continue to support youth programs to primarily very low-, low- and moderate-income youth and families as a means of improving the quality of life and prevent youth from engaging in criminal activity or substance abuse.

Goal: Assist approximately 50 Woodland residents annually during the five years of the Plan.

Expected Outcome for 2011-2012: The Homeless Youth Support Services, S.T.E.P, and Teen Success programs will assist Woodland youth throughout program year 2011.

STRATEGY: The City will, with the assistance of local agencies, continue to support health services to primarily very low-, low-, and moderate-income individuals and families, and special needs populations such as victims of domestic violence, the homeless and mentally ill.

Goal: Assist approximately 300 Woodland residents annually during the five years of the Plan.

Expected Outcome for 2011-2012: St. John's Retirement Vilage will install ADA ramps for the senior assisted living facility. This project will improve and expand health services for low- and moderate-income persons in Woodland.

STRATEGY: The City will partner with local agencies to provide job training or other employment-like services to assist low- and moderate-income individuals in obtaining a new job.

Goal: Participate on the Workforce Investment Board (WIB).

Expected Outcome for 2011-2012: The S.T.E.P program provides literacy training required for employment opportunities. Economic Development Manager is a member of the WIB Board. Staff work closely with One-Stop staff to assist with job placement, business development and assist with displaced workers.

STRATEGY: Explore the possibility of establishing a Neighborhood Revitalization Area to maintain and improve a low- and moderate income neighborhood in Woodland through code enforcement, graffiti removal, and crime awareness services.

Goal: Establish a Neighborhood Revitalization Area if it is found to be feasible.

Expected Outcome for 2011-2012: Collaborate with the Woodland Police Department, and code enforcement and planning staff to propose possible revitalization area boundaries.

ECONOMIC DEVELOPMENT

STRATEGY: Provide assistance to developers via CDBG Section 108, CDBG, and Redevelopment Agency Tax Increment financing as appropriate to support economic development objectives.

Goal: Provide financial assistance to two development projects and/or business assistance over the next five years.

Expected Outcome for 2011-2012: City staff will assist developers that bring forward projects in the Woodland Redevelopment Project Area.

STRATEGY: Preserve and improve the City's existing historic commercial buildings through the Façade Improvement Program to retain or attract businesses in the downtown area.

Goal: Rehabilitate two units over the next five years.

Expected Outcome for 2010-2011: The Redevelopment Agency's ongoing Façade Improvement Program provides financing to property owner's in the historic downtown to restore and improve historic storefronts.

STRATEGY: Provide financial assistance to for-profit entities/business to carry out an economic development project, such as expansion of the business. An appropriate member of the business must have completed the Entrepreneurial Business Development class at Woodland Community College and/or developed an acceptable business plan.

Goal: Provide financial assistance to two businesses to either start-up or expand the business over the next five years.

Expected Outcome for 20112012: Continue to work with the Small Business Development Center to identify possible businesses that might benefit from this assistance.

MONITORING

CDBG Program Activities – In 2007-2008 the City revised and updated its CDBG Monitoring Policies and Procedures based on HUD guidelines. The policies and procedures include detailed requirements for desk and on-site monitoring of subrecipients' programs, construction project monitoring, and consultant oversight. An annual calendar for project and program monitoring was developed to insure timely completion of CDBG monitoring. In addition, CDBG staff monitors all programs and financial activities on a monthly/quarterly basis, as appropriate.

Financial Monitoring – All project costs are paid on a reimbursement basis, rather than paid in advance. A request for reimbursement is required to have appropriate documentation attached to verify all expenditures.

A combination of data from the request and the program activities report provides the data necessary to input data into the IDIS system. Collecting this data throughout the program year is very helpful in compiling year-end reports. Requiring documentation for reimbursement allows the City to closely monitor program requirements and ensure program goals are being met.

Davis-Bacon Compliance – Davis-Bacon regulations require contractors and subcontractors to pay federal prevailing wage rates to employees in various labor classifications. These regulations are written out in the CDBG agreements between the City and the subrecipients. Compliance with Davis-Bacon standards is monitored through preconstruction conferences, on-site interviews, and labor compliance monitoring.

Environmental Review – Each project that is budgeted is first reviewed for compliance with the National Environmental Protection Agency regulations (NEPA). California Environmental Quality Act (CEQA) regulations may also apply. Projects that are community service in nature are exempt from NEPA. Projects that require further investigation after their environmental review are researched using feedback from environmental agencies. For projects that fall in this category, a description of the project is sent to the State Historic Preservation Office and to other applicable regulatory agencies for consultation. Once required consultations have been completed and any mitigation measures identified, the City prepares the appropriate paperwork, including the Statutory Worksheet and publishes a combined NOI/RROF and/or a Finding regarding impacts (if the project is an Environmental Assessment [EA]). Once environmental clearance has been obtained, the project can move forward to the City of Woodland Planning Commission or City Council and/or bid, etc., as appropriate. All environmental reviews are monitored by Community Development Department staff.

FAIR HOUSING

In fiscal year 2011-2012, the City will continue its contract with Legal Services of Northern California to provide fair housing services for the City of Woodland through the Fair Housing Hotline Project. This program will continue to provide free information and advice on fair housing issues, case intake/complaint processing, and fair housing counseling investigation of alleged fair housing violations. Other services include fair housing education/outreach activities for rental property owners, managers, and consumers. During Fair Housing Month, the City annually hosts (in partnership with the Yolo County Housing Authority) the Fair Housing Workshop for housing providers and consumers.

Other Actions

In the following paragraphs, the City describes actions it will take during the next year to address other pertinent issues.

Obstacles to Meet Underserved Needs

The City of Woodland is confident in the level of communication and contact that exists between various social services, housing, and economic development service providers. Information and referral services are provided to citizens upon request. The City always works to assist citizens in obtaining the information they require to meet their housing and supportive service needs.

The City has not identified any gaps in the City's Housing and Community Development programs and services provided. However, because the level of demand for these programs exceeds the supply of funding to meet the demand, City staff has committed to work with interested applicants to ready their projects for CDBG funding and improve their applications so they will be more competitive next year.

Foster and Maintain Affordable Housing

The City continues to explore opportunities to develop affordable housing through collaborative efforts with both for-profit and non-profit developers. The need for affordable housing is increasing and the City of Woodland will continue to be at the forefront of the creation of quality affordable housing. The City utilizes all available resources to foster and maintain affordable housing within the community. The City will also continue creating affordable housing through its Inclusionary Housing Program.

Lead-Based Paint Hazard Reduction

In 2011-12, the City of Woodland will continue to take action to evaluate and reduce lead-based paint hazards, including disseminating information through the service-provider agencies, securing funding to assess lead hazard risk in CDBG-funded facilities, remediating lead hazards in CDBG-funded facilities, and cooperating with the County Health Department in promoting comprehensive health programs, risk screening, public education and prevention.

The City will take the following actions during FY 2011-2012 to reduce lead-based paint hazards:

- Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements;
- Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards.

REDUCTION OF BARRIERS TO AFFORDABLE HOUSING

Of the barriers identified in the Strategic Plan, the greatest barriers continue to be lack of affordable land, the cost of construction, and the cost of financing. The following actions will be taken in 2011-2012 to reduce the barriers to providing the City of Woodland with an adequate amount of affordable housing.

Actions taken by the City can have a significant impact on the price and availability of housing in Woodland. A number of barriers to affordable housing, such as the cost of construction, land costs, and the cost of capital, are beyond the City's control. The City of Woodland uses all available funding sources including CDBG and Redevelopment Set-Aside funds to help alleviate this financial barrier. The City will continue to foster these resources to encourage the development, improvement and retention of affordable housing. In 2004-2005, the City adopted an Inclusionary Housing Ordinance requiring all single-family developments over eight units include at least 10 percent of their units as affordable to households at or below 80 percent of area median income. This percentage is increased to 30 to 35 percent for multifamily properties. In November 2007, the City revised its Inclusionary Housing program guidelines to assist moderate-income households, those who earn up to 120 percent of area median income as well as those earning 80 percent of area median income.

In response to the growing need for first-time homebuyer assistance and the increasing cost of homes in Yolo County, the City has increased the cap for the HOME-funded first time homebuyer program to provide up to the HUD 221(d) 3 limits per unit, based on number of bedrooms. While this does reduce the number of households assisted, the alternative could possibly be that unless the assistance cap was increased no affordable housing assistance would be provided via the city's first time homebuyer program, which is funded by State of California HOME program. The City also increased its maximum loan amount available for housing rehabilitation from $60,000 to $75,000.

The City will also work closely with non-profit and for-profit developers to secure alternative funding sources to aid in the construction of affordable housing. In the past, the City and its partners have been successful in securing HOME funds, State HELP funds, Mortgage Revenue Bonds, Low Income Housing Tax Credit Equity, MPROP (State Assistance for Mobile Home Parks), Mortgage Credit Certificates, Affordable Housing Program (AHP), Multifamily Housing Program (MHP) and transportation funds through the Sacramento Area Council of Governments' (SACOG) Community Design Grant to pay for offsite infrastructure improvements for affordable housing projects. The City anticipates that as the need for affordable housing increases, the City will have to secure more of these competitive funding sources. In the 2006-2007 program year, the City was able to secure a HOME loan from the State for a 44-unit very low-income apartment complex, a $1.25 million HELP Loan from the state to aid in the acquisition and rehabilitation of a 68-unit senior rental complex, as well as $168,500 to aid in the construction of the community room at the Terracina Spring Lake Family Apartments. In 2007-2008, the City secured $700,000 in First Time Homebuyer Assistance from HCD to be used for first-time homebuyers in the City's Inclusionary Housing Program. The City will also continue to work in partnership with the Yolo County Housing Authority to administer the Section 8 Program and oversee public housing projects. The City of Woodland and USA Properties was successful in obtaining 17 Section 8 project-based vouchers for Fair Plaza East from the Housing Authority.

Anti-Poverty Strategy

As discussed in the Consolidated Plan, the level of poverty in the City of Woodland is an estimated 11.9 percent. Of the 5,787 individuals living below the poverty level, 3,671 were adults and 2,116 were less than 18 years of age. In addition, 358 seniors were estimated to be below the poverty line.

The following have been identified as major factors that work to create poverty:

- Lack of education;
- Lack of marketable job skills;
- General unemployment;
- Low wages;
- Lack of affordable child care;
- Substance abuse; and
- Lack of reliable transportation.

For FY 2011-2012, the City will continue the following ongoing programs to address poverty in the City:

- The City of Woodland Redevelopment Agency will continue programs for economic revitalization in the City's redevelopment project area including the Historic Downtown Core to encourage appropriate commercial and industrial development, as well as business retention.

- The City will continue to work with the Yolo County Employment Development Department (EDD) and Workforce Investment Board to implement the One-Stop Shop for people to gain access to available jobs and assist with job displacement as businesses close or downsize in the current economy.

- The City plans to support existing social services and housing activities to better address the needs of extremely low and low-income households to promote self-sufficiency. In the 2011-2012 the City is funding the Homeless Prevention Program which provides short term rental assistance to households in danger of being evicted from their homes.

- Minimize homelessness in the City by improving referrals of homeless and those at-risk of homelessness to homeless shelters and service agencies which offer programs to increase self-sufficiency. In 2011-2012 the City has reserved a majority of its Public Service funds to support specific programs that supply residence with adequate food and shelter. These programs provide the City's homeless population with resources to ensure they can meet basic human needs. (A list of organizations involved in the homeless coalition can be seen in **Appendix G**).

- Look at priority City needs that may be addressed with CDBG funds.

STRUCTURES TO ENHANCE COORDINATION IN THE COMMUNITY

During the 2011-2012 program year, the City will continue to:

- Ensure adequate coordination between public agencies, private entities, and community residents;

- Encourage non-profit agencies and for-profit and non-profit housing developers to be active in the housing and community development process
- Develop a close working relationship with Yolo County Housing, other departments in Yolo County, and the Yolo County Continuum of Care (A list of programs and services can be found in **Appendix I**);
- Work closely with service providers in the City to encourage collaboration.

It is recognized that these kinds of collaborative efforts can help the City and the various agencies to maximize service and needed funding, while minimizing administrative costs.

PUBLIC HOUSING

The City of Woodland collaborates with Yolo County Housing (YCH), the housing authority serving Yolo County, to provide for assisted housing needs in the City. YCH currently provides 452 Housing Choice Vouchers to Woodland residents and operates two low-income public housing projects, totaling 132 units.

In 2011-2012, City staff will continue to develop its relationship with Yolo County Housing and assist in developing programs in Woodland. YCH has proven to be a valuable partner in assisting the City with providing affordable housing. New Harmony, a non-profit arm of YCH, was an active participant on the Rochdale Grange Project. In addition, the City is working with YCH trying to preserve Crosswoods Village, an expiring Section 8 apartment complex in Woodland. (A list of programs and services can be found in **Appendix G**).

APPENDIX A

COMMUNITY DEVELOPMENT NEEDS TABLE

2011-2012 COMMUNITY DEVELOPMENT NEEDS TABLE

Community Development Needs		Priority Needs	Plan to Fund?	Fund Source
Public Facilities	68.Senior Centers	M		CDBG
	69.Youth Centers	M	$6,000	
	70.Neighborhood Facilities	M		CDBG
	71.Child Care Centers	L		
	72.Parks/Recreational Facilities	M	$69,815*	
	73.Health Facilities	M	$160,000	CDBG
	74.Parking Facilities	L		
	75.Other Public Facilities	H	$176,982 (2)	CDBG
Infrastructure Improvement	76.Solid Waste Disposal	L		
	77.Flood Drainage	H		
	78.Water	H		
	79.Street	M		CDBG
	80.Sidewalk	M	$315,033(1)	
	81.Sewer	L		
	82.Asbestos	M		
	83.Other			
Public Service	84.Senior Services	H		CDBG
	85.Handicapped Services	H		
	86.Youth Services	H	$6,000	CDBG
	87.Transportation Services	H		CDBG
	88.Substance Abuse Services	H		
	89.Employment Training	H		
	90.Crime Awareness	M		
	91.Fair Housing Counseling	M	$10,000	CDBG
	92.Tenant/Landlord Counseling	M		
	93.Child Care Services	M		
	94.Health Services (Counseling)	H	$6,000	CDBG
	95.Other (Dom.Violence & Sp. Needs)	H	$56,994	CDBG

Community Development Needs	Priority Needs	Plan to Fund?	Fund Source
96. Accessibility	H	$358,833	CDBG
97. Residential Historic Preservation	L		
98. Non-Residential Historic Preservation	L		
99. Economic Development Needs	H		
100.Other Community Development Needs			
101.Planning	M		
TOTAL ESTIMATED DOLLARS NEEDED		**$976,540**	**CDBG**

- *FY09/10 originally funded at $101,980, but due to greater project expenses than projected, the amount of funds available to be shifted to this project has been reduced to $65,061 (fy 08/09 and $4,754 (fy 09/10).
- (1)FY 10/11 and FY 11/12 funding allocation
- (2) includes St John's, Haven House, Substandard Housing, Summer House10/11, Heidrick 10/11, Cottonwood Meadows 10/11

APPENDIX B

PUBLIC NOTICES

<u>Add Public Hearing Notice (when submit to HUD)</u>

Woodland Daily Democrat

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County of Yolo

FILE NO. 11-07

The Daily Democrat

A newspaper of general circulation, printed and published daily in the City of Woodland, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation as defined by the Superior Court of the County of Yolo, State of California, under the date of June 30, 1952, and in accordance with the provisions of Title 1, Division 7, of the government Code of the State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

3/15/2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Woodland, California,
this 16th day of March 2011

Brenda Fernandez

Signature

This space is for the County Clerk's Filing Stamp

Legal No. **0003911483**

NOTICE OF FUNDING AVAILABILITY (NOFA)

FOR THE CITY OF WOODLAND COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Notice is given herewith that the City of Woodland's Community Development Block Grant (CDBG) Program has approximately $550,000** funds available for Fiscal Year 2011-2012.

The purpose of the Federal CDBG Program is to undertake eligible activities that will carry out the primary objectives of Title 1 of the Housing and Community Development Act of 1974, as amended. These objectives are designed to provide decent housing, a suitable living environment, and to expand economic opportunities primarily for persons of low and moderate income. Low and moderate income is defined as persons making 80% or less of the area median income in Woodland. As per HUD directives, priority is given to applicants providing services to Americans serving our Country and applicants who have demonstrated the ability to complete projects in a timely basis.

All interested parties are invited to attend an application workshop on **Thursday, March 17, 2011 at 9:30 am** in the City Council Chambers to discuss the 2011-2012 CDBG application and scoring criteria and to give citizen input on the 2011-2012 CDBG Program. Any questions concerning the meeting can be addressed to Wendy Ross, Economic Development Manager at (530) 661-5921 or wendy.ross@cityofwoodland.org. Applications will be available at the Community Development Department counter at 520 Court Street, Woodland on Monday, March 14, 2011. The deadline for submitting an application for CDBG funding is **Tuesday, March 29, 2011 at 5:00 pm.** Postmarks will not be accepted.

** This is assuming that the federal budget is approved and includes HUD CDBG program funding for FY 2011-2012.

Legal No. 0003921290

Woodland Daily Democrat

711 Main Street
Woodland, CA 95695
530-406-6223
legals@dailydemocrat.com

WOODLAND, CITY OF - LEGALS
2130710
ACCOUNTS PAYABLE,300 FIRST ST
WOODLAND CA 95695

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Yolo

FILE NO. 11-09

The Daily Democrat

A newspaper of general circulation, printed and published daily in the City of Woodland, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation as defined by the Superior Court of the County of Yolo, State of California, under the date of June 30, 1952, and in accordance with the provisions of Title 1, Division 7, of the government Code of the State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

3/25/2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Woodland, California,
this 30th day of March 2011

Brenda Fernandez

Signature

This space is for the County Clerk's Filing Stamp

PUBLIC NOTICE

TO REVIEW PROPOSALS FOR 2011-2012 FUNDING FOR THE CITY OF WOODLAND COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Notice is given herewith that City of Woodland Community Development Block Grant (CDBG) staff will facilitate a Public Meeting to review proposals and applications for 2011-2012 CDBG funding on Wednesday, April 6, 2011 at 3:00 P.M. in the City Council Chambers, City Hall, 300 First Street, Woodland, CA.

All interested parties are invited to attend the meeting and provide citizen input on the 2011-2012 CDBG Program. In compliance with the ADA, if you need assistance to participate in this meeting, you should contact the City Clerk at (530) 661-5800. Notification 72 hours prior to the meeting will enable the City to make reasonable accommodations to assure accessibility at the meeting. Questions can be directed to Wendy Ross, Economic Development Manager at (530) 661-5921.

AVISO PÚBLICO

PARA REVISAR SOLICITUDES PARA FONDOS DEL PROGRAMA PARA EL DESARROLLO DE LA COMUNIDAD DE LA CIUDAD DE WOODLAND 2011-2012 (COMMUNITY DEVELOPMENT BLOCK GRANT)

Se notifica por este medio que representantes del Programa para el Desarrollo de la Comunidad de la ciudad de Woodland (Community Development Block Grant - CDBG), tendrán una junta pública para revisar las propuestas y solicitudes para fondos del periodo 2011-20112 el día 6 de abril del 2011 a 3:00 P.M. en la Sala del Consejo de la Ciudad, localizada en el 300 First St., en Woodland, California.

Se invita a todas personas o grupos interesados para que asistan a la junta y den sus comentarios sobre el programa CDBG del periodo 2011-2012. De acuerdo con la ley ADA, si necesita ayuda para participar en la audiencia pública comuníquese con el Secretario Municipal. Se le pide al público avisar con 72 horas de anticipación si requieren ayuda para hacer las adaptaciones razonables para asegurar accesibilidad a la audiencia pública. El ayuntamiento es accesible a personas discapacitadas. Las preguntas pueden ser dirigidas a Wendy Ross, Directora de Económica do Desarrollo (530) 661-5921.

Woodland Daily Democrat

711 Main Street
Woodland, CA 95695
530-406-6223
legals@dailydemocrat.com

WOODLAND, CITY OF - LEGALS
2130710
ACCOUNTS PAYABLE,300 FIRST ST
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PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Yolo

FILE NO. 11-10

The Daily Democrat

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4/8/2011

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Woodland, California,
this 8th day of April 2011

Brenda Fernandez

Signature

This space is for the County Clerk's Filing Stamp

Legal No. **0003950574**

PUBLIC NOTICE CITYOF WOODLAND COMMUNITY DEVELOPMENT BLOCK GRANT 2011-2012 ACTION PLAN

Notice is hereby given that the City of Woodland has prepared a draft 2011-2012 Action Plan for submission to the U.S. Department of Housing and Urban Development. The Action Plan identifies resources available, and describes and budgets the activities to be implemented during the Community Development Block Grant (CDBG) 2011-2012 program year.

The public is invited to review the draft 2011-2012 Action Plan. The City anticipates receiving approximately $550,000** in CDBG funds for 2011-2012. CDBG funding may be used for a wide variety of community development projects to provide decent housing, a suitable living environment, and expand economic opportunities for lower income residents. Public comments received by the City on the 2011-2012 Action Plan will be incorporated into the final Plan as approved by the City Council. Notice is hereby given that the 30-day review period for the Action Plan begins on April 11, 2011 and ends on May 10, 2011. Comments may be delivered or mailed to the City of Woodland Community Development Department, 520 Court Street, Woodland, CA 95695. Copies of the draft 2011-2012 Action Plan will be available at the City Clerk's office, Woodland Community Development Department, and the Woodland Public Library during regular business hours. For further information regarding the 2011-2012 Action Plan, contact Wendy Ross, Economic Development Manager at (530) 661-5921.

AVISO PÚBLICO CIUDAD DE WOODLAND PLAN DE ACCIÓN DEL PROGRAMA PARA EL DESARROLLO DE LA COMUNIDAD DE LA CIUDAD DE WOODLAND 2011-2012 (COMMUNITY DEVELOPMENT BLOCK GRANT)

El aviso se da por este medio que la cuidad de Woodland ha preparado un plan de acción del año 2011-2012 para presentar a el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos. El plan de acción identifica los recursos disponibles, y describe los presupuestos de las actividades que se pondrán en ejecución durante el año 2011-2012 de parte del Programa para el Desarrollo de la Comunidad de la ciudad de Woodland (Community Development Block Grant - CDBG).

Se invita al público que repase el plan de acción del año 2011-2012 de la cuidad de Woodland. La ciudad anticipa la recepción de $550,000 en fondos de CDBG para el año 2011-2012. El financiamiento de CDBG se puede utilizar para una variedad amplia de proyectos del desarrollo de la comunidad, para proveer viviendas decentes, un ambiente de vivienda adecuado, y para amplificar las oportunidades económicas para residentes de bajos ingresos. Los comentarios públicos recibidos por la ciudad sobre el plan de acción del año 2011-2012 serán incorporados en el plan final según lo aprobado por el consejo de la Ciudad. El aviso se da por este medio que el período de revisión de 30 días para el plan de acción comienza el día 11 de abril del 2011 y termina el día 10 de mayo del 2011. Los comentarios pueden ser entregados o enviados al Departamento del Desarrollo de la cuidad de Woodland localizado en el 520 Court Street, en Woodland, CA 95695. Copias del plan de acción del año 2011-2012 de la cuidad de Woodland estarán disponibles en la oficina de la Secretaria Administrativa de la ciudad, el Departamento del Desarrollo de la Comunidad de la cuidada, y la biblioteca pública durante horas de oficina regulares. Favor de comunicarse con Wendy Ross, Directora de Desarrollo Económico al (530) 661-5921 para información adicional con respecto al plan de acción del año 2011-2012.

APPENDIX C

LIST OF PROJECTS

(Table 3C)

Add project list to packet following June 7 public hearing and allocation is approved

APPENDIX D

HUD CERTIFICATIONS

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

2. Establishing an ongoing drug-free awareness program to inform employees about –

   (a) The dangers of drug abuse in the workplace;

   (b) The grantee's policy of maintaining a drug-free workplace;

   (c) Any available drug counseling, rehabilitation, and employee assistance programs; and

   (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;

4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -

   (a) Abide by the terms of the statement; and

   (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction.

Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

    (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

    (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official Date

City Manager

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2011-2012, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

   However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

   The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

______________________________ __________________

Signature/Authorized Official Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. *Lobbying Certification*

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

B. *Drug-Free Workplace Certification*

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of Woodland
300 First Street
Woodland, CA 95695
County of Yolo

Check X if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPENDIX E

CDBG MAPS

(from Consolidated Plan)

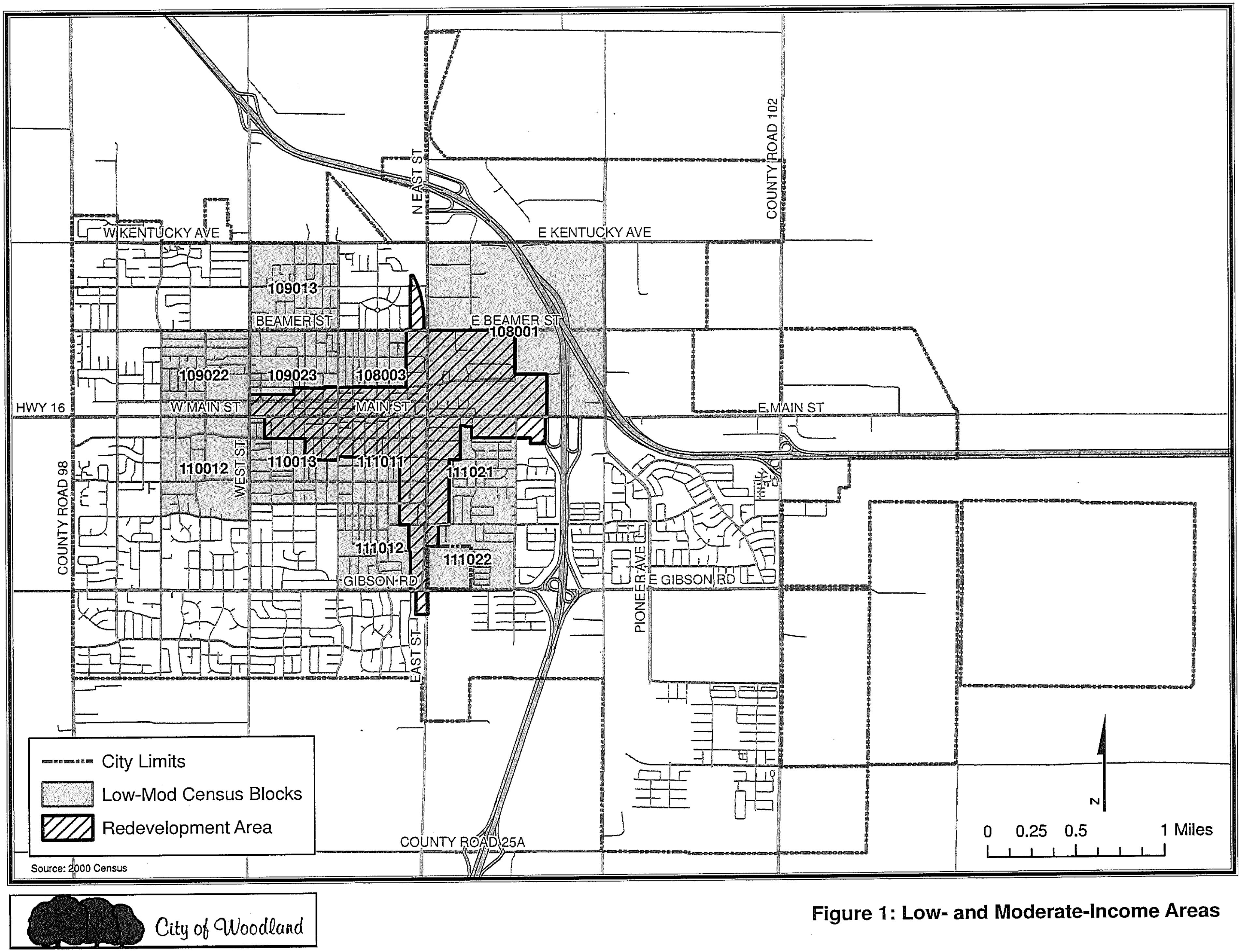
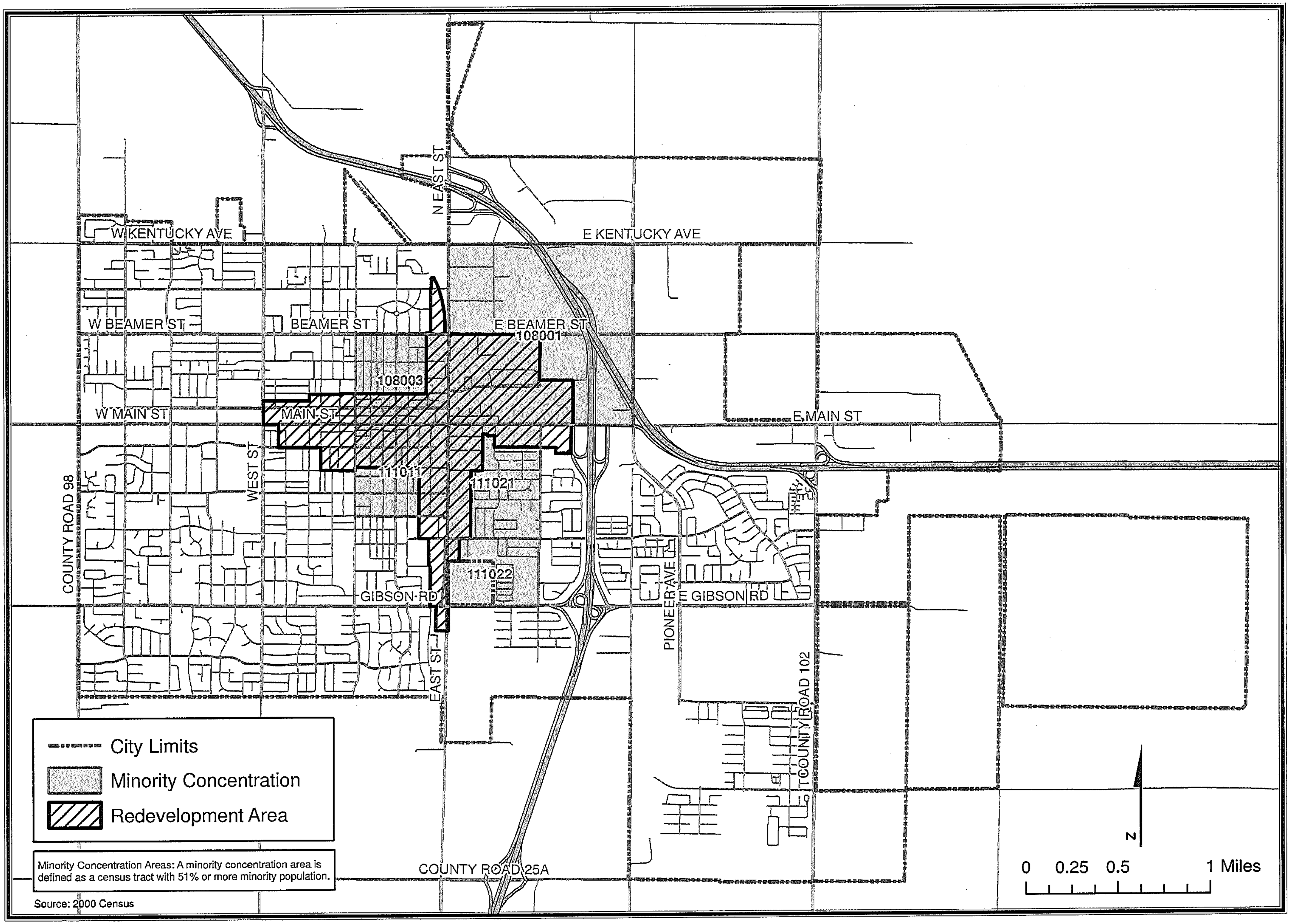


Figure 1: Low- and Moderate-Income Areas



City of Woodland

Figure 2: Areas of Minority Concentration

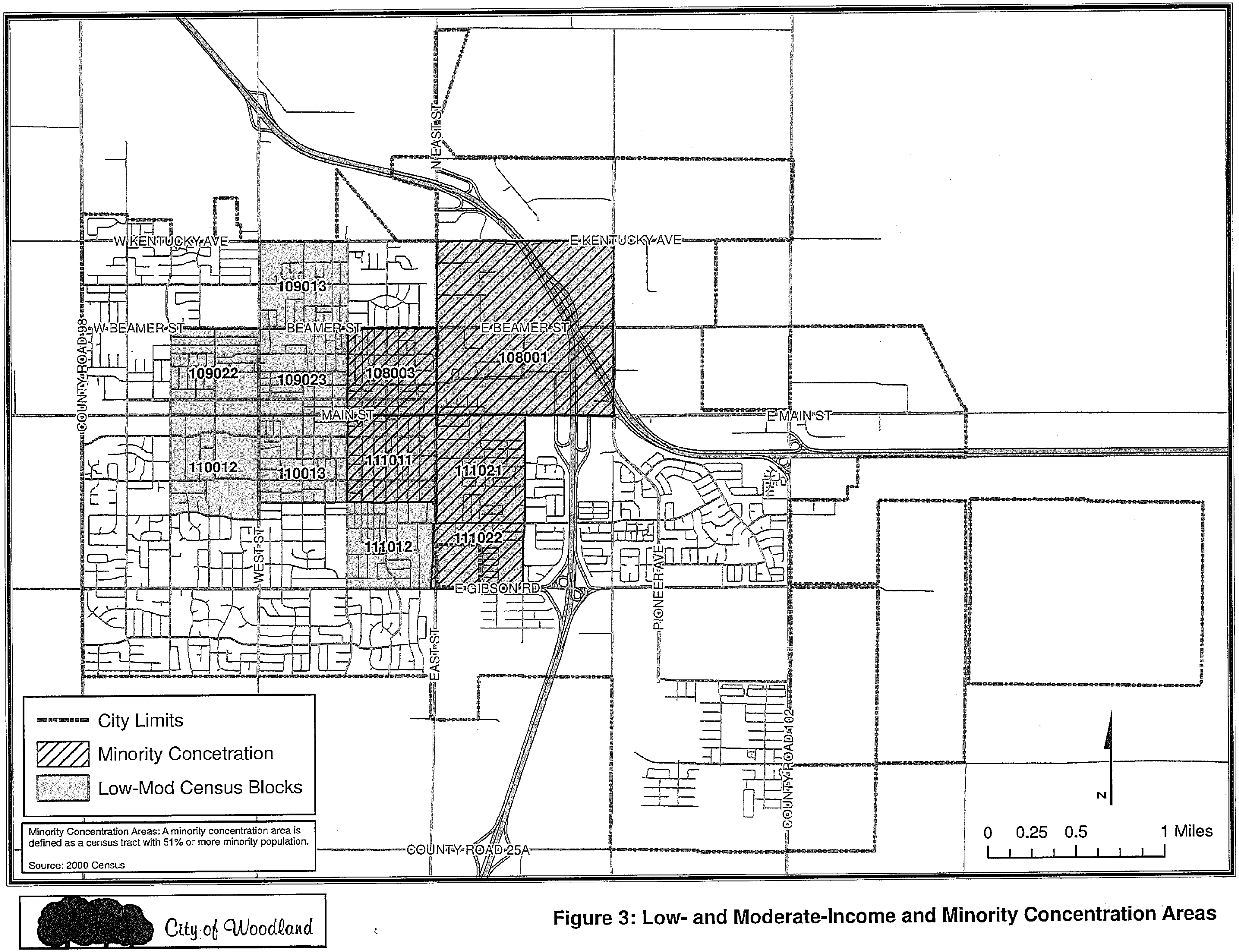


Figure 3: Low- and Moderate-Income and Minority Concentration Areas

APPENDIX F

ORGANIZATIONS INVOLVED IN THE HOMELESSNESS COALITION

HOMELESS COALITION

	Organization	Address	Phone Number
	Yolo County Department of Employment and Social Services	120 W. Main Street Woodland, CA 95776	(916) 375-6200
1	Yolo Wayfarer Center	201 Fourth Street Woodland, CA 95776	(530) 661-1218
2	United Christian Center – Broderick Christian Center	110 Sixth Street West Sacramento, CA 95605	(916) 372-0200
3	Food Bank of Yolo County	1244 Fortna Avenue Woodland, CA 95776	(530) 668-0690 1-800-621-3086
4	Short Term Emergency Aid Committee	P.O. Box 1047 Davis, CA 95617	(530) 661-3444 (530) 758-5444
5	Davis Community Meals	640 Hawthorne Lane Davis, CA 95616	(530) 756-4008 (530) 753-9204
6	Yolo County Sexual Assault And Domestic Violence Center	933 Court Street Woodland, CA 95695	(530) 661-6336
7	Families First Yolo Crisis Nursery	Administrative Office 2100 Fifth St. Davis, CA 95616	(530) 758-6680
8	Woodland Youth Services	Administrative Office 9 Woodland Avenue Woodland, CA 95695	(530) 666-4622
9	Community Housing Opportunities Corporation	1490 Drew Avenue, Suite 160 Davis, CA 95616-6136	(530) 757-4452
10	Yolo Community Care Continuum	1950 5th Street Davis, CA 95616	(530) 758-2160

APPENDIX G

CONTINUUM OF CARE LIST OF PROGRAMS

PROGRAMS AND SERVICES

Organization	Program Description
Food Programs	
Yolo Wayfarer Center 201 Fourth St. Woodland, CA (530) 661-1218	Free meals, grocery distribution
Community/Senior Center 2001 East Street, Woodland, CA 95695 (530) 661-2010	Elderly Nutrition Program/Meals on Wheels.
Food Bank of Yolo County 1244 Fortna Ave. Woodland, CA (530) 668-0690	Provides grocery distribution on Fridays from 8:00 a.m. to 9:00 a.m. Distribution is at the agency's warehouse.
Woodland Volunteer Food Closet 509 College St., Woodland, CA (530) 662-7020	Clients must obtain referral from county or social service providers.
Eviction Prevention and First Month's Rent	
Short Term Emergency Aid Committee (530) 758-544	Provides rent payments for very-low income families with emergencies to keep them from being evicted fro their homes. Also provides funds for first month's rent and the deposit to move into permanent housing. Provides motel vouchers in need of temporary shelter. Agency referral needed.
Emergency Shelter Programs	
Yolo Wayfarer Center 201 Fourth St. Woodland, CA (530) 661-1218	Day shelter services include phones, showers, mail, laundry and referrals. Provides Cold Weather Shelter during the winter months (mid-November through early-March). Cold Weather Shelter check-in is at 1:00 p.m.
Sexual Assault and Domestic Violence Center (530) 661-6336	Provides emergency shelter and supportive services for victims of sexual assault and domestic violence.
Yolo Crisis Nursery FamiliesFirst, Inc.	Provides a safe haven for children less than 6 years of age, while parents (caregivers) experiencing high levels of stress or significant hardship are provided with support and resources to resolve the crisis or cope with

Organization	Program Description
Administration Office 2100 Fifth St. Davis, CA 95616 (530) 758-6680 1-888-281-3000 (24-hour parent support line) www.familiesfirstinc.org	stress. Children may stay up to 30 days.
Transitional Housing	
Yolo Wayfarer Center (530) 661-1218	Provides transitional housing for families and single adults. Includes supportive services through a case-management approach.
Permanent Supportive Housing	
New Dimensions Supportive Housing	Provides cooperative living opportunities in Woodland. Residents have their own room and do their own shopping and cooking. Weekly meetings are facilitated by Yolo Community Care Continuum (YCCC) and the County Department of Alcohol, Drug, and Mental Health Services (ADMH). One monthly payment includes rent, utilities, cable, maintenance, furniture and major appliances.
East Yolo House West Sacramento	Provides a structured day rehabilitation program with a focus on developing independent living skills through peer counseling and mental health support. A drop-in service is provided on weekday afternoons and on Saturday.
Haven House Woodland	Provides a structured day rehabilitation program that focuses on developing independent living skills and includes peer support, employment opportunities, and time to socialize.
Safe Harbor Woodland	A short-term residential treatment program, providing crisis intervention in a supportive, group living environment. The program's goal is to reduce the length of time an individual must stay in the hospital during a mental health crisis.
Permanent Housing	
Community Housing Opportunities Corporation 1490 Drew Ave., Suite 160 Davis, CA 95616 (530) 757-4452 www.chochouisng.org	Provides permanent housing opportunities for very low, low and moderate-income households, including seniors. A Resident Services Program also provides residents with supportive services aimed at promoting self-sufficiency, personal growth and community involvement.
Habitat for Humanity (530) 668-4301	Provides funds and recruits volunteers to build and rehabilitate houses for the lowest possible cost. Houses are the sold to very low-income household earning less than 50% of the median income for the county. Prospective homeowners put in 500 hours of "sweat equity" working on

Organization	Program Description
	their own home Habitat then sells them the house at low cost via a 0% interest mortgage held by Habitat.
Yolo Mutual Housing Association (530) 297-1032	Provides affordable housing based on the mutual housing model. This model offers residents key roles in decision that affect their quality of life and financial stability through participation in resident councils.
Supportive Services/Programs	
Beamer Street Detox Ctr. Woodland, CA (530) 666-8655	Alcohol and drug treatment center and substance abuse services.
Broderick Christian Center 110 Sixth Street West Sacramento (916) 372-0200 ext. 104	Children Development Program – provides early child development services to working or training low-income families in Yolo County on weekdays from 7:30 a.m. to 5:30 p.m. Transportation Program – Provides transportation to and from individual and work programs for customers of community and county agencies. One bus is wheelchair accessible.
CommuniCare Health Centers, Peterson Clinic 8 North Cottonwood St. Woodland, CA 95695 (530) 666-8960 (med) (530) 666-8954 (dental)	Provides outpatient primary care medical services, walk-in services, health services, prenatal care, childhood immunizations, confidential HIV testing, dental clinic, teen clinic.
County Health Dept. HIV/AIDS Services Peterson Clinic 8 North Cottonwood St. Woodland, CA 95695 (530) 666-8960 (med)	Provides AIDS education and prevention, outreach services, HIV positive client services and case management.
Legal Services 619 North Street Woodland, CA (530) 662-1065	Legal assistance for low-income individuals and families.
Public Health AIDS Prog. 120 W. Main Street Woodland, CA 95695	Offers confidential and anonymous testing for HIV, and AIDS education and prevention.
Short Term Emergency Aid Committee	Living Assistance (Helping Hand) Program – provides small grants to assist individuals and families pay for essential daily expenses (e.g., medical prescriptions, Legal documents, transportation, etc.)

Organization	Program Description
(530) 758-544	Utility Assistance Program – Provides utility payments for very-low income families and vulnerable individuals who are suffering a temporary economic hardship.
Yolo Community Care Continuum (530) 758-2160	Provides services to the individual needs of Yolo County residents with a serious mental illness.
Yolo County Dept. of Alcohol, Drug and Mental Health Services 14 N. Cottonwood Woodland, CA (530) 666-8630	Prevention, treatment and rehabilitation of mental health and substance abuse disorders and disabilities experienced by Yolo County residents.
Yolo Family Resource Ctr. 409 Lincoln Ave. Woodland, CA 95695 (530) 406-7221 yolofrc.org	Provides families with resource information and referral to appropriate services. Referrals are provided to public health nursing, consultation and case management, parent/child interactive classes, teen parenting and support groups.
Yolo Wayfarer Center (530) 661-1218	Clothing - Provides clothing vouchers for those in need. Program staff is available Monday through Friday from 1:00 p.m. to 4:00 p.m.
Yolo Wayfarer Center Walter House (530) 662-2699	Provides residential drug treatment for homeless individuals. Includes 30, 60 or 90-day intensive recovery programs that require a 40-day per week commitment.
Job Training/Employment Assistance	
Woodland One-Stop Career Center 25 North Cottonwood St. Woodland, CA 95695 (530) 661-2750	Provides career assessment, job search, resume, applications assistance, interview preparation, job training, and recruitment assistance to employers, internships, on-the-job training and career workshops.
CalWORKS Employment Dept. of Employment and Social Services 25 North Cottonwood St. Woodland, CA 95695 (530) 669-2390	CalWORKS employment services (Welfare-to-Work) is a program designed to help people on public assistance become employed. Program offers job services, job search workshop, access to phones and job leads, training and education and pays transportation and child care for participants.
Workforce Investment Act 25 North Cottonwood St. Woodland, CA 95695 (530) 661-2750	Provides employment and training seminars to adults and youth with guidance from the Workforce Investment Board.

Organization	Program Description
Youth Employment Program (530) 661-2750 ext. 2642	Provides employment and training services to youth 14-21 years old.

Table 1
CDBG Summary Table 2011-12

CDBG Program/Activities	**SOURCES**			
Planning And Administrative	**'11-'12 Entitlement**	**Unexpended funds**	**Program Income**	**Total Funds Available**
Administration	$105,325			**$105,325**
Subtotal Planning, Administration	$105,325	$0	TBD	**$105,325**
Public Facilities and Public Improvements				
COW ADA Accessibility program 11/12	$103,613			**$103,613**
COW Series St Light Replacement-SE of DT	$160,000			**$160,000**
St. John's Retirement Village-ADA ramp	$15,000			**$15,000**
YCCC- Haven House Repairs	$39,199			**$39,199**
Cityreach Group of Woodland, Inc.	$6,000			**$6,000**
COW/CDD Substandard Housing Program	$12,000			**$12,000**
YCHA- Playground Equipment		$69,815*		**$69,815**
TANA-Chicano Studies Ctr-UC Davis		$24,000*		**$24,000**
Summer House-Accessible Entrance		$12,000 (1)		**$12,000**
St. John ADA Compliance		$16,800 (2)		**$16,800**
ADA Accessibility Program (10/11)		$201,452		**$201,452**
Heidrick Ranch Duplex Build		$38,983		**$38,983**
Cottonwood Meadows Rehab Project		$43,000		**$43,000**
Housing Assistance Program		$36,442		**$36,442**
YCCC-Supportive Housing Rehab. (166 College)		$46,461		**$46,461**
YADHC-Building Safety		$53,126		**$53,126**
Contingency-Willdan Activity Delivery Assist.	$6,500			**$6,500**
Subtotal Public Facilities & Public Improvements	**$342,312**	**$542,079**	**TBD**	**$884,391**
Public Services				
Cityreach Group of Woodland, Inc.	$6,000			**$6,000**
Literacy Council- S.T.E.P	$8,000			**$8,000**
Yolo Family Service Agency-LowIncome Counsel	$6,000			**$6,000**
Home Delivered Meals-ENP	$9,000			**$9,000**
Substandard Housing assistance-COW	$10,000			**$10,000**
Teen Success-PPMM	$6,000			**$6,000**
Fair Housing Services-LSNC	$10,000			**$10,000**
New Dimensions Supported Housing-YCCC	$6,000			**$6,000**
Emergency Food & Shelter-Wayfarer Center	$8,994			**$8,994**
Enough To Each-Food Bank	$9,000			**$9,000**
City of Woodland Water (utility) Assistance		$7,155		**$7,155**
Recreation Scholarship-COW recreation		$6,000***		**$6,000**
Emergency Food & Shelter-Wayfarer Center		$3,017 **		**$3,107**
Subtotal Public Services	**$78,994**	**$13,155**	**TBD**	**$92,149**
Total Unexp CDBG Funds From Previous Years		$555,234	**TBD**	**$555,234**
Total in CDBG Program Income Funds from Previous Years to be spent in FY 2011-2012			**TBD**	**TBD**
Total Amt for CDBG Activities for FY 2011-12	$78,994	$555,234	**TBD**	**$342,312**
TOTAL Available Funds for FY 2011-12				**$1,081,866**

CONSTRUCTION STAFF RECOMMENDATION

Construction $$

	Organization	Program	Requested Amount	Staff Recommendation
1	COW/CDD/code compliance	Housing Assistance	*PS	$12,000
2	COW/Engineering	ADA Accessibility	$200,000	$103,613
3	COW/Engineering	Series St lt replacement of area no. of Gibson	$200,000	$160,000
4	St. John Retirement Village	ADA Compliance Ramp	$15,000	$15,000
5	YCCC	Haven House repairs	$42,195	$39,199
6	Cityreach Group of Woodland, Inc.	Youth Ctr/Club 180 improvements	* PS	$6,000
7	Willdan--Activity Delivery			$6,500
8	Sac Valley Historic Railways		$94,657	RDA funds recommend
	Communicare Health Centers	Construction of Woodland facility	$146,400	**$342,312**
		Total requested	**$698,252**	plus $18,000 of funds that had originally been requested from public service

CDBG 2011-2012 Application Entitlement Estimate of $526,626

	Public Service	**assume 15%=$78,993**	**recommend Food & Shelter Min of 40% = $31,597**	
Rank	Applicant	Food & Shelter or city service	Program Name	Requested Amount
1	Cityreach Group of Woodland, Inc.		Youth Center/Club 180	$50,000
2	Yolo County CASA		CASA-volunteer outreach, recruitment	$12,500
3	Woodland Literacy Council		STEP-strength thru Education Program	$11,000
4	Yolo Family Service Agency		Low Income Counseling	$15,000
5	Elderly Nutrition Program	F&S	Home Delivered Meals to low Y seniors	$10,000
6	City of Woodland/CDD	city	Substandard Housing Program	$30,000
7	Planned Parenthood Mar Monte		Teen Success	$14,519
8	Legal Services of Northern CA		Fair Housing Services	$10,000
9	Yolo Community Care Continuum	F&S	New Dimensions Supported Housing	$15,000
10	Yolo Wayfarer Center	F&S	Emergency Food and Shelter	$20,000
11	Food Bank of Yolo County	F&S	Enough To Eat	$30,000
	# of Applications =11		*Total $ Requested*	***$218,019***

	Construction	**$342,308.00**		
Rank	Applicant		Program Name	Requested Amount
1	Sac Valley Historic Railways	H&S	water /sewer infrastructure for public restrooms	$94,657
2	COW/Engineering	city capital project	ADA Accessibility citywide	$350,000
3	COW/Engineering	city capital project	Series Street lt Replacement of SE of DT	$200,000
4	St. John's Retirement Village	ADA	ADA compliance ramp	$15,000
5	Yolo Community Care Continuum		Haven House repairs	$42,195
6	Communicare Health Centers		Construction of Woodland facility	$146,400
	Cityreach Group of Woodland, Inc.		Youth Center/Club 180	
	COW/CDD/hous-rehab	city support of PS project	Substandard Housing Program	
	Willdan- Activity Delivery			
	# of Applications = 8		*Total $ Requested*	***$848,252***
Administration				***$105,325***

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO HOLD A PUBLIC HEARING TO RECEIVE COMMUNITY INPUT ON THE 2011-2012 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN AND APPROVE THE ANNUAL ACTION PLAN

WHEREAS, the City of Woodland ("City") annually receives as allocation of Community Development Block Grant (CDBG) Funds from the Department of Housing and Urban Development (HUD);

WHEREAS, as part of the program requirements, the City must submit the Annual Action Plan that describes how the funding will be spent for the following program year; and

WHEREAS, the Annual Action Plan is required to be approved after receiving public input.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1: This City Council hereby finds and determines that the foregoing recitals are true and correct;

Section 2: This City Council hereby approves the 2011- 2012 CDBG Annual Action Plan with the funding allocations as recommended by staff;

Section 3: This City Council hereby directs staff:

(a) To complete the 2011-2012 Action Plan, as well as any other items required by the U.S. Department of Housing and Urban Development (HUD), incorporating the adopted funding allocations along with any public input received during the public comment period and incorporates changes to past projects as proposed by staff;

(b) To forward the completed 2011-2012 Action Plan to HUD once completed;

Section 4: This City Council hereby authorizes the City Manager to execute any agreements, contracts or other documents with the appropriate entities to carry out the CDBG Funded activities;

Section 5: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this 7th day of June, 2011 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Artemio Pimentel, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Andrew Morris, City Attorney

City of Woodland

Analysis of Impediments to Fair Housing

Adopted May 2006
Updated May 2011

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

1861
WOODLAND

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I. INTRODUCTION AND EXECUTIVE SUMMARY OF THE ANALYSIS

The United States Department of Housing and Urban Development (HUD) requires all jurisdictions that participate in their funding programs to prepare an analysis of impediments to fair housing choice. By identifying these impediments and attempting to address them, the jurisdictions can help HUD to accomplish one of its major objectives, making housing available to anyone, regardless of race, color, religion, sex, national origin, disability, or familial status. This document is generally prepared at the same time as a jurisdictions Consolidated Plan and runs the life of the plan.

A. WHO CONDUCTED

In preparation for its 2005-2010 Consolidated Plan the City of Woodland Community Development Department updated the City's fair housing plan which was written to address the City's Analysis of Impediments to Fair Housing. The City also reported these barriers/impediments that were identified as part of the planning document portion of the Housing Element that was submitted to the State of California Department of Housing and Community Development. The information contained in these two documents provided the necessary background information needed to prepare the Analysis of Impediments to Fair Housing Choice document.

B. PARTICIPANTS

With the preparation of both the 2008 Housing Element and the 2010-2014 Consolidated Plan, the City of Woodland encouraged input from the citizens, local and regional organizations to provide the best available data to identify and address these impediments. The City works closely with its consultant for fair housing, Legal Services of Northern California, to try to identify these impediments and address them with the most efficient method available.

A critical component is the citizen participation process. Woodland has an ongoing citizen participation process that has been strong and vital over the years. It is a comprehensive process by which the City keeps its residents, community agencies, businesses, and all other interested parties informed about its community development efforts through the CDBG and other HUD programs. It is also the tool to gather a wide variety of input from the City's low- and moderate-income residents, as well as the City's public and private sectors. Citizen input is solicited and gathered at every step of the Plan process.

The City encourages involvement of all people, including those that do not speak English and disabled people. All meetings are held in ADA accessible buildings, all public notices are published in both English and Spanish, and arrangements for non-English-speaking individuals are available. Residents of public and assisted housing are encouraged to become involved through outreach and representation by Yolo County Housing (formerly known as the Housing Authority) and other service agencies.

Citizens of Woodland are informed about every stage of the development and citizen participation process via legal noticing and public advertisements up to two-weeks in advance in the local news paper.

C. METHODOLOGY USED

To prepare the information within involved interviews with numerous staff from the City of Woodland, Legal Services of Northern California, Yolo County Housing, a variety of social service agencies and other interested organizations that serve the Woodland community.

D. HOW FUNDED

The Analysis of Impediments is a condition of the Consolidated Plan and therefore the preparation of this document is funded through CDBG Funds.

E. CONCLUSIONS

Impediments Found

There are a number of potential constraints beyond the local jurisdictions control to building housing that is affordable to very-low, low- and moderate-income households. In the City of Woodland these include:

1. Development costs

a) Required Site Improvement Costs

Upon securing the raw land, a residential developer is required to make certain site improvements to "finish" the lot before a home can actually be built on the property. Such improvements may include construction of streets, installation of water, sewer and storm drainage lines, and construction of curbs, gutters, and sidewalks, fire hydrants and street lighting. In addition, the developer is required to provide a deposit for street trees pursuant to the City fee schedule on the portion of the front or sides of a lot adjoining a public street. According to the City of Woodland, typical site improvement costs for single-family lots in Woodland are estimated at $20,000 to $25,000 per lot. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Woodland.

b) Construction Costs

Construction costs (including materials and labor) range from approximately $95 to $100 per square foot for typical single-family home in Woodland. Therefore, total construction costs for a 1,200 square foot home in Woodland are estimated between $114,000 to $120,000.

c) Total Housing Development Costs

As shown in Table I below, the total of all housing development costs discussed above for a typical entry-level single-family home (1,200 square feet) is $217,529, including land, site improvements, construction costs, fees and permits. This figure does not include developer profit, marketing, or financing costs.

TABLE I

CITY OF WOODLAND SPRING LAKE DEVELOPMENT COSTS (ESTIMATED)
SINGLE-FAMILY HOUSING DEVELOPMENT COSTS, 2011

Finished Lot Price	$25,000
Total Construction Cost	$120,000
Total Development Impact Fees	$23,486
Spring Lake Infrastructure Fees (SLIF)	$37,405
Building Permit and Plan Check Fees	$3258
Various other fees	$8380
Total Housing Development Cost	**$217,529**

Source: City of Woodland Community Development Department

The specifications for the hypothetical house used for this analysis here were chosen to define it as an entry-level family home.

Table II indicates the development impact fees for a typical 1,200 square feet single family home in Woodland. However, in addition to these fees, homes built in the Spring Lake Area of Woodland have a fee for the School District of $3.72 per square foot. Furthermore, an additional infrastructure fee is levied for the Spring Lake Specific Plan Area which ranges from approximately $24,687 for a multifamily unit to approximately $37,405 for a single family unit.

TABLE II

DEVELOPMENT IMPACT FEES FOR CITY OF WOODLAND,

SPRING LAKE RESIDENTIAL FEES 2011

Development Impact Fees	Amount
General City	$754.00
Fire Facilities	$1,162.00
Library Facilities	$47.00
Parks & Recreation Fee	$3,446.00
Police Facilities	$995.00
Water	$3,038.00
School Impact Fees (1)	$5,424.00
Wastewater Facilities	$5,457.00
Streets and Roads Facilities	$5,028.00
Storm Drainage (2)	$0
County Facilities and Services Authorization Fees	$1,414.60
Total	**$24,035.60**

Sources: City of Woodland Public Works Department, 2011

Notes: Based on a 1,200 square foot (living area) single-family, single-story detached entry level home with three bedrooms, two full baths, and an attached two-car garage (400 square feet). Permit Inspection Fee and Plan Check Fee not included.

(1) $4.52 per square foot.

(2) No Storm Drainage Fees in Spring Lake.

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions require fees in addition to those listed above. Some of these costs are summarized in Table III below.

TABLE III

CITY OF WOODLAND OTHER PLANNING FEES, 2011

General Plan Amendment	$5,180
Rezoning	$4,993
Site Plan Review	$2,137
Use Permit	$3,559
Environmental Review	$1798 for negative declaration; additional fees if analysis required

Source: City of Woodland Community Development Department, 2011

2. Access to Credit

Due to the issues with the recession the economy is currently suffering through, lenders have tightened lending standards to a point where many households do not have access to credit. This includes allowing lower debt to income ratios, performing more analysis on income, and allowing lower front end ratios. These tougher lending standards have made it so that many households who could typically (now) afford to purchase a home do not meet the new underwriting requirements needed to obtain a home loan.

3. Public Sector Assistance

Unlike many larger jurisdictions, the City of Woodland has very little guaranteed funding that is allocated annually. This annual federal allocation, Community Development Block Grant (CDBG) funding, is not conducive for development of housing. CDBG regulations state that the funding may only be used for development of housing if it is a funding source of "last resort". Additionally, CDBG funds can only be used to assist housing projects if it is not the funding source of "last resort" to aid infrastructure that helps the development as a whole. This lack of funding opportunity requires the City of Woodland to pursue funds competitively from State and Federal sources. These funds are not guaranteed which affect financing and timing of possible City projects. The lack of funding also makes it difficult for the City to aid potential home buying families with down payment assistance so that they may purchase a single family home.

4. Growth Controls/Growth Management

The City of Woodland manages growth primarily through the Specific Plan process and the requirement for development to be consistent with General Plan goals and policies. In addition, the General Plan defines the City's Urban Limit Line where urban development can occur until 2020 (time frame of the 1996 General Plan). The City does not have a specific growth control ordinance which could serve as a constraint to affordable housing. Policy 1.A.7 in the Land Use Element of the General Plan states:

"The City shall manage residential growth at an even and reasonable pace, so as to not exceed a population of 60,000 in the year 2015."

Based on a 1990 U.S. Census population figure of 39,802, the 60,000 population goal is equivalent to a 1.7 percent annual average growth rate for the timeframe of 1990 to 2015.

Program 1.3 in the Land Use Element of the General Plan implements this policy:

"The City shall monitor housing and population growth and regional growth projections and report annually to the City Council regarding the need to take any actions so as to not exceed the growth projections of Policy 1.A.7."

Page 13 of the *Spring Lake Specific Plan (SLSP) Financing Plan* contains the following text:

"The City of Woodland's General Plan land use policies and the Specific Plan limit the average annual city-wide development/ growth rate to 1.7 percent. This growth rate restriction will control the pace of the SLSP development. It is estimated that an average of 360 units per year will be developed in the City of Woodland, although there will be annual variations in response to market demand."

Section 8.0 (Implementation) of the SLSP anticipates a citywide population of 64,084 by 2015 and 69,719 by 2020. It also shows an anticipated average of 360 new housing units per year from 2001 to 2020. It states that "this maintains the annualized 1.7 growth rate, but results in a citywide total in excess of the 60,000 population cap sometime in 2011, and in excess of 60,000 population cap sometime in 2016." Since the SLSP is adopted City policy, the City has clearly committed to exceeding the 60,000 population level before 2015, based on maintaining a 1.7 percent annual growth rate. Thus, it has implemented Program 1.3 in the Land Use Element by maintaining a commitment to a 1.7 percent annual growth rate, but allowing the 60,000 population level to be exceeded before 2015. However, due to the recent economic collapse, it seems that these population estimates may not happen. The City has seen a significant decrease over the last two years in the number of building permits issued and the expected population increases as a result of new construction.

The 2010 Census reports Woodland's population to increase from 49,751 in 2000 to 55,468 in 2010, an average annual growth rate of 1.1 percent.

It is also important to note that growth controls, such as the one that the City of Woodland has adopted, can slow down the production of new housing. With a limited supply available to keep up with the immediate demand, these growth caps can cause the prices of the housing stock to increase disproportionally to a market that has not implemented growth caps.

5. State of California Prevailing Wage Laws and Federal Davis Bacon and Related Acts Law.

Developments of affordable housing with state or federal funds quite often require the payment of prevailing wages. These requirements require contractors and developers to pay wages, generally at union scale, for the projects that are being publicly financed. These increased costs require identification of more funding to finance the project. These laws also impose rules and regulations for tracking payment of the wages that make these projects more time consuming and expensive for the developer, contractor, and City.

Actions to Address Impediments

The City of Woodland has attempted to address the impediments to fair housing in the following ways:

1. Development Costs

a) Required Site Improvement Costs

City staff works with developers of affordable housing to obtain financing for project costs. Recently, Staff obtained a grant from the Sacramento Area Council of Governments (SACOG) Community Design Grant Program to aid in the offsite improvements on an affordable housing project that are part of the City's building requirements.

b) Construction Costs

City staff works closely with developers to obtain financing to bridge any financing gaps that may exist in the projects. These gaps can be created by high cost of materials, labor, or other things such as insurance (bonding).

c) Total Housing Development Costs

As part of the City's Inclusionary Housing Program, Development Fees for affordable units that are built concurrently with the market units are eligible for fee deferrals and waiving of Plan Check/Building Permit fees. In Spring Lake with approximately $24,000 in development fees per single family unit, the financing savings to the developer can be significant.

2. Access to Credit

The City has a housing consultant under contract, currently NeighborWorks of Sacramento, which review credit histories for potential buyers. If they find the buyer to be deficient in anyway, NeighborWorks will work with the buyers to help address the deficiencies. The City also works closely with various lending institutions to identify financial products that could be beneficial and allow the households to secure financing.

3. Public Sector Assistance

City of Woodland staff routinely attends trainings and conferences that discuss various funding available for affordable housing. As developers of affordable housing propose projects in the City, staff attempts to determine if any of the programs that are available would be relevant to the propose development. At the request of the developer, staff will prepare and submit applications for these various funding sources. The City has been very successful in preparing these applications. In the past, the City of Woodland has received fund of Federal HOME funds through the California State Department of Housing and Community Development (HCD) for First Time Homebuyer and Multifamily New Construction, HELP funds from HCD, SACOG Community Design Grant Funds, Multifamily Revenue Bonds, and Low Income Housing Tax Credits. This success allows the City to maintain a large portfolio of various affordable housing types for a City of its size.

4. Growth Controls/Growth Management

The City of Woodland strives to control growth through its General Plan and the Specific Plan process. In the development of the Spring Lake area, it was determined that there would be a restricted number of permits issued for each phase of the development. In order to be issued permits on a housing unit, a developer must have an adequate number of BUAs or Building Unit Allocations available to them. If the developer has used all of their BUAs for the year, the City will not issue a permit for construction. The City has implemented a policy where affordable units do not fall within the BUA cap. BUAs only apply to single family detached units and allows for development of multifamily properties that are not subject to BUAs. This policy allows the City to maintain a steady stream of affordable units as it is growing as there is demand and funding is available.

5. State of California Prevailing Wage Laws and Federal Davis Bacon and Related Acts Law

The use of State and Federal funds generally triggers the payment of prevailing wages. Prevailing wages are based on surveys in a geographic area that establishes what someone performing a specific task should be paid. These laws include the payment of certain fringe benefits. These laws are estimated to add between 15-30% to the costs of affordable housing projects. City staff informs developers of potential affordable housing projects of these laws and will also query Legal Counsel if there are questions as to whether or not these laws will be triggered by the project and public subsidy. Staff also informs developers of the thresholds that trigger these laws and developers are also informed of the reporting requirements that are involved with these laws.

It should be noted that the City has addressed other impediments to fair housing by adoption of a Reasonable Accommodation Ordinance, updating the Density Bonus Ordinance that assists in the development of affordable housing, and by performing periodic updates of the City's Inclusionary Housing Ordinance (Chapter 6A), the Spring Lake Affordable Housing Plan, and the CDBG Annual Action Plan.

II. JURISDICTIONAL BACKGROUND DATA

Woodland is a community of 55,468 people (according to the 2010 census) located 20 miles northwest of the City of Sacramento, the state capitol. Woodland is the County seat for Yolo County. It was incorporated in 1871 and is presently 14.5 square miles in area. It is a diverse community with a large industrial area, a commercial area that includes the largest shopping center in Yolo County, and residential areas that provide a variety of housing types. It is also the home of Woodland Community College.

According to Woodland's 2008 Economic and Demographic Profile, the major industry sector is Trade, Transportation and Utilities, which includes activities such as retail trade, wholesale trade, warehousing and distribution, truck transportation, and electricity services. Other large employment sectors in Woodland include Educational & Health Services, and Manufacturing. This employment structure reflects Woodland's role as a hub of manufacturing and distribution activities in the Sacramento Region due to its central location on Interstate 5 just 15 minutes north of its intersection with I-80, and its proximity to Sacramento International Airport (9 miles to the southeast). Woodland's origin is in agriculture and although only 2 percent of employment is in the agriculture industry many of the manufacturing, distribution, and transportation type businesses support the agriculture industry in Yolo County.

The commercial areas activity in Woodland falls into several categories: 1) the registered historic downtown which contains the original "Main Street" and a number of historical structures; 2) auto-oriented commercial uses along Main and East Streets, and adjacent to I-5; 3) several "big box" style retailers on the east end of Main Street and south of I-5 on Highway 102; and 4) many retail centers including the County Fair Fashion Mall located at Gibson Road and East Street.

Woodland is a community of neighborhoods, with housing choices to suit a broad spectrum of needs and tastes. Many of the original 19th century Victorians, classical revival farmhouses, and Queen Anne-style homes remain in place today, particularly in the area south of downtown, lending a special charm to this community that takes considerable pride in its heritage. New suburban growth has taken place in Spring Lake with the construction of about 750 new homes with planned build-out at 4,000 units.

A. DEMOGRAPHIC DATA

Note: Some limited 2010 Census data has been released. Where available, staff used the most current data for the updated census information.

Population

As shown in **Table 1**, population in the City of Woodland increased by about 11 percent from 2000 to 2010. The City is experiencing an annual population growth slightly less than the County's growth.

TABLE 1
Population Trends
City of Woodland and Yolo County

Year	Population	Change	% Change	Simple Annual % change
CITY OF WOODLAND				
2000	49,751	N/A	N/A	N/A
2010	55,468	5,717	11.4	1.1
YOLO COUNTY				
2000	168,660	N/A	N/A	N/A
2010	200,849	32,189	19.1	1.9
Source: US Census 2000 and 2010				

Race and Ethnicity

The 2000 Census reports that approximately 66.8 percent of the population of the City of Woodland is White (Caucasian), as seen in Table 2A. About 1.3 percent of the population is Black or African American and 3.8 percent is Asian. Another 1.4 percent is American Indian and Alaskan Native with 0.3 percent Native Hawaiian and other Pacific Islander. Approximately 39 percent of the population of the City is of Hispanic or Latino origin. The figures for Yolo County reflect comparable percentages with about 66.7 percent White, 2.0 percent Black or African American, 1.2 percent American Indian and Alaska Native and 0.3 percent Native Hawaiian and other Pacific Islander. The County had a higher percentage of Asians at 9.9 percent and a lower percentage of Hispanics at 25.9 percent.

When compared with the Census's American Community Survey (ACS) 2006-2008 estimates the racial and ethnic groups are generally the same percentages as the 2000 Census. Therefore, although the population of Woodland has increased since the 2000 Census by over 7,000 people the racial and ethnic group ratios have remained steady.

Race and ethnicity may impact housing needs and conditions. Cultural influences of races may reflect preference for specific types of housing. For example, some cultures place greater emphasis on maintaining an "extended family," potentially leading to an increased demand for larger single-family housing or to problems of overcrowding.

Table 2 City and County Population by Race and Ethnicity: 2000 Census				
City of Woodland			Yolo County	
Number	**Percent**	**Category**	**Number**	**Percent**
32,851	66.8	White	114,129	67.7
631	1.3	Black or African American	3,425	2.0
718	1.4	American Indian and Alaska Native	1,953	1.2
1,851	3.8	Asian	16,614	9.9
136	0.3	Native Hawaiian and other Pacific Islander	507	0.3
10,566	21.5	Some other race	23,214	13.8
2,398	4.9	Two or more races	8,818	5.2
49,151	**100.0**	**Total**	**168,660**	**100.0**
19,084	38.8	Hispanic or Latino	43,707	25.9
30,067	61.2	Not Hispanic or Latino	124,953	74.1
49,151	**100.00**	**TOTAL**	**168,660**	**100.0**
Source: 2000 Census (SF1), Table P8				

Areas of Low- And Moderate-Income Families and/or Racial/Ethnic Minorities

Figure 1 shows the areas of low- and moderate-income concentration in Woodland, also referred to as the CDBG eligible areas. The "concentration" of low- and moderate-income households in the City of Woodland is the Census Tract Block Groups adjacent to Main Street both north and south from Cottonwood Street on the west to approximately State Highway 113 on the east. An "area of low/moderate-income concentration" is one in which over 50 percent of all residents in that Census Tract or Block Group are earning 80 percent or less of the area median income (AMI). Some of these same areas in the City also have a "concentration" of minority residents, as see in **Figure 3.**

Areas of Racial/Ethnic Minority Concentration

Figure 2 shows the distribution of minority persons throughout the City. The Black and Asian populations do not appear to be concentrated in any one area of the City. There are a number of census tracts in the City with a concentration of Hispanic, however, the highest area concentration of Hispanics is found in the central and eastern areas of the City.

Age Characteristics

Age is an important influence on housing demand because people of different age groups have different housing needs. It is generally assumed that younger persons prefer apartments, low to moderate cost condominiums and smaller single-family units. Adults with higher incomes and larger household sizes provide the major market for moderate to high-end apartments, condominiums and single-family homes. The senior population tends to either remain in place in single-family homes or to require low to moderate cost apartments and condominiums, group quarters and mobile homes.

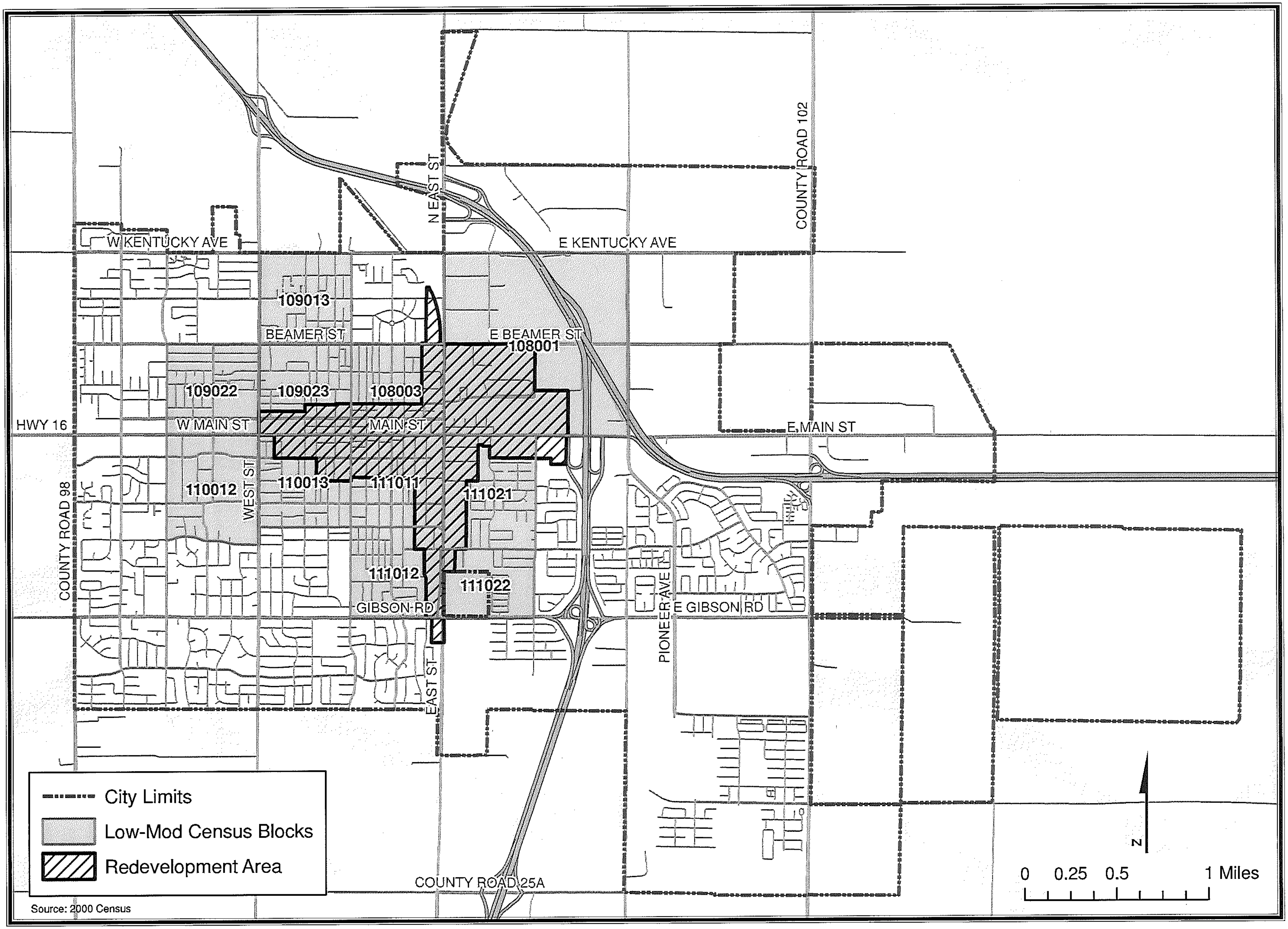
According to the 2000 Census, adults (18 years and older) comprised of 70.3 percent of the City's population, while only 12.3 percent were people 62 years and older and 8.1 percent were children 5 years and younger. Since the 2000 Census these age groups have remained steady. According to the Census' ACS 2006-2008 estimate adults increased to 72.5 percent and those 62 years and older increased to 14.8 percent, while children 5 years and younger decreased to 7.2 percent. As Woodland's population continue to age, the percentage of seniors will increase.

B. INCOME PROFILE

Household Income

Income is a major factor influencing the demand for housing and to a large extent reflects the affordability of housing in a city. According to the 2000 Census, the median household income in Woodland was $44,449 and the median income of Yolo County was $40,769. Per the Census' ACS 2006-2008 estimate, the median household income increased to $54,645; approximately $10,000 more than the 2000 Census. Yolo County's estimated median household income in 2008 was $58,851; approximately $4,000 higher than Woodland's 2008 median household income. Therefore, Woodland's median household income has decreased in comparison to Yolo County's.

Insert Figure 1



City of Woodland

Figure 1: Low- and Moderate-Income Areas

Insert Figure 2

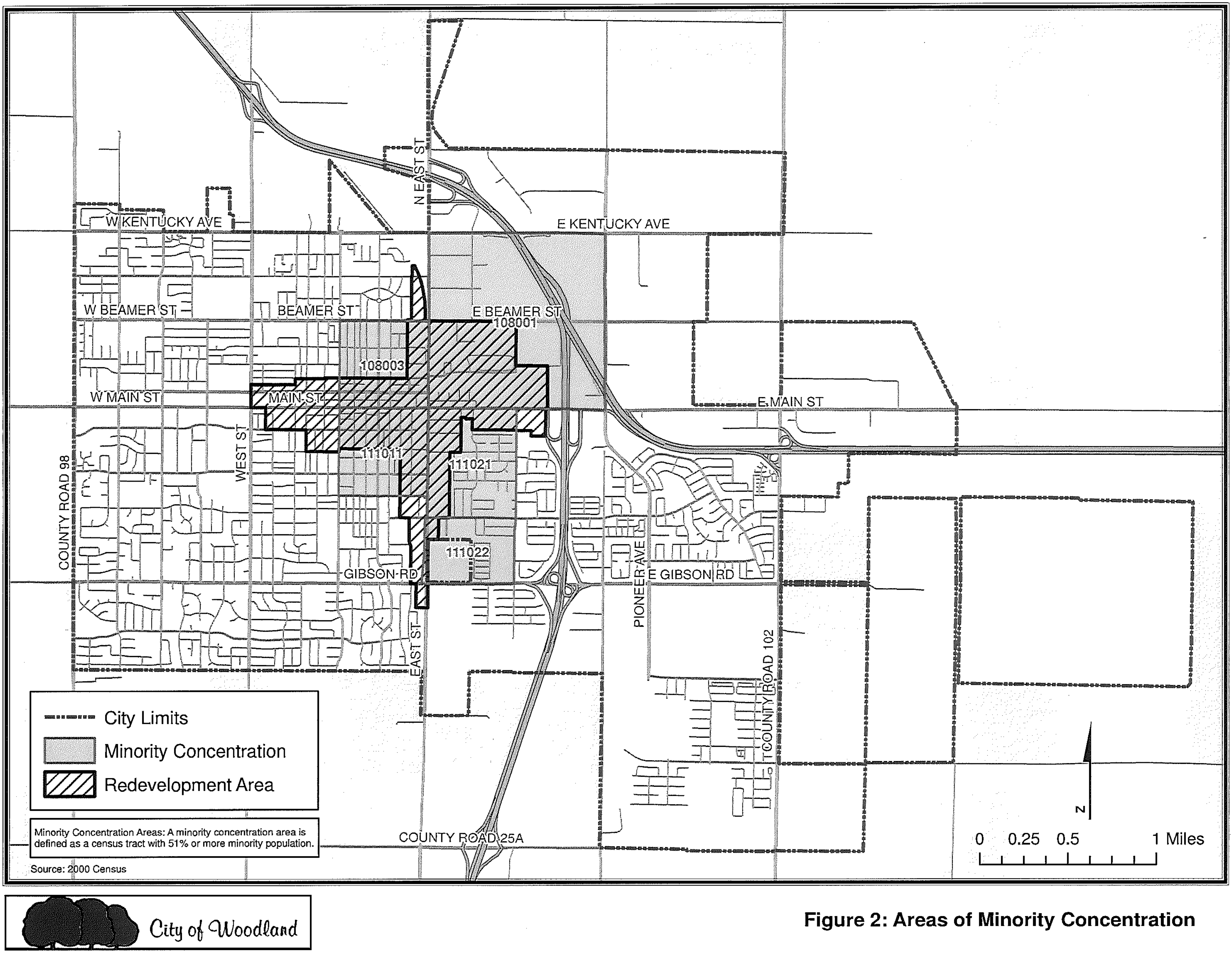
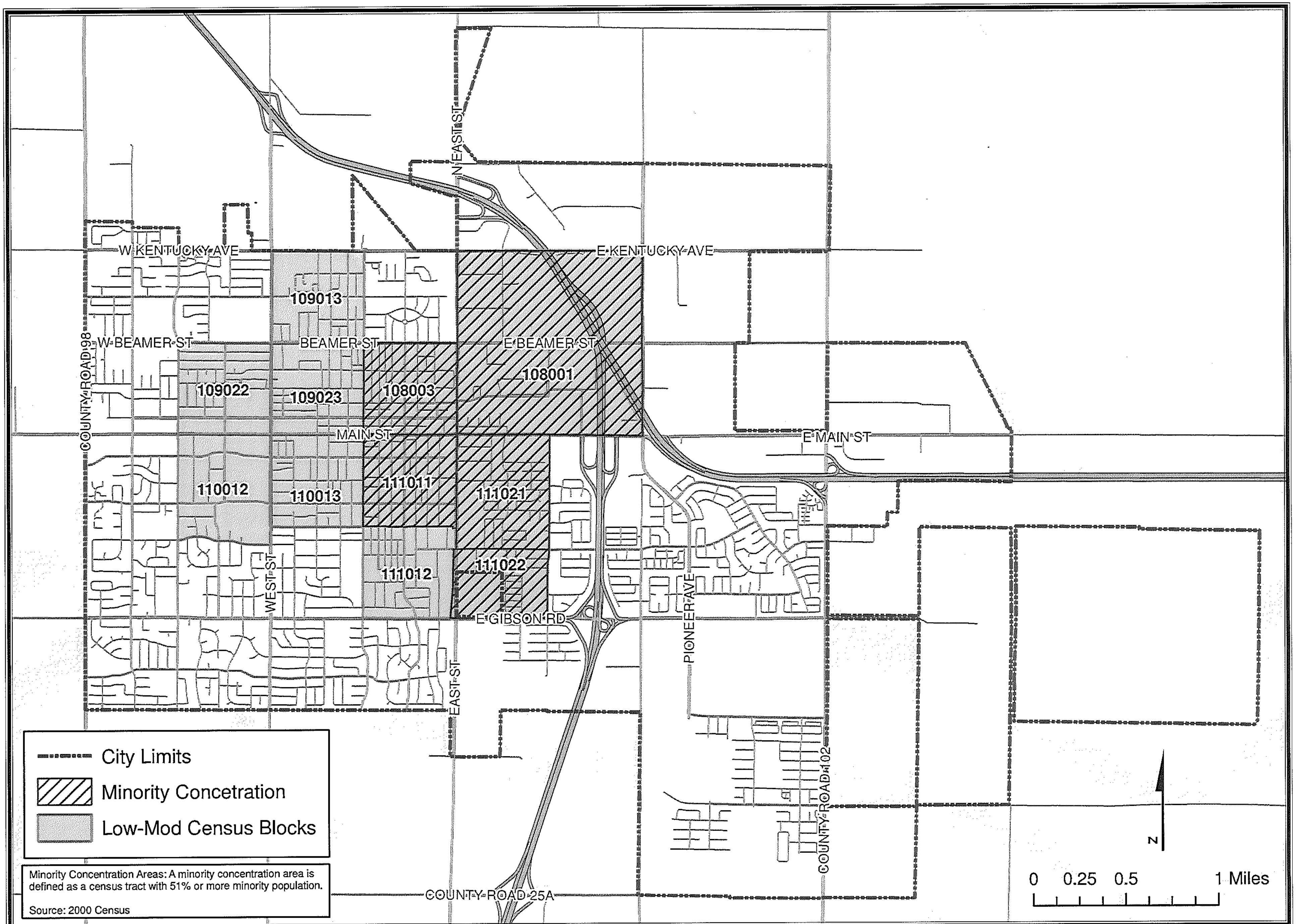


Figure 2: Areas of Minority Concentration

Insert Figure 3



City of Woodland

Figure 3: Low- and Moderate-Income and Minority Concentration Areas

Household Size and Type

The change in the number of households in a city is one of the prime factors of the demand for housing. Household characteristics are important indicators of the type and size of housing needed in a city. Between 2000 and 2009, the number of households in the City increased by 13.8 percent, as seen in Table 3.

Table 3
Household Formation Trends

Year	Households	Change	Percentage Change
City of Woodland			
2000	48,365	N/A	N/A
2009	55,021	6,656	13.8
Yolo County			
2000	161,145	N/A	N/A
2009	191,854	30,709	19.1
Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark*			

According to the State Department of Finance, the average household size in Woodland decreased slightly from 2.887 persons per household in 2000 to 2.860 in 2009. The average household size for Yolo County also slightly decreased from 2.714 in 2000 to 2.694 persons per household in 2009.

Overall, the City of Woodland's population has increased, providing more housing to households of consistent composition and attracting households with slightly higher incomes. Much of the City's new growth has occurred in the Spring Lake Specific Plan Area. With this growth, the median household income has increased by approximately $10,000 per household since 2000 and families living below the poverty line have decreased from 9.2 percent to 7 percent.

C. EMPLOYMENT DATA

Located in northern California, Yolo County is close to both the San Francisco Bay Area and Sacramento. Surrounding counties include Colusa to the north, Sacramento and Sutter to the east, Solano to the south, and Napa and Lake to the west. Availability of transportation is a major asset to Yolo County providing access to water, rail, and air transportation facilities, as well as an extensive roadway system, including major interstates 5 and 80. Woodland is located approximately 20 miles north of Downtown Sacramento. Sacramento International Airport is approximately 9 miles and the City has access to rail and major highways. This central location is ideal for manufacturing and warehousing businesses.

The Following table shows the unemployment rate for the State of California and the City of Woodland over the last year:

Year	Month	Yolo County Unemployment Rate	State of California Unemployment Rate
2010	April	12.8%	12.8%
	May	11.8%	11.9%
	June	12.1%	12.2%
	July	12.2%	12.8%
	August	11.7%	12.5%
	September	11.5%	12.1%
	October	11.9%	12.1%
	November	13.5%	12.5%
	December	14.3%	12.3%
2011	January	15.2%	12.7%
	February	14.8%	12.2%
	March	14.8%	12.3%

Also, estimates from the 2010 MSA Wage Survey prepared by the Labor Market Information Division of the State of California shows the following:

2010 - 1st Quarter Wages								
SOC Code	Occupational Title	May 2009 Employment Estimates	Mean Hourly Wage	Mean Annual Wage	Mean Relative Standard Error (1)	25th Percentile Hourly Wage	50th Percentile (Median) Hourly Wage	75th Percentile Hourly Wage
00-0000	Total all occupations	852,180	$23.63	$49,147	2.86	$12.08	$19.02	$30.20
11-0000	Management Occupations	45,220	$50.94	$105,962	0.88	$32.71	$46.32	$62.70
13-0000	Business and Financial Operations Occupations	58,890	$30.66	$63,763	2.61	$21.99	$28.74	$35.88
15-0000	Computer and Mathematical Occupations	27,340	$36.85	$76,633	1.71	$29.39	$36.62	$43.72
17-0000	Architecture and Engineering Occupations	17,200	$40.88	$85,042	2.34	$29.81	$39.77	$50.78
19-0000	Life, Physical, and Social Science Occupations	12,380	$32.60	$67,808	2.54	$22.99	$32.42	$41.19
21-0000	Community and Social Services Occupations	14,560	$24.95	$51,891	5.37	$16.82	$23.72	$31.64
23-0000	Legal Occupations	8,590	$45.69	$95,021	3.47	$27.70	$39.76	$57.86
25-0000	Education, Training, and Library Occupations	65,750	$26.18	$54,452	2.4	$16.83	$24.24	$33.94

27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	10,810	$25.94	$53,955	3.42	$14.67	$21.88	$32.45
29-0000	Healthcare Practitioners and Technical Occupations	39,650	$41.56	$86,433	1.98	$27.16	$39.21	$50.32
31-0000	Healthcare Support Occupations	19,550	$15.14	$31,482	2.21	$11.37	$14.26	$17.92
33-0000	Protective Service Occupations	22,610	$24.71	$51,398	7.59	$12.37	$23.44	$34.00
35-0000	Food Preparation and Serving-Related Occupations	70,640	$10.54	$21,932	1.43	$8.74	$9.35	$10.88
37-0000	Building and Grounds Cleaning and Maintenance Occupations	24,910	$13.47	$28,003	1.9	$9.88	$11.87	$15.96
39-0000	Personal Care and Service Occupations	21,850	$12.46	$25,929	1.62	$9.27	$10.81	$13.44
41-0000	Sales and Related Occupations	82,410	$17.77	$36,955	2.29	$9.28	$12.25	$20.09
43-0000	Office and Administrative Support Occupations	166,050	$18.16	$37,772	1.56	$13.28	$17.14	$21.81
45-0000	Farming, Fishing, and Forestry Occupations	4,280	$11.48	$23,891	4.39	$8.62	$9.21	$11.57
47-0000	Construction and Extraction Occupations	40,580	$24.41	$50,768	1.24	$17.10	$23.25	$30.27
49-0000	Installation, Maintenance, and Repair Occupations	26,600	$23.01	$47,865	1.43	$16.29	$22.47	$28.86
51-0000	Production Occupations	26,550	$17.13	$35,639	1.69	$11.25	$14.82	$20.61
53-0000	Transportation and Material Moving Occupations	45,780	$16.04	$33,358	2.07	$10.11	$14.58	$19.85

The Yuba College Small Business Development Center (SBDC) offers a 14-week microenterprise training course. The course is designed to be a very comprehensive process that will cover many subjects such as: The Business Image, Understanding the Customer, Business Planning, Marketing, Record Keeping/Taxes, Product/Service Pricing, Expense/Revenue Forecasting, Accounting Concepts, and Loan Preparation. The City works closely with the SBDC to offer small business loans to students who have successfully completed the microenterprise training course and developed a good business plan.

The City also has a dedicated position to Economic Development activities. This person aggressively responds to any interested business in terms of relocation to Woodland, expanding ongoing operations in the City, or any other activity that can result in the creation of new jobs or retention of existing jobs within the City limits. This person also helps interested business to locate buildings, land, or other amenities they need to successfully locate their business in Woodland.

D. HOUSING PROFILE

The 2009 City/County Population and Housing Estimates report from the California Department of Finance reported a total of 19,659 housing units in the City. Approximately 70 percent or 13,760 were single-family units, 26.5 percent (5,218) were multi-family units. Mobile homes, trailers, and other housing units composed of 3.5 percent (681). There was a net increase of 2,538 housing units (14.8 percent) in the city from 2000 to 2009. This is approximately the same increase in housing units that occurred between 1990 and 2000.

Tenure

The ratio between homeowner and renter households can be affected by several factors, such as housing costs, housing type, housing availability, and preference. The percentage of homeownership in Woodland from 2000 to 2008 (estimates) increased 1.4 percent. Woodland has consistently had a higher homeownership rate than Yolo County, which was estimated to be 54.2 percent in 2008 (See **Table 4**).

One of the gauges of strong communities is the rate of homeownership. Although the City's homeownership rate increased 1.4 percent, it did so at a time when homeownership rates in the United States were on the increase. The recent foreclosure crisis has greatly impacted the rate of homeownership and it is not yet reflected in the data. It can be expected that the number of homeowners will decrease in the next year. Although Woodland is a fairly established community, the new growth areas have experienced a higher probability of foreclosure. There is an ongoing need to support homeownership within the community, as well as to ensure that there is a sufficient quantity of both single-family units for homeownership and affordable multi-family units available to residents.

Table 4
Tenure by Household

	2000		**2006-2008 estimate**	
City of Woodland	Number of Households	Percent	Number of Households	Percent
Owner occupied	9,799	58.5	10,488	59.9
Renter occupied	6,952	41.5	7,032	40.1
Yolo County	Number of Households	Percent	Number of Households	Percent
Owner occupied	31,506	53.1	36,828	54.2
Renter occupied	27,869	46.9	31,143	45.8

Source: Census Bureau (2000 Census SF 3:H17); Census American Community Survey 2006-2008

Vacancy Rates

The residential vacancy rate is an indicator of the balance between housing supply and demand in the community. When the demand for housing exceeds the available supply, the vacancy rate will be low. A low vacancy rate drives the cost of housing upward and serves as a disincentive for property owners to perform needed maintenance. In a healthy market, the vacancy rate is usually between 1.0 and 3.0 percent for single-family dwellings and between 3.0 and 5.0 for multi-family dwellings. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an adequate selection of housing for all income levels.

According to the 2000 Census, the City of Woodland's vacancy rate was 2.2 percent. For 2009, the California State Department of Finance estimated the current vacancy rate in Woodland at 2.16 percent; a small decrease from 2000 vacancy rate levels. This vacancy level is a sign of a healthy market. However, in the last year the country and especially California has experienced an unprecedented number of foreclosures. According to Realtytrac.com, Woodland currently has 662 homes in some process of foreclosure; 181 are available at auction and 221 are currently bank owned. With 13,760 single family homes in the City of Woodland (See Table 5) the number of homes in some process of foreclosure is only 0.05 percent; and the percentage of bank owned homes is 0.02 percent. Therefore Woodland has not been impacted by the foreclosure crisis like other communities in the Sacramento region however the presence of foreclosures does increase the vacancy rate and has caused a decrease in home prices. Vacancy rates in the rental market have been maintained at a healthy level. The affordable apartment complexes in Woodland have reported vacancy levels below 5 percent.

Type of Housing Units

Table 5 indicates about 70 percent of the housing units in the City of Woodland in 2009 were single-family homes, with approximately 26.5 percent multi-family, and about 3.5 percent mobile homes and trailers. Over the last nine years, 1,861 new housing units constructed in the City were single-family homes. Multifamily housing increased by 677 housing units and mobile homes remained constant. With the City's Inclusionary Housing ordinance the City is focused on providing quality, affordable housing for homeownership and rental.

Table 5
Housing Unit Comparison 2000-2009

Unit Type	**2000**		**2009**		**Percent Change 2000-2009**
	Number	Percent	Number	Percent	
Single-Family	11,899	69.5	13,760	70.0	0.5
Multi-Family	4,541	26.5	5,218	26.5	0
Mobile Home, Trailer and Other	681	4.0	681	3.5	-0.5
Totals	17,121	100.0	19,659	100.0	14.8

Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark*

Affordability and Housing Costs

A household is considered to be "overpaying" if its monthly housing cost or gross rent plus utilities exceeds 30 percent of a household's gross income. HUD provides estimates of the amount of income people pay for housing based on the U.S. Census.

Table 6A (Housing Problems) and Table 6B (Affordability Mismatch)

An analysis of households with any type of housing problem (see **Table 6A**); including affordability (See **Table 6B**) appears on the following pages. These tables are known as the Comprehensive Housing Affordability Strategy (CHAS) dataset and represent housing issues based on 2000 census data. The CHAS tables are compiled by HUD and are a required element of the Consolidated Plan.

Table 6A identifies the number of low and moderate income renter and owner households identified in Census 2000 that are experiencing housing problems, as defined as paying more than 30 percent of income for rent or mortgage, and/or living in overcrowded conditions, and/or living in dwellings without complete kitchen or plumbing facilities. A total of 16,416 households are identified, with 30.7 percent paying more than 30 percent of their income for housing costs. Approximately 38.9 percent of all renters and 24.8 percent of all owner households spend more than 30 percent of their gross income on housing costs. Furthermore, according to the 2000 Census, 11.4 percent of all households in the City of Woodland spend more than 50 percent of their income for housing.

Table 6B identifies the number of rental and ownership units affordable to low and moderate income persons in 2000, based on rents and the value of housing established in 2000 Census.

The high rates of overpayment reflect considerably slower growth in income in comparison with rapidly increasing housing costs. However, what this chart does not reflect is the affect of the current foreclosure crisis, which has halted the drastic rise in housing costs and decreased the home sale price. While owners must cover higher costs for owning a home, renters appear to be more heavily burdened with a higher percent paying more than 30 percent for housing costs.

TABLE 6A
Housing Problems Output for - All Households

Name of Jurisdiction:					Source of Data:		Data Current as of:					
Woodland (CDBG), California					CHAS Data Book		2000					
	Renters						Owners					
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters		Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
Household by Type, Income, & Housing Problem	(A)	(B)	(C)	(D)	(E)		(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	580	1,031	435	588	2,634		421	254	130	66	871	3,505
2. Household Income <=30% MFI	295	521	126	311	1,253		246	116	38	48	448	1,701
3. % with any housing problems	70.2	87.9	100	85.9	84.4		74.8	84.5	73.7	70.8	76.8	82.4
4. % Cost Burden >30%	70.2	84.1	96.8	85.9	82.5		74.8	67.2	47.4	70.8	70.1	79.2
5. % Cost Burden >50%	54.9	66.8	81.7	81.4	69.1		60.2	60.3	26.3	33.3	54.5	65.3
6. **Household Income >30% to <=50% MFI**	285	510	309	277	1,381		175	138	92	18	423	1,804
7. % with any housing problems	71.2	86.5	90.6	84.1	83.8		37.7	79.7	95.7	100	66.7	79.8
8. % Cost Burden >30%	71.2	75.7	61.8	84.1	73.4		37.7	62.3	69.6	100	55.3	69.1
9. % Cost Burden >50%	16.8	19.4	17.5	10.8	16.7		13.7	44.9	43.5	55.6	32.2	20.3
10. **Household Income >50 to <=80% MFI**	169	772	278	487	1,706		544	435	226	114	1,319	3,025
11. % with any housing problems	40.2	53.5	88.1	50.9	57.1		27.2	79.3	84.5	66.7	57.6	57.3
12.% Cost Burden >30%	28.4	25.3	24.5	44.8	31		27.2	66.2	50	66.7	47.4	38.1
13. % Cost Burden >50%	14.2	0.5	0	0	1.6		11.4	17.9	25.2	49.1	19.2	9.3
14. Household Income >80% MFI	197	1,215	491	591	2,494		1,515	4,096	967	814	7,392	9,886
15. % with any housing problems	13.2	17	68.8	6.1	24.3		9.8	19.9	43.3	22.4	21.2	22
16.% Cost Burden >30%	11.2	2.3	0.8	4.7	3.3		9.8	17.9	14.9	22.4	16.3	13
17. % Cost Burden >50%	7.1	0	0	0	0.6		2.2	1.5	0	1	1.4	1.2
18. **Total Households**	946	3,018	1,204	1,666	6,834		2,480	4,785	1,323	994	9,582	16,416
19. % with any housing problems	53.3	50.3	82.1	47.1	55.5		22	28.6	54.9	31.2	30.8	41.1
20. % Cost Burden >30	50.7	34.7	32	44.8	38.9		22	24.7	25.6	31.2	24.8	30.7
21. % Cost Burden >50	26.2	14.9	13	17	16.7		10.8	5.6	8.1	9.1	7.7	11.4

Definitions applicable to Table 6A are as follows:

Any housing problem: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: 2000 U.S. Census and Department of Housing and Urban Development

TABLE 6B
SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction: Woodland(CDBG), California				Source of Data: CHAS Data Book	Data Current as of: 2000				
	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
Housing Units by Affordability	0-1 (A)	2 (B)	3+ (C)	Total (D)		0-1 (E)	2 (F)	3+ (G)	Total (H)
1. Rent <= 30%					**Value <=30%**				
# occupied units	272	150	75	497		N/A	N/A	N/A	N/A
%occupants <=30%	66.2	39.3	13.3	50.1		N/A	N/A	N/A	N/A
%built before 1970	40.1	62.7	54.7	49.1		N/A	N/A	N/A	N/A
%some problem	38.2	26	24	32.4		N/A	N/A	N/A	N/A
#vacant for rent	0	0	4	4		N/A	N/A	N/A	N/A
2. Rent >30 to <=50%					**Value <= 50%**				
# occupied units	701	479	182	1,362		149	410	192	751
%occupants <=50%	59.1	53	48.4	55.5		57	23.7	34.9	33.2
%built before 1970	60.2	48.6	56	55.6		47	28	37.5	34.2
% some problem	64.8	49.1	63.2	59		33.6	20.5	5.2	19.2
#vacant for rent	43	10	0	53	#vacant for sale	4	0	10	14
3. Rent >50 to <=80%					**Value >50 to <=80%**				
# occupied units	1,703	1,585	1,013	4,301		42	91	1,255	1,388
%occupants <=80%	73.3	56.3	33.7	57.7		42.9	19.8	35	34.2
%built before 1970	32.4	23.3	37.8	30.3		81	67	60.4	61.5
%some problem	74.9	46.1	37.4	55.4		23.8	4.4	0	1
#vacant for rent	12	26	8	46	#vacant for sale	4	0	16	20
4. Rent >80%					**Value >80%**				
# occupied units	352	88	285	725		458	935	6,104	7,497
#vacant for rent	8	0	4	12	# vacant for sale	0	4	76	80

Definitions applicable to Table 6B are as follows:

Rent 0-30% - These are units with current gross rents (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income as of 2000. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Rent 30-50% - These are units with current gross rents that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD's Area Median Family Income.

Rent 50-80% - These are units with current gross rents that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD's Area Median Family Income.

Rent greater than 80% - These are units with current gross rents that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Value 0-50% - These are homes with current (2000) values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase.

Value 50-80% - These are homes with current values that are affordable to households with income greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Value greater than 80% - These are homes with current values that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Source: 2000 U.S. Census and Department of Housing and Urban Development

Homeowners

According to the ACS 2006-2008 estimates, the median value of a single-family home in the City of Woodland is $385,600. Woodland consistently has lower median housing values than Yolo County or nearby Davis (See **Table** 7). Listed below is a comparison of 2000 Census median housing values and estimated 2008 median housing values for single-family homes for the City and surrounding areas. The median value of a home has increased by 151.9% in Woodland and approximately 150% in the other surrounding cities and county. The significant rise in housing prices makes homeownership and affordability to households a challenge.

TABLE 7

HOUSING AFFORDABILITY- 2008 CITY OF WOODLAND

Area	2000	2008 estimates	Percentage Change 2000-2008
Woodland	153,100	385,600	151.9
Yolo County	169,800	430,800	153.7
Sacramento	128,800	340,900	164.7
Davis	238,500	589,900	147.3

Source: 2000 Census (SF3) Dp-4. Profile of Selected Housing Characteristics; Census 2006-2008 American Community Survey

However, in the last year the foreclosure crisis has caused home values to decrease drastically, which cannot be accurately represented in census data. According to Trend Graphix, utilized by the real estate industry to track median sale prices Yolo County's median single-family home prices have decreased by 38 percent between January 2007 and January 2009. Woodland alone has experience a 49.5 percent decrease in median home prices. While cities are dealing with the affect of foreclosures on the housing stock; the decrease in home values has made homeownership possible for many households who were unable to afford a home previously. Today, the median price sold of a single-family home is approximately $228,000 as of November 2009 (Trend Graphix).

According to the ACS 2006-2008 estimate, median household income for Woodland was $54,645. Although housing values have decreased drastically recently, the unemployment rate has also drastically increased, decreasing the median household income for those that have lost employment. The decline in home values is improving housing affordability, but for the households who have experienced a decline in income, homeownership is still out of reach.

Renters

According to the ACS 2006-2008 estimate, the median gross rent (rent plus utilities) in the City of Woodland was $912, up 39.2 percent from the 2000 median gross rent of $655. Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, the 2008 estimated gross rent was affordable to households earning approximately $36,500 per year. This puts affordable rentals out of reach for many Woodland low-income residents.

According to the 2000 Census and CHAS Data, 2000, 41.4 percent of households with incomes less than 80 percent AMI were paying 30 percent or more of their household income on housing costs. Since 2000, the City of Woodland has developed 509 affordable housing units in partnership with affordable housing developers or with the help of its Inclusionary Housing Ordinance (6A). The increase in regulatory units has been made in an effort to decrease the housing burden on low to moderate income households.

Overcrowding

According to the ACS 2006-2008 estimate, 6.7 percent of all households in the City of Woodland were classified as "overcrowded," defined as containing 1.01 persons or more per room. Overcrowding of housing in the City decreased since the 2000 Census, which reported 14.5 percent of all Woodland households as being overcrowded. This is a drastic decrease of 7.8 percent. The decrease in overcrowding can be contributed to two factors; approximately 200 affordable units have been added to Woodland's housing stock since 2005 and the median income of households has increased. Despite the decrease, the percentage of overcrowding in the City is still higher than the rate for Yolo County at 4.7 percent.

Housing Conditions

The City of Woodland's 2008 Housing Element Update conducted a housing conditions survey. Of the parcels surveyed, staff rated most residential areas to be in good condition. The majority of the existing housing stock was considered to be in good to fair condition with about 24 percent of the houses with conditions ranging from poor to needs improvement. These conditions were based on criteria such as the foundation, siding, windows, roof, etc.

In addition according to the 2000 Census, nearly all Woodland housing units (99.6 percent) had complete plumbing facilities in 2000 as indicated in **Table 8** below. Overall, the majority of Woodland's housing is in good condition.

Age of Housing Stock

In most cases, the age of a community's housing stock is a good indicator of the likely condition of the housing stock. According to the 2000 Census 1.5 percent of Woodland's 2000 housing stock was a year or less old. The 2009 California Department of Finance estimate of 19,659 housing units in Woodland represents an increase of 2,558 units over the 2000 figure of 17,101 (see **Table 8**). These housing units added to the 2,719 housing units built from 1990 to 2000 represent a total of 5,277 units built from 1990 to 2009. Approximately 26.8 percent of Woodland's housing stock is 19 years old or less.

Table 8 **Housing Stock Conditions, 2000**		
Age of Structure		
Year Structure Built	All Housing Units	Category as Percentage of Total
1999 to March 2000	265	1.5
1995 to 1998	1,204	7.0
1990 to 1994	1,250	7.3
1980 to 1989	3,394	19.8
1970 to 1979	4,485	26.2
1960 to 1969	2,469	14.4
1940 to 1959	2,624	15.3
1939 or earlier	1,410	8.2
Total	17,101	100.0
Plumbing Facilities	All Housing Units	Category as Percentage of Total
Units With Complete Plumbing Facilities	17,101	99.6
Units Lacking Complete Plumbing Facilities	75	0.4
Total	17,176	100.0

Assisted Housing Needs

Public Housing

Yolo County Housing operates two low-income public housing projects in the City of Woodland: Yolano Village (60 units) and Donnelly Circle (72 units). These units are located in the northeast portion of the City, north of Lemen Avenue. Yolano-Donnelly is generally fully occupied and averages more than 98 percent leased up. The wait list for this housing is currently open with 2,661 families on the wait list (May 2011).

Housing Choice Voucher Program

Rental Assistance is available to Woodland residents through the Housing Choice Voucher Program (formerly known as "Section 8") administered by Yolo County Housing. Rental assistance provides affordable rental housing opportunities to residents that are facing housing problems including cost burden (paying more than 30 percent of income for rent), overcrowded conditions, and/or living in substandard units. The CHAS data presented in **Table 6A** indicates that nearly twice as many renters (55.5 percent) compared to owners (30.8 percent) in the City face these housing problems. Renters are more likely to be paying more than 30 percent of their income on housing (38.9 percent) than owners (24.8 percent).

In the City of Woodland, 452 families are currently receiving Housing Choice Voucher Assistance from Yolo County Housing. The need for rental assistance in Woodland far exceeds the resources. Yolo County Housing reported that there are currently 1,641 families on the voucher program wait list. In addition, 626 families are waiting for regular project-based units and 138 families are waiting for complexes that provide supportive services. These wait lists are only for vouchers, due to the extremely high demand for housing Yolo County Housing has had its regular wait list closed since 2007.

III. EVALUATION OF JURISDICTION'S CURRENT FAIR HOUSING LEGAL STATUS

A. FAIR HOUSING COMPLAINTS OR COMPLIANCE REVIEWS WHERE THE SECRETARY HAS ISSUED A CHARGE OF OR MADE A FINDING OF DISCRIMINATION

None

B. FAIR HOUSING DISCRIMINATION SUIT FILED BY THE DEPARTMENT OF JUSTICE OR PRIVATE PLAINTIFFS

None

C. REASONS FOR ANY TRENDS OR PATTERNS

None

D. DISCUSSION OF OTHER FAIR HOUSING CONCERNS OR PROBLEMS

In September of 2005, the City of Woodland had a grievance filed against by Legal Services of Northern California (LSNC). This grievance was in regards to some conditions that were attached by City Staff to the development of a homeless shelter in the City. City Legal Counsel and legal representatives of LSNC were able to reach a Voluntary Compliance Agreement and Conciliation Agreement ("VCA") re HUD Case Numbers 09-05-1056-8 (Title VIII), 09-05-1056-4 (Section 504) and 09-05-1056-D (ADA). The City maintains a close working relationship with LSNC.

IV. IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE

A. PUBLIC SECTOR

Land Use Controls

Growth Controls/Management

Site Development Standards and Performance Standards

Building Codes and Enforcement
On/Off Site Improvement Requirements
Development Fees and other Exactions Required of Developers
Processing and Permit Procedures
Local Efforts to Remove Barriers
Persons with Disabilities

1. Zoning and Site Selection

By definition, local land use controls constrain housing development by restricting housing to certain sections of the city and by restricting the number of housing units that can be built on a given parcel of land. The City of Woodland General Plan establishes land use designations for all land within the city's boundaries. These land use designations specify the type of development that the City will permit. The General Plan land use designations include seven designations that permit a range of residential development types (see Table III.1), from Rural Residential development (density of 2 units per acre) up to Medium Density Residential (density of 8 to 25 units per acre).

TABLE III.1
CITY GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

General Plan Designation	Description
Rural Residential (RR)	Single family detached homes at a maximum density of 2 units per acre.
Very Low Density Residential (VLDR)	Single family detached homes with a density range of 1 to 4 units per acre.
Low Density Residential (LDR)	Single family detached and attached homes with a density range of 3 to 8 units per acre.
Neighborhood Preservation (NP)	Single family detached and attached homes, duplexes, triplexes and fourplexes, existing multifamily units (as of 1979), with a density range of 3 to 8 units per acre.
Medium-Low Density Residential (MLDR)	Single family detached and attached homes with a density range of 5 to 12 units per acre.
Medium Density Residential (MDR)	Single family detached and attached homes, duplexes, triplexes and fourplexes, multifamily units, group quarters, mobilehome parks with a density range of 8 to 25 units per acre.
Planned Neighborhood (PN)	Single family detached and attached homes and multifamily units with a density range of 8 to 25 units per acre.

Source: City of Woodland General Plan

2. Neighborhood Revitalization, Municipal and Other Services, Employment-Housing-Transportation Linkage

a. Neighborhood Revitalization

The City utilizes a portion of its Community Development Block Grant (CDBG) funds for the Housing Rehabilitation Program. This program is aimed at making loans at a low interest rate to low income owner occupied households to aid in rehabilitation to their homes. These homes are generally part of the City's older housing stock and require significant rehabilitation to bring them up to the City's current building code. Repairs include new roofs, electrical repair, replacement of doors and windows, repainting, and rehabilitation of kitchens and bathrooms. Although the program has been successful, due to limited funding, the City maintains a waiting list for these funds. Applicants to this program are evaluated based on income only. The order in which the loans are made is based on the order in which the applications were received. Applicant assistance is not based on gender, racial/ethnic background, or sexual preferences.

The City also utilizes Redevelopment Funds in for projects in its Redevelopment Area. Per state law, 20% of the tax increment money generated must be set aside to be spent on housing for low and moderate households. The City Redevelopment Agency evaluates potential projects on a case by case basis in regards to subsidizing them with this Redevelopment Housing Money. Redevelopment Agency Staff also attempts to utilize any State or Federal Funding Programs that might assist the implementation of these projects. Residents for these projects are based on income only. Rental units are generally filled on a "first come, first serve" basis. For-sale units are generally sold via lottery if there is more demand then supply. This implementation can be different based on how the project is negotiated between the developer and staff. However these projects are awarded, the City of Woodland makes sure that the implementation will not violate fair housing laws and regulations.

b. Municipal and Other Services

Municipal and other services provided by the City such as Community Development programs, Water, Garbage (via a contract between the City and a Subcontractor), (Public Works- Sewer Services, Street Maintenance), Police and Fire Service, and other like services are all provided equitably throughout the community regardless of income level, ethnic/racial composition, or any other factors regarding the residents of a particular area.

The Parks and Recreation Service, a division of the City's Public Works Department, have been making an effort to fund improvements to older city parks. These improvements include upgrading park facilities, making the parks accessible under the Americans with Disabilities Act (ADA), and making needed repairs to existing park facilities. Parks and Recreation and Public Works apply annually to the City Community Development Department for CDBG funds to facilitate these projects.

3. PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures; Housing Choices for Certificate and Voucher Holders

The City of Woodland is serviced by the Yolo County Housing Authority. The Housing Authority administers 132 units of Public Housing and 438 leased Section 8 or Housing Choice Vouchers within the City limits.

For units that are subsidized by local, state, or federal funds, the developers and managers are required to adhere to all fair housing laws. These complexes are required to accept residents regardless of sex, ethnic/racial characteristics, and/or sexual preferences. These complexes are also expected to maintain a waiting list and fill vacancies on a first-come, first-serve basis and based on order as they appear on the waiting list.

4. Sale of Subsidized Housing and Possible Displacement

The City of Woodland does not own any Public Housing units. The City has assisted many for-sale and rental projects with governmental subsidies and by using the City's Bonus Density Ordinance.

For-Sale units are required to remain affordable for the life of the affordability covenant. Sale of these units during this time period must be made to a household of a like income level. If and when these units are sold at a Market Rate, the City generally employs an equity share model which results in the City receiving a proportional amount of the proceeds to the City's investment to make the property affordable.

Rental Projects are required to remain affordable based on the funding sources that assisted the project. In the older city projects that received parking waivers or density bonuses, this time frame was generally 15-20 years. In newer projects, these units are expected to remain affordable into perpetuity. In 2008, the City was able to work closely with USA Properties Fund for the preservation of the Fair Plaza Senior Apartments. This project consisted of 68 low and very-low income senior units that had an expired covenant. Working closely with the original owner and USA Properties Fund, the City was able to get some needed rehab and upgrades done to the property as well as to put a new affordable covenant on the property that will keep the units affordable for at least another 55 years.

Projects that require displacement of residents are evaluated carefully by city staff and are required to abide by State and Federal Relocation laws to receive funding and participation from the City.

5. Property Tax Policies

Property tax assessments are mandated by the State of California as a means to fund local and state government programs. Under Proposition 13, passed by the voters of California in June of 1978, property taxes can only be increased at a rate of 2% per year.

The City of Woodland has sought to reduce the impact of property taxes on residents by adopting the Woodland Redevelopment Project Area. In this area, a portion of the property taxes are set aside for the City to reinvest within the project area to reduce blight and encourage development. By focusing an existing stream of income towards these goals, the City does not have to implement additional taxes such as a Mello Roos or Lighting and Landscaping District.

6. Planning and Zoning Boards

The City has no policies and practices that affect the representation of all racial, ethnic, religious, and disabled segments of the community on planning and zoning boards and commissions.

The Planning Commission typically meets on every first and third Thursday of the month. Agendas for these meetings are available online at the City of Woodland website, www.cityofwoodland.org . These meetings are also recorded and broadcasted on the local cable channel, Channel 21, the WAVE.

City staff makes an annual report to the Planning Commission and City Council in regards to the planning activity. Staff also updates the public by submitting articles to the City Council E-newsletter. This is a monthly electronic newsletter that is electronically mailed to all citizens and agencies who have requested it. This newsletter allows the staff to keep residents updated on projects and programs that staff views as being important.

7. Building Codes (Accessibility)

In July of 2004, the City of Woodland adopted the Uniform Housing Code. The purpose of this ordinance was to adopt the Uniform Housing Code, 1997 Edition, as published by the International Conference of Building Officials and as modified by the state in the State Code. The purpose of the code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the use and occupancy, location, and maintenance of all residential buildings and structures within the City of Woodland. The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

Also adopted in July 2004 was the City's Reasonable Accommodation Ordinance. Both State and Federal Fair Housing law require local governments to allow for modifications or exceptions in their zoning and other land use regulations and practices when such "reasonable accommodations" are necessary to allow disabled persons equal access to housing. With the assistance of the City's Fair Housing consultant, Legal Services of Northern California, staff prepared an ordinance to add to the City Zoning Code a section to establish such a process and criteria.

Staff's recommendation was to adopt a proposed Zoning Code amendment that was based on the following considerations for satisfying certain objectives of the City's Housing Element along with establishing a formal review procedure for reasonable accommodation requests:

- Housing that is accessible to persons with disabilities has been identified as a special housing need in the Housing Element of the City's General Plan.

- Implementation Program 2.30 of the Housing Element calls for a City Code amendment dealing with reasonable accommodation requests for persons with disabilities in order to ensure equal access to housing.

- The Federal Fair Housing Act and the California Fair Employment and Housing Act require local jurisdictions to grant reasonable accommodations where necessary to allow for equal housing opportunity.

- The establishment of a formal procedure for reviewing requests for reasonable accommodation will provide for fair and efficient handling of such requests in accordance with Federal and State Fair Housing law.

Under the Ordinance, an applicant for a reasonable accommodation must demonstrate that the requested modification or exception is necessary to make housing available to a person with a disability as defined under Federal and State Fair Housing law. A typical request for reasonable accommodation, for example, could be the addition of a wheelchair ramp within the required setback of a dwelling unit.

The Community Development Director will review the request using the set of criteria listed in the ordinance, and either grant or deny the request for reasonable accommodation. Staff may place certain conditions on the granting of a reasonable accommodation request, such as a requirement that any removable structure or physical feature that is installed through the granting of a reasonable accommodation request be removed once that feature is no longer needed to provide access to housing for the current occupants of the dwelling unit.

Requests for reasonable accommodation that are associated with an application requiring discretionary review by the Planning Commission will be reviewed and decided upon by the Commission.

B. Private Sector

Lending Policies and Practices

One of the major issues in regards to private sector lending for low income households is that of predatory lending. Predatory lending occurs when a lender charges a household with bad credit a substantially higher interest rate, charge high and unnecessary fees for loan origination, and/or charge restrictive fees for prepayment to discourage early pay off of loans. According to the National Low-Income Housing Coalition, subprime lenders target homeowners with credit, households in minority concentrated areas, and women. These lending practices will often result in owners facing foreclosures and adversely affect home values.

Although the City cannot control these lending practices within the City, the City has taken steps to ensure that any unit that receives City assistance is not subject to these types of loans. In the City's Inclusionary Housing Program and First Time Homebuyer Program, the homebuyer is required to have a 30 year fixed rate mortgage only. City staff or consultants review these loans to ensure that the homebuyer is not being subject to any predatory lending practices. If the loan does not meet the guidelines of these programs, the City will not allow the subsidized unit to be purchased with these types of loans.

C. Public and Private Sector

1. Fair Housing Enforcement

The City of Woodland dedicates a portion of CDBG funds each year to operate its fair housing program. The City contracts with Legal Services of Northern California (LSNC) to implement its Fair Housing Hotline Program. This program allows renters and landlords to contact and ask fair housing questions via an 800 number. If there are any infractions of the laws, the Fair Housing Hotline Staff recommends courses of actions to the renters to remedy these issues.

2. Informational Programs

As part of its Fair Housing Program, the City of Woodland has informational brochures available that explain various fair housing related issues. These flyers cover issues that quite often seem to generate the most questions from renters in regards to fair housing issues.

As part of their annual contract, LSNC also presents the Fair Housing Seminar. This seminar is aimed primarily at landlords to inform them of fair housing issues. In this seminar guest speakers address such issues as fair housing laws, fair housing in regards to people with disabilities, and the fair housing compliant process. This open forum gives landlords the opportunity to ask questions without making them liable for violating fair housing laws. This seminar is well attended by the members of Woodland's rental community.

3. Visitability in Housing

The "visitability" concept involves a voluntary standard in new construction and existing properties. This concept is to make homes more "friendly" to people with disabilities, there fore making the property easier to visit. The concept includes such things as eliminating steps in doorways, thereby making entrances friendlier for people who are mobility impaired, or making entrance and interior doors 34 inches, which allows approximately 32 inches of clear passage space inside the housing unit.

Although the City of Woodland has not adopted an ordinance that requires visitability, it does encourage developers of new construction and rehabilitation projects to incorporate visitablity design to make all housing units more accessible to all members of the Woodland Community.

D. Determination of Unlawful Segregation

There have been no determination of unlawful segregation by a court or a finding of noncompliance by HUD under Title VI of the Civil Rights Act of 1964 or Section 504 of the Rehabilitation Act of 1973, or where the Secretary has issued a charge under the Fair Housing Act regarding assisted housing within a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to help remedy the discriminatory condition, including actions involving the expenditure of funds by the jurisdiction.

V. Assessment of Current Public and Private Fair Housing Programs And Activities in the Jurisdiction

As part of the City's Housing Element, the City identifies housing programs and activities recently and currently underway which include promoting fair housing. The City has implemented procedures and timelines in which to increase these various tasks. The Housing Element is adopted by the City Council and available for review. Annually, City staff also provides the California Department of Housing and Community Development (HCD) with an update in regards to the City's projects and programs identified in the Housing Element. The City of Woodland has been successful in its attempts to maintain fair housing within the City limits. Most importantly, the implementation of the City's Inclusionary Housing Ordinance will allow the City to maintain a steady supply of affordable housing with all new development.

VI. Conclusions and Recommendations

A. Public Sector

After a review of local laws and ordinances relating to the possible impediments to fair housing choice in the public sector, there is no evidence of impediments of the following nature:

- Local building, occupancy, and health and safety codes that may affect the availability of housing for minorities, families with children, and persons with disabilities;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of public (assisted) and private housing such as: the provision of essential municipal services (e.g., water, sewage, electricity, public transportation, roads);
- Real estate property tax assessments;

- Building codes;
- Accessibility standards that do not meet the accessibility requirements of the Fair Housing Act (42 U.S.C. 3604, Section 804(f)(3)(C));
- Equalization of municipal services;
- Local zoning laws and policies (e.g., minimum lot size requirements, dispersal requirements for housing facilities for persons with disabilities in single-family zones, and restrictions on the number of unrelated persons in dwellings based on size of unit or number of bedrooms);
- Demolition and displacement decisions pertaining to assisted housing and the removal of slums and blight (e.g., relocation policies and practices affecting persons displaced by urban renewal, revitalization, and /or private commercialization or gentrification in low-income neighborhoods);
- Public policies that restrict the provision of housing and community development resources to areas of minority concentration, or policies that inhibit the employment of minority persons and individuals with disabilities;
- Public policies that restrict the interdepartmental coordination between other local agencies in providing housing and community development resources to areas of minority concentration or to individuals with disabilities;
- Planning, financing, and administrative actions related to the provision and siting of public transportation and supportive social services that may inhibit or concentrate affordable housing opportunities for persons with disabilities;
- Policies and practices affecting the representation of all racial, ethnic, religious, and disabled segments of the community on planning and zoning boards and commissions.

B. Private Sector

After a review of local laws and ordinances relating to the possible impediments to fair housing choice in the private sector, there is no evidence of impediments of the following nature:

- Lending Policies and Practices

VII. Signature Page

I certify that the attached Analysis of Impediments (AI) to Fair Housing has been reviewed and adopted by the City Council of the City of Woodland.

______________________________ ____________

Mark Deven
City Manager

Date

Appendix A:

Resolution Adopting the Analysis of Impediments to Fair Housing

RESOLUTION NO.________

RESOLUTION AUTHORIZING THE ADOPTION OF THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING UPDATE

WHEREAS, the Department of Housing and Urban Development (HUD) requires jurisdictions that receive Federal funds to affirmatively further fair housing (AFFH); and

WHEREAS, in 1988 HUD developed Fair Housing Review Criteria that states if grantees conducted an Analysis of Impediments (AI) and tool actions to address any identified impediments, HUD would presume the had met the AFFH certification; and

WHEREAS, as part of the City of Woodland's Community Development Block Grant (CDBG) Annual Action Plan submission HUD has required the City to submit an Update to the AI every 5 years;

NOW, THEREFORE, BE IT RESOLVED that the City of Woodland adopts the Analysis of Impediments to Fair Housing Update and instruct staff to submit the document to HUD once approved by City Council. The City Manager of the City of Woodland is hereby authorized and empowered to execute in the name of the City of Woodland all necessary applications, contracts, agreements, and amendments.

PASSED, APPROVED AND ADOPTED this 7^{th} day of June, 2011 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Artemio Pimentel, Mayor

ATTEST:

____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Andrew Morris, City Attorney

Appendix B:

Public Noticing of the
Analysis of Impediments to Fair Housing

PUBLIC NOTICE
CITY OF WOODLAND
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

Notice is hereby given that the City of Woodland has prepared a draft Analysis to Impediments to Fair Housing (AIFH) update for submission to the U.S. Department of Housing and Urban Development. The AIFH identifies potential impediments to housing for low and moderate income individuals and steps the City of Woodland is taking to attempt to overcome these impediments. Council will consider acceptance of this Analysis at their June 7, 2011 meeting at 6:00 pm in the Council Chambers, 300 First Street, Woodland CA 95695.

The public is invited to review the draft AIFH. Notice is hereby given that a 10-day review period for the AIFH begins on May 27, 2011 and ends on June 7, 2011. Comments may be delivered or mailed to the City of Woodland Community Development Department, 520 Court Street, Woodland, CA 95695. Copies of the draft AIFH will be available via the City Clerk, 300 First Street, Woodland, CA 95695 during regular business hours. For further information regarding the AIFH, contact Wendy Ross, Economic Development Manager at 530 661-5921.

ATTEST:

____

Ana Gonzalez, City Clerk

RESOLUTION NO.________

RESOLUTION AUTHORIZING THE ADOPTION OF THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING UPDATE

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PASSED, APPROVED AND ADOPTED this 7th day of June, 2011 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Artemio Pimentel, Mayor

ATTEST:

____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Andrew Morris, City Attorney

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Approval of the Visitor Attraction District (BID) Assessment Report for Fiscal Year 2011-2012, Adoption of Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2011-2012 within the Woodland Visitor Attraction District, and Scheduling of Public Hearing

Report in Brief

In July 2004 the City Council approved the formation of the Woodland Visitor Attraction District at the request of Woodland hoteliers. This action included the collection of a 1% assessment on room occupancy charges that was provided as an annual payment to the Yolo County Visitors Bureau. The hoteliers have remained supportive of the District since 2004 and the City Council has annually adopted renewal of the District since its formation. The hoteliers remain supportive of the District and request that the City adopt its renewal for 2011-2012.

Staff recommends that the City Council approves the Visitor Attraction District Assessment Report for Fiscal Year 2011-2012; adopt a Resolution No. ____, a Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2011-2012 within the Woodland Visitor Attraction District; and schedule a public hearing for June 21, 2011 to consider any written or oral protests to the levy of the assessment.

Background

On July 6, 2004, the City Council unanimously supported the adoption of a Resolution of Intention to establish the Woodland Visitor Attraction District (“District”) pursuant to the Parking and Business Improvement Area Law of 1989. On July 27, 2004, Council held a public hearing to approve Ordinance No. 1404 establishing the District. Ordinance No. 1404 authorized the levying of a 1% assessment on room occupancy, in addition to the Transient Occupancy Tax (TOT), upon all hotel/motels establishments in the City of Woodland. Council has annually adopted the renewal of the District since that time.

A requirement of the Parking and Business Improvement Area Law of 1989 is that the assessment levy be renewed every fiscal year. In order to renew the assessment, the City Council needs to: (1)

approve an assessment report; (2) adopt a resolution of intention; (3) conduct a public hearing; and (4) absent a majority protest, adopt a resolution confirming the assessment report.

The assessment is to be forwarded to the Yolo County Visitors Bureau (Visitors Bureau), which promotes tourism and visitor attraction. The Visitors Bureau, which is governed by a Board of Directors, is a non-profit entity. The Visitors Bureau is also supported by its partners-- the cities of Davis, Winters, and Woodland, as well as the University of California at Davis.

The hoteliers have voted to assess themselves in order to provide the Visitors' Bureau with funds to assist in increasing travel, tourism and overnight stays in Woodland. As required, all of the hotels in Woodland participate, representing a total of approximately 600 rooms. To date, the work that the Visitors' Bureau has done has been productive. The Assessment Report (annual report) (Attachment II) describes some of the activities and publications produced this year.

Below is a list of some of the YCVB planned events and initiatives in Woodland for 2011-12:

- Stroll Through History (revival after no event in 2010)
- Development of Agritourism Program (in coordination with effort underway in Winters)
- Annual Woodland Tomato Festival
- Alternative Energy Fair
- Gable MansionTour
- Senior Softball USA Tournament
- Woodland Free Museum Day (first-ever staged in 2011)
- Yolo County Fair
- Festival of Trees
- Woodland Dynamite Chili Cookoff
- Scottish Games and Festival
- YoloArts Workshop
- Annual Mill-In (Yolo Wool Mill)

In the past year, media coverage has included:

- TV segments—38: outlets include: News 10, NBC Sacramento, Good Day Sacramento, KCRA, Fox 40, and Sac & Co.
- Website Articles or Event Listings—27: sites include: Cycling Examiner, Los Angeles Times Travel Calendar, California Outdoors, and Weekend Adventures
- Website Third Party Listings: approximately 500
- Regional Magazine Articles or Event Listings—15: Publications include: Sunset, SacTown, Destination, RV Journal, Via, and Association News
- Newspaper Articles or Event Listings—32: Newspapers include: Los Angeles Times, Daily Democrat, Sacrament Bee, Modesto Bee, Vacaville Reporter, and the Contra Costa News

Woodland specific coverage included: Woodland Opera House Concert Series in Destination Magazine; Tomato Festival-Daily Democrat, Via Magazine, KCRA, Fox40; Gable Mansion Tour-

News10, Sac & Co; Chili Cook-off-Daily Democrat; Yolo County Fair-Destination Magazine; Annual Mill-In-News10, Sacramento Bee, Destination Magazine; Festival of Trees-Destination Magazine, Los Angeles Times online travel calendar, West Sacramento Press; Scottish Games-Destination Magazine; Senior Softball USA Tournament-CW31.

The YCVB is working to expand its network of media contacts beyond the immediate region especially in the Bay Area.

Discussion

Historically, the Visitors Bureau has helped the City increase its TOT year over year by approximately 5-7 %. The City's attractions and events, such as the Scottish Games, the Ag History Museum and Community Center & Sports Park continue to benefit from greater regional exposure.

The City is seeing a greater number of events, such as planned Yolo County Senior Softball Western National Championship in July 2011. Over this past year, the total 1% assessment collected exceeded the FY 2010 assessment of $77,000 which was the lowest assessment collected since the inception of the District. Records show that FY 2011 contributions will reach approximately $84,000. Of course the increase in 1% assessment also illustrates that the City's TOT is up slightly (approximately $60,000 of which $12,000 is paid to the County). With the addition of the regularly scheduled youth and adult sports events primarily held at the Community Center, staff believes that the increase in the TOT also reflects the Visitor's Bureau and City staff efforts to actively market Woodland. This includes negotiating host hotel opportunities that offer discounts to visitors attending specific events and the greater collaboration of all Woodland hotels to market their facilities in order to attract visitors.

Since the former Executive Director's departure and Alan Humason's arrival as the new Executive Director in spring 2011, the Visitors Bureau continues to implement a more flexible, collaborative approach to working with its partner local governments. The Board has increased from 9 to 12 with a greater representation of hotel establishments. The mission of the Visitors Bureau is to enhance the visitors' experience by facilitating the integration of the community and regional resources and assets. Board meetings now rotate among the partner communities and regular updates are provided by city partners in a constant effort to work together and market Yolo County, and the Visitors Bureau has redirected its focus to local and regional marking.

In addition to the past year's activities, the Visitors Bureau has proposed the following additional activities to market Yolo County regionally.

New Publications –

1. Map of walking tour of historic buildings, to be a collaboration with the Stroll Through history;
2. Winery Guide – This extremely popular county-wide guide is slated for an update in the second half of the year (2011);

3. Restaurant Guide – Restaurants change often and this guide is the most requested piece offered. A Woodland specific guide is being considered as the preferred option, rather than a county-wide guide.

Updated Web Site –

1. Overhaul of existing site;
2. Add landing pages to highlight special interests like wineries or historic buildings;
3. Provide a Woodland specific link on the homepage, with the landing page tantamount to a Woodland centered homepage within the YCVB site;
4. Provide, if feasible, a hotel-booking service within the site for direct booking with hotels;
5. Provide assistance to hoteliers with Trip Advisor and other travel sites;
6. Development of mobile application for smartphone travelers that will link to a version developed in collaboration with the Central Valley Tourism Association;
7. Expanded use of an application to improve smartphone access such as linking to specific pages on the YCVB website;
8. Development of diverse, engaging, inviting video content highlighting the county's and each city's significant attractions, with call to action for visitors.

Increase Sales Program –

1. Add full-time staff to generate leads on conferences, meeting planners, sports groups and other travelers to support increased hotel occupancy;
2. Provide greater support to hoteliers with outreach and direct involvement in Bureau activities;
3. Increase collaboration between hoteliers and other groups such as restaurants and attractions;
4. Introduction of "familiarization tours" for travel professionals as well as travel/tourism media personnel.

Fiscal Impact

The renewal of the one percent (1%) assessment has minimal direct fiscal impact on the City. Hoteliers submit their 1% assessment to the City along with their ten percent (10%) Transient Occupancy Tax payment. City staff processes the 1% assessment as a "pass through" to the Visitor's Bureau. Annual staff costs for the pass through of funds are estimated to be approximately $1,500 and are included in the FY 2012 General Fund budget and considered an in-kind contribution to the YCVB.

As appropriate, the YCVB has agreed to produce marketing materials for partnering communities. The City of Woodland updated the Woodland Map & Guide and the lexan version that is on display in the Heritage Plaza kiosk in 2012. Because the City is unable to contribute an annual assessment from the General Fund, work will continue to be completed on a fee for services basis.

Public Contact

On May 25, 2011, staff met with Alan Humason, YCVB Executive Director and Wes Ervin, YCVB President, to discuss the YCVB completed activities and the proposed activities and marketing program for FY11-12.

The Notice of Public Hearing for the June 21, 2011 will be published in the Daily Democrat as well as sent to Woodland hoteliers.

Alternative Courses of Action

1. Approve the Visitor Attraction District Assessment Report for Fiscal Year 2011-2012; adopt a Resolution No. ____, a Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2011-2012 within the Woodland Visitor Attraction District; and schedule a public hearing for June 21, 2011 to consider any written or oral protests to the levy of the assessment.

2. Cease further consideration of the renewal of the Visitor Attraction District.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

Prepared by: Wendy Ross
Economic Dev. Manager

____
Mark G. Deven
City Manager

Attachments: Resolution of Intention
2011/2012 Annual Assessment Report

RESOLUTION NO. _____

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO LEVY AN ASSESSMENT FOR IMPROVEMENTS AND ACTIVITIES FOR FISCAL YEAR 2011-2012 WITHIN THE WOODLAND VISITOR ATTRACTION DISTRICT

WHEREAS, the City of Woodland ("City") has the authority to levy assessments through a parking and business improvement area pursuant to the Parking and Business Improvement Area Law of 1989, California Streets & Highways Code section 36500 et seq.;

WHEREAS, on September 7, 2004, the City Council adopted Ordinance No. 1404 establishing a Woodland Visitor Attraction District ("District") and levying assessments;

WHEREAS, the District's area consists of the City in its entirety and is coextensive in its boundaries with the City;

WHEREAS, the mission of the District is to enrich the lives of the citizens by improving the economic resilience of existing Woodland businesses through promotion of cultural, athletic and educational events and programs that build upon the strengths of the region and the quality of community life;

WHEREAS, in order to levy an assessment for fiscal year 2011-2012, the City Council is required to approve an assessment report, adopt a resolution of intention, hold a public hearing and adopt a resolution confirming the report and adopting the assessment; and

WHEREAS, the City Council has approved the Visitor Attraction District (BID) Assessment Report for Fiscal Year 2011-2012, which is incorporated herein by reference.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY RESOLVE that it intends to levy and collect assessments within the Woodland Visitor Attraction District for fiscal year 2011-2012.

BE IT FURTHER RESOLVED that the assessment to be levied for the District shall be used to fund: the general promotion of business activities and visitor-oriented programs within the District, including the development of program materials, visitor guides and the creation of linkages with event sponsors to support additional conferences and events; the promotion of and participation in conferences, activities and public events which are to take place on or in public places within the District; the furnishing of music in any public place within the District; and, the decoration of any public place within the District. The Visitor Attraction District (BID) Assessment Report for Fiscal Year 2011-2012 on file with the City Clerk is hereby referenced for a full and detailed description of the improvements and activities to be provided for fiscal year 2011-2012, the boundaries of the District and the assessments to be levied upon the businesses within the District for fiscal year 2011-2012.

BE IT FURTHER RESOLVED that the City Council will hold a public hearing at 6:00 p.m. on June 21, 2011 in the City Council Chambers, 300 First Street, Woodland, California, on the levying of the assessment for fiscal year 2011-2012. At the public hearing, written and oral protests may be made. The form and manner of protests shall comply with California Streets & Highways Code sections 36524 and 36525. If written protests are received from and not withdrawn by the owners of businesses in the District which will pay fifty percent (50%) or more of the assessments to be levied, no further proceedings to levy the assessment, as set forth in this Resolution of Intention, shall be taken for a period of one year from the date of the finding of a majority protest by the City Council.

PASSED AND ADOPTED this 7th day of June, 2011 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Artemio Pimentel, Mayor

ATTEST:

____
Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Andrew Morris, City Attorney

COUNTY VISITORS BUREAU

2011 – 2012 Annual Assessment Report
April 2010 – March 2011

Prepared for

The City of Woodland

May 18, 2011

Yolo County Visitors Bureau
604 Second Street • Davis, CA 95616 • (530) 297-1900 • www.yolocvb.org

Yolo County Visitors Bureau
2011 – 2012 Annual Assessment Report
April 2010 – March 2011

Our Mission: *To enrich the lives of our citizens by stimulating the economic activity of Davis, Woodland, Winters and unincorporated Yolo County businesses and organizations; to promote cultural, athletic, and educational events and programs that build upon the strengths of our region and the quality of our community life; and to enhance the visitors experience by facilitating the integration of the community and regional resources and assets.*

In order to accomplish our mission, the Yolo County Visitors Bureau is committed to the following core objectives:

- To market the region in a way that maximizes the visitors experience while respecting the exceptional quality of life and environment we enjoy
- To compete aggressively with destinations throughout the region in attracting visitors
- To offer outstanding customer service in all aspects of the organization
- To be a regional destination marketing organization that emphasizes partnerships, productivity, and maximum return on investment
- To share expertise on industry issues, trends, and product development with customers and stakeholders
- To measure and report the effectiveness of the organization in generating economic benefits for the community

Our Vision: The Yolo County Visitors Bureau (YCVB) is the recognized leader of an integrated and influential tourism destination team representing three primary cities of Davis, Woodland, and Winters, plus the adjacent areas of Yolo County. West Sacramento is being actively recruited.

Summary of 2010 / 2011 Operations: The YCVB successfully negotiated a challenging year, marked by organizational and staffing changes, major events, and the initiation of major projects. The Board of Directors was expanded to 12 members from nine, new officers elected, and several significant policies adopted. A new Executive Director was hired – Alan Humason, replacing Diane Parro – in February 2011, culminating a three-month search. The organization's proactive leadership remains firmly committed to engaging the community it serves, to keeping up the momentum and spirit of cooperation that has marked the YCVB's progress over the past few years, and to bringing even more visitors to our doors.

Organizational Goals:

- Collaborate with local groups to provide attractions for visitors
- Explore partnerships with mutual interest in developing tourism for our region
- Promote our attractions and events to visitors
- Provide services that support local organizations in their tourism efforts
- Serve as a resource for travel industry perspective and knowledge
- Maintain a professional organization
- Strive to be positive and respectful in all aspects of our work

Strategies:

- Maintain a Board of Directors that represents different areas and types of attractions but operates for the good of the whole region
- Build and enhance cooperation with local entities
- Take an active role in planning events that draw visitors
- Market our attractions and events to visitors
    - Provide a Visitors Center with abundant resources
    - Produce and distribute visitor publications
    - Maintain a website that is attractive to visitors and residents and promotes all regional attractions and events without bias
    - Participate in events and utilize the booth and publications
- Pursue an aggressive program of outreach to generate press coverage
- Maintain association and seek active cooperation with local and regional tourism organizations

2010 / 2011 Accomplishments

The YCVB was recognized for excellence by two Destination Marketing Organizations (DMO) member organizations. We won a Central Valley Tourism Association Marketing Award for the Best Public Relations Campaign for the U.S. Bicycling Hall of Fame. We also won recognition for Best Strategic Marketing for the Tour de Cluck from the Western Association of Conference and Visitors Bureaus. Going forward, we hope to take a more active role in developing events and coordinating promotional activities with our partners.

Active Event Planning and Participation

- Annual Woodland Tomato Festival
- Alternative Energy Fair
- Gable Mansion Tour
- Senior Softball USA Tournament 2010
- First-ever Woodland Free Museum Day
- Yolo County Fair
- Festival of Trees
- Woodland Dynamite Chili Cook-Off
- 134th Annual Woodland Scottish Festival and Games
- YoloArts workshop
- Annual Mill-In (Yolo Wool Mill)
- Yocha Dehe Celebration of the Arts
- Amgen Tour of California 2010

- Breakaway Ride 2010
- U.S. Bicycle Hall of Fame Grand Opening
- U.S. Bicycle Hall of Fame Induction Dinner
- Yolo County Booth at the California State Fair
- UC Davis Decision Day
- Celebrate Davis

Professional Organization Development
- Expansion of Board of Directors from nine to 12 members
- Adoption of Board Responsibilities Policy
- Adoption of Document Retention, Whistleblower, and Expense Reimbursement Policies
- Drafting of comprehensive YCVB Employee Handbook

Distribution of Publications
The YCVB produces and distributes comprehensive visitor guide/maps for Yolo County, Davis/UC Davis, Woodland, and Winters. We also produce a guide to county wineries "Exceptional Wines, Surprisingly Close," and dining directory, "Bon Appétit". The Visitor Center makes numerous other publications, directories, and promotional materials available to visitors.

The YCVB did not produce any new publications in the year (the Davis/UC Davis guide was updated and reprinted in April 2011) but anticipates updating/revising the most popular guides after the launch of the new website, in order to have a consistent look to all marketing materials. Points of distribution include:

- *YCVB Visitor Center*
- *Davis City Offices*
- *Davis Amtrak Station*
- *Davis Chamber of Commerce*
- *Davis Downtown Business Association*
- *Woodland City Offices*
- *Woodland Chamber of Commerce*
- *Heidrick Ag History Center*
- *Winters City Offices*
- *Winters Visitor Center & Chamber of Commerce*
- *Yolo County Offices*
- *UC Davis Visitor Center, Conference Center, and other locations on campus*
- *Various local places: restaurants, hotels, shops, attractions, galleries*
- *Various tradeshows*

Total Number of Printed Publications Distributed: 36,590
- *Davis Guide*: 19,630
- *Winters Guide*: 3500
- *Woodland Guide*: 2640 (the City of Woodland worked with the YCVB to revise the maps and paid for printing; the City kept the majority of the production for their own distribution to local hotels and attractions)
- *Yolo County Guide*: 5,075
- *Restaurant Guide*: 3,745
- *Winery Guide*: 1500

www.yolocvb.org

The current website was created in 2010 after the prior site was destroyed by hackers. While it is serviceable, it is the position of the Bureau and the Board of Directors that a more modern, versatile, and attractive website should be developed and deployed. As of this writing, several potential design partners have been sent a RFP detailing the specifications for this project; a decision is forthcoming and the project will move forward, aiming for completion by late summer 2011.

Website Features Maintained:

- Comprehensive events calendar
- Listings, photographs, and links for all hotels
- Listings for all restaurants – expanded and fully searchable by destination and cuisine
- Details for every attraction
- Travel information
- Downloadable maps that can be printed at home or in a place of business
- Homepage with new interactive text, "Coming This Weekend", and "Don't Miss . . ." prompts
- Featured Restaurant of the Week (Woodland selections include: Paco's, Silvina's Basket, Fat Cat Café, Savory Café, Tazzina Bistro, Osaka Sushi, Ludy's, and Capital Saloon & Grill).
- Search function that covers the entire site
- RFP, Request for Information, and Contact Us pages
- Press Room pages with information for inquiring media

New Features Planned:

- More robust sections for Meeting Planners and Travel Professionals
- More deployment of special landing pages to promote specific events or activities, and to highlight understood visitor preferences
- Reintroduction of hotel-driven promotional/pricing packages
- Hotel search/booking function on the website with direct links to hotels
- Increased cache of tightly focused video segments
- Development of a travel-oriented blog with in-house generated content
- More robust interactive maps

Website Usage

We compared the years April 1 2010 – March 31, 2011 versus April 1, 2009 – March 31, 2010. In the most recent year, our website had 39,118 visits, up from 28,444 the prior year, an increase of 10,674 or 27%. Page views were 211,756, an increase of 32,690 year over year, or 15.3%. Top content was "Where to Stay / Davis", "What to Do", "Where to Stay", "Where to Eat", "Maps / Transportation", "Calendar", "What to Do / Family Fun", "What to Do / Festivals & Events". The average time spent on the site in 2010-11 was 3:39, a decrease of 0:15 from the prior year.

Social Media

Facebook and Twitter accounts are now being actively used to post news, events, and information, and to help support the businesses of our many "friends" and fans.

Mobile Phone Application

The YCVB participated in the development of a mobile phone application with the Central Valley Tourism Association. The "app" provides many of the same features as a website, in a compact, downloadable, interactive, user-friendly way. Features include searchable hotels, events, restaurants, shopping, special offers, wineries, and more. It is easily updated by YCVB staff on a

24/7 basis. It is set to launch fully in late May 2011. We are developing ideas for promoting this new tool in conjunction with the CVTA and separately on our own.

New YCVB Board Committees

In the winter of 2011, the Bureau created three new committees to focus on certain aspects of its operation. They are:

Executive Committee: This consists of the Executive Director, the Board President, Vice-President, and Secretary, the Past President, and one other Woodland-based member of the Board. High-level, financial, personnel, and policy matters are the main topics of discussion. Recommendations by this committee will generally be given to the full Board at regular meetings for consideration and approval or modification.

Website Redesign Committee: a group of six persons was charged with developing a RFP, selecting potential vendors to receive it, reviewing the responses, and ultimately making a decision about whom to engage in the actual work. This committee will also participate in website development.

Sales Committee: This group consists of roughly 20 regular members, mostly drawn from hotelier staffs including General Managers and Sales Directors from Woodland and Davis. This group is tasked with identifying potential new business opportunities for events, group functions, and meetings that would increase visitation and exposure. There are now also three subcommittees addressing sports, key trade, and government agencies. Part of the plan in this effort includes hiring a dedicated salesperson to implement programs designed to bring more tourism business to Yolo County.

Public Relations

We are continuing to use our social media platforms on Facebook and Twitter to promote events and activities as well as acknowledge events and activities announced by our partners and like-minded organizations within the region. We are also expanding our list of press contacts further into the surrounding region, as well as revamping our electronic newsletter with more content and more appealing graphics.

Our efforts on behalf of local events produced results. Noted below is the coverage generated through our program:

- TV segments – 38. Outlets include: *News 10, NBC Sacramento, Good Day Sacramento, KCRA, Fox 40,* and *Sac & Co*
- Website Articles or Event Listings – 27. Sites include: *Cycling Examiner, LA Times Travel Calendar, California Outdoors,* and *Weekend Adventures*
- Website Third Party Listings: approximately 500
- Regional Magazine Articles or Event Listings – 15. Publications include: *Sunset, SacTown, Destination, RV Journal, Via,* and *Association News*
- Newspaper Articles or Event Listings – 32. Newspapers include: *LA Times, Daily Democrat, Sacramento Bee, Modesto Bee, Vacaville Reporter,* and *Contra Costa News*

Woodland-specific coverage included: **Woodland Opera House Concert Series:** Destination Magazine; **Tomato Festival:** Daily Democrat, Via Magazine, KCRA, Fox40; **Gable Mansion Tour:** News10, Sac & Co; **Chili Cook-Off:** Daily Democrat; **Yolo County Fair:** Destination Magazine; **Annual Mill-in:** News10, Sacramento Bee, Destination Magazine; **Festival of Trees**: Destination

Magazine, LA Times online travel calendar, West Sacramento Press; **Scottish Games:** Destination Magazine.

Continuing and Potential New Collaboration
We enjoy excellent working relationships with: The cities of Davis, Woodland, and Winters; the Chambers of Commerce for Davis, Woodland, and Winters; the Davis Downtown Business Association; the Yolo County Historical Society; and UC Davis departments, chiefly UC Davis Conference and Events Services.

We are renewing outreach efforts to West Sacramento, with an eye to bringing that community into our operation. We know, for example, certain hotels in West Sacramento are marketing in the same arenas as the YCVB, as well as building a relationship with UC Davis. Moreover, managers of these properties have expressed a keen interest in working with the YCVB. While there may be obstacles, we feel the time may be right to meet them head-on and include the fourth city that is clearly within our county's borders.

2011 / 2012 Goals

- **Increase collaborative efforts with particular emphasis on:**
  - West Sacramento's participation
  - Local hoteliers
  - Area museums
  - New UC Davis Conference facilities
  - Underutilized attractions (such as River Cats and Cache Creek Resort)
  - Winery associations: Roots to Wine and Clarksburg Wine Growers Association
- **Take an active role in planning events and initiatives:**
  - Stroll Through History (Fall 2011)
  - LiveSTRONG Challenge Davis (July 2011)
  - US Bicycling Hall of Fame Induction Weekend (October 2011) and Spring fundraising event and ride
  - Yolo County Booth at the California State Fair (July 2011)
  - Installation of a new Yolo County Exhibit at the State Capitol
- **Develop a thoughtful, target sales plan and hire a sales representative to implement the plan**
- **Promote the redesigned website and mobile phone application; produce QR Codes targeted to specific activities, interests, and audiences**
- **Continue to enhance Visitors Center**
- **Work with UC Davis Bookstore (opening in downtown Davis in June 2011) to make Yolo County products available for sale**
- **Provide service to partner Visitor Centers**
- **Increase public relation efforts**
- **Increase use of social media**
- **Develop sources of funding, particularly in relation to West Sacramento**
- **Develop and maintain best practices for the organization**

YCVB Board of Directors

Wes Ervin, President
Manager, Economic Development
Yolo County, Woodland CA

Reed Youmans, Past President
Hallmark Inn, Davis CA

Wayne Ginsburg
Yolo County Historical Society,
Woodland CA

Lina Layiktez
Director, UC Davis CEVS, Davis CA

Vinod Patel
Holiday Inn Express, Woodland CA

Randi MacNear
Davis Farmers Market, Davis CA

Meg Stallard
Woodland CA

Ashok Patel
Royal Guest Hotels, Davis CA

Charles Roe
Pyramid Construction, Davis CA

Howard Hupe
Winters Chamber of Commerce,
Winters CA

Arvind Patel
Valley Oaks Inn, Woodland CA

Guneet Bajwa
Presidio Companies
Hyatt Place, Davis CA

YCVB Staff

Alan Humason
Executive Director
alan@yolocvb.org

Tiffany Dozier
Communications and Public Relations Manager
tiffany@yolocvb.org

Stacey Ettl
Office Manager
stacey@yolocvb.org

604 Second Street
Davis, CA 95616
(530) 297-1900
www.yolocvb.org

Yolo County Visitors Bureau Budget Forecast 2011-2012

REVENUE		Forecast
	Woodland BID	$ 85,000
	Davis BID	$ 110,000
	City of Davis	$ 30,000
	City of Winters	$ 7,000
	Winters Chamber of Commerce	$ 1,000
	UC Davis	$ -
	Advertising	$ -
TOTAL REVENUE		$ 233,000
MARKETING		
80 on 80 Co-op Effort		$ -
Publications		
	Davis Map & Guide	$ 5,000
	Winters Map & Guide	$ 2,500
	Woodland Map & Guide	$ 2,000
	Yolo County Map & Guide	$ 2,000
	UC Davis Map	$ 1,500
	Restaurant Guide	$ -
	Gallery Guide	$ -
	Davis Bike Loop	$ 500
	Winery Guide	$ 2,000
	Electronic Media Kits	$ -
	Trip Advisor	$ 3,000
	Photo Fees & Reproduction	$ 2,500
	Video Production	$ 10,000
	Gift Baskets	$ 400
	Sales Efforts	
	Hospitaltiy	$ 2,000
	Mileage	$ 2,000
	Web Site Design	$ 15,000
	Web Site Hosting	$ 1,500
	Domain Names	$ 1,000
Total Marketing Expense		$ 52,900
Trade Shows		
	Celebrate Davis	$ 150
	Fall Welcome	$ 250
	UC Davis EPE Fair	$ 300
	PowWow	$ 1,200
Total Trade Shows(reg, trav,exp)		$ 1,900
Membership Organizations		
	CVTA	$ 500
	Cal TIA	$ 650

Yolo County Visitors Bureau Budget Forecast 2011-2012

	WACVB	$	650
Total Membership Organizations		$	1,800
Professional Staff			
Employee Expense			
	Payroll (Staff)	$	106,300
	Payroll Taxes (employer, Federal)	$	8,632
	Payroll Taxes (employer, State)	$	1,637
	Insurance (Work Comp)	$	1,200
	Parking Permits	$	350
Employee Coverage			
	Medical Insurance	$	-
	Dental Insurance	$	-
Total Employee Expense		$	118,119
Administration			
Bank Fees		$	360
Bookeeper		$	1,800
Computer (Maintenance)		$	1,500
Computer Equipment		$	2,500
Copies		$	4,325
Tax Preparation		$	1,200
Property Tax		$	100
Taxes/Tax Filing Fees		$	150
Insurance (D&O)		$	1,500
Insurance (Liability)		$	2,750
Legal Council		$	500
Letterhead Printing		$	500
Office Cleaning		$	900
Office Supplies		$	2,000
Payroll Services		$	1,000
Postage & Delivery (postage)		$	1,200
Postage & Delivery(equipment)		$	360
Professional Consultation		$	-
Rent		$	9,600
Storage		$	-
Telephone & DSL		$	3,500
Utilities		$	-
Total Administration Expense		$	35,745
Professional Conferences			
CVTA Ed Summit		$	500
Cal TIA Conference on Tourism		$	1,200
WACVB CEO Forum		$	1,800
CTTC Forum		$	250
CTTC Sustainable Tourism		$	150

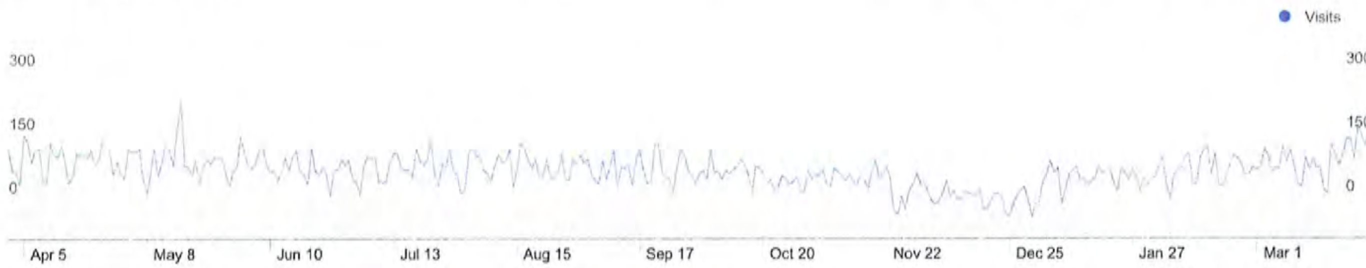
Total Conferences (reg, trav,exp)		$ 3,900
Contingency		$ 15,000
	Total Revenue	$ 233,000
	Total Expense	$ 229,364
	Operating Surplus	$ 3,636

www.yolocvb.org

Dashboard

Apr 1, 2010 - Mar 31, 2011

Comparing to: Site



Site Usage

 39,118 Visits

 38.22% Bounce Rate

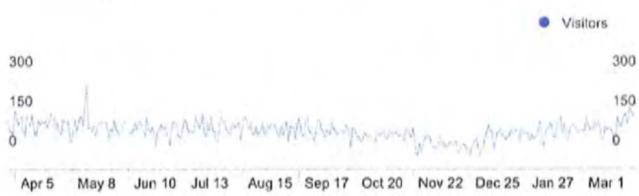
 211,756 Pageviews

 00:03:39 Avg. Time on Site

 5.41 Pages/Visit

 77.61% % New Visits

Visitors Overview

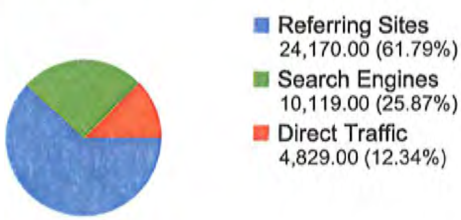


Visitors

30,889

Map Overlay

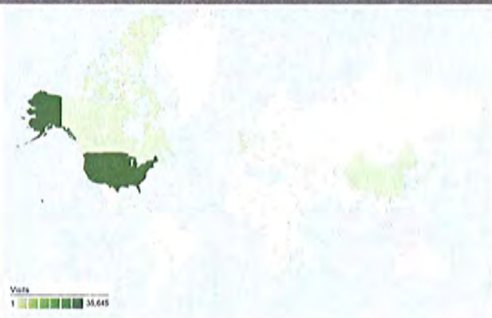
Traffic Sources Overview



Content Overview

Pages	Pageviews	% Pageviews
/	32,349	15.28%
/stay/davis	21,243	10.03%
/to-do	14,292	6.75%
/stay	11,482	5.42%
/eat	7,574	3.58%

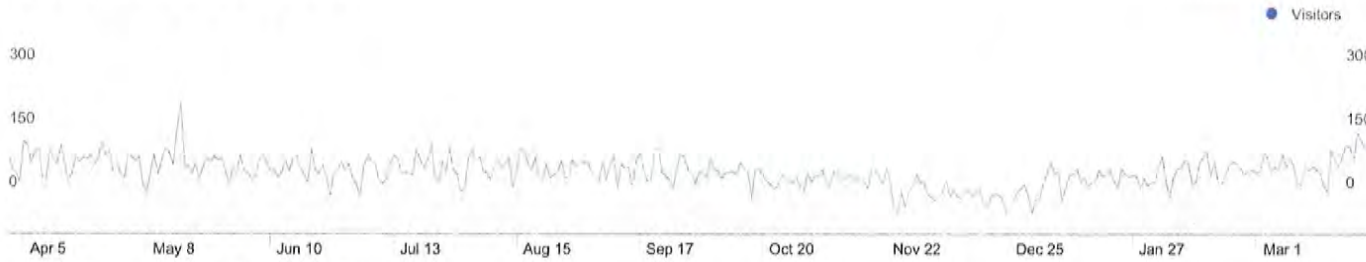
Map Overlay



www.yolocvb.org

Visitors Overview

Apr 1, 2010 - Mar 31, 2011
Comparing to: Site



30,889 people visited this site

39,118 Visits

30,889 Absolute Unique Visitors

211,756 Pageviews

5.41 Average Pageviews

00:03:39 Time on Site

38.22% Bounce Rate

77.61% New Visits

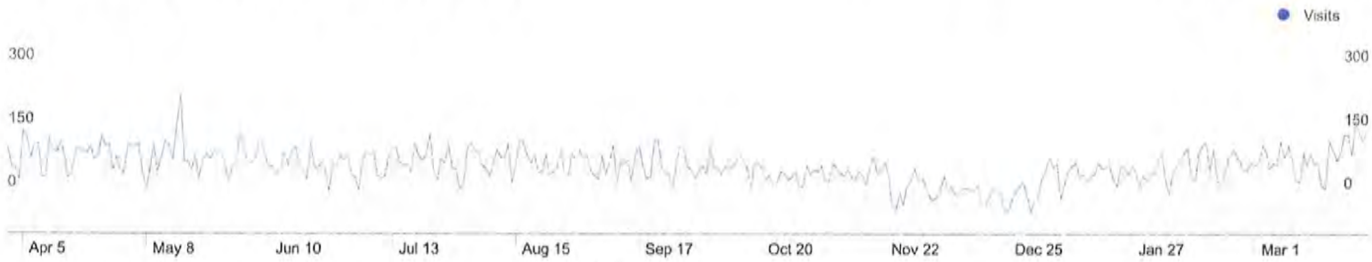
Technical Profile

Browser	Visits	% visits	Connection Speed	Visits	% visits
Internet Explorer	18,317	46.82%	Cable	11,470	29.32%
Firefox	10,603	27.11%	DSL	11,045	28.24%
Safari	6,963	17.80%	Unknown	10,408	26.61%
Chrome	2,787	7.12%	T1	5,658	14.46%
Opera	127	0.32%	Dialup	266	0.68%

www.yolocvb.org

Traffic Sources Overview

Apr 1, 2010 - Mar 31, 2011
Comparing to: Site



All traffic sources sent a total of 39,118 visits

12.34% Direct Traffic

61.79% Referring Sites

25.87% Search Engines

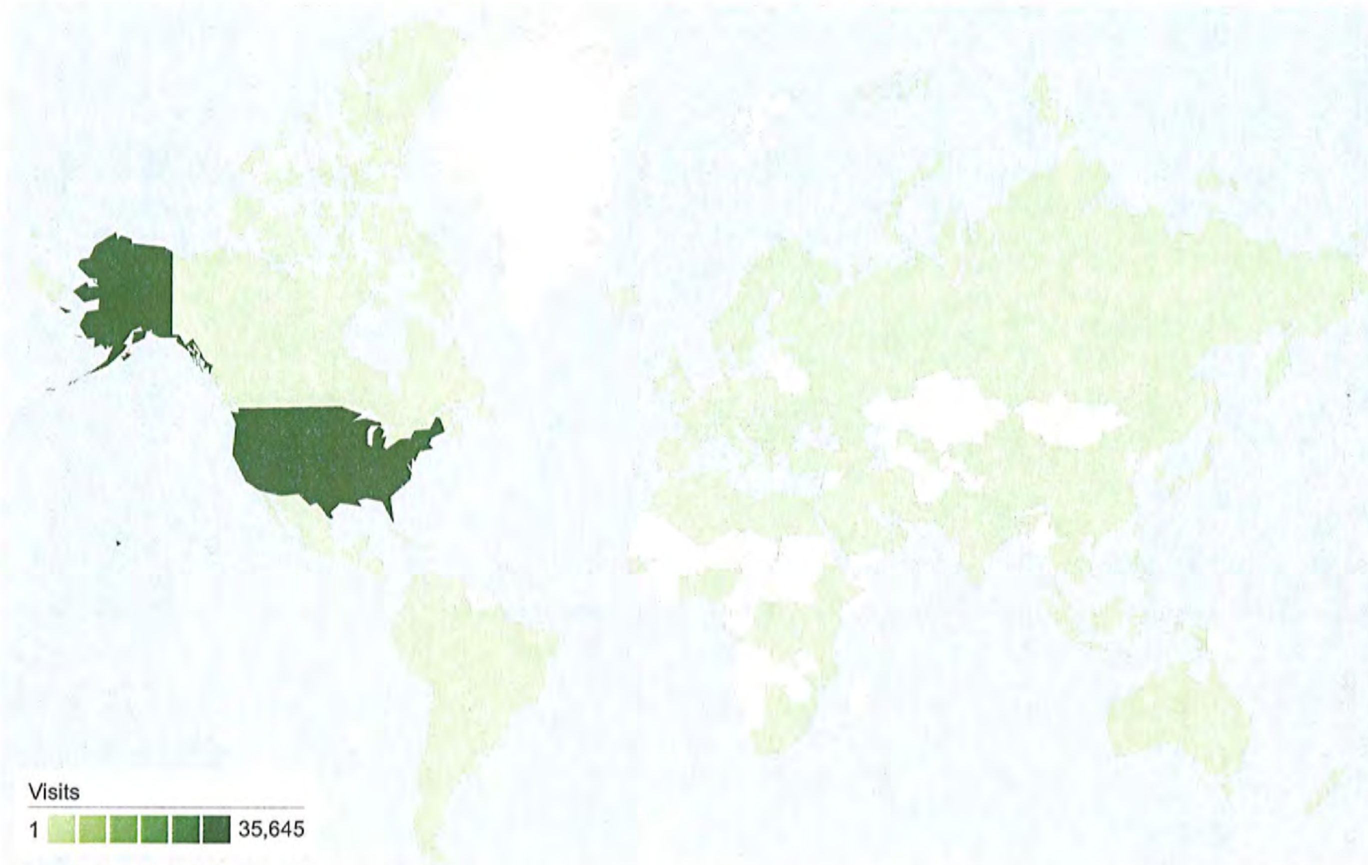
Referring Sites
24,170.00 (61.79%)
Search Engines
10,119.00 (25.87%)
Direct Traffic
4,829.00 (12.34%)

Top Traffic Sources

Sources	Visits	% visits	Keywords	Visits	% visits
cityofdavis.org (referral)	9,374	23.96%	yolo county visitors bureau	695	6.87%
google (organic)	8,316	21.26%	yolo county	275	2.72%
(direct) ((none))	4,829	12.34%	putah creek lodge	247	2.44%
ucdavis.edu (referral)	3,560	9.10%	taber ranch	160	1.58%
visit.ucdavis.edu (referral)	1,020	2.61%	winters community center	153	1.51%

Map Overlay

Apr 1, 2010 - Mar 31, 2011
Comparing to: Site



39,118 visits came from 124 countries/territories

Site Usage

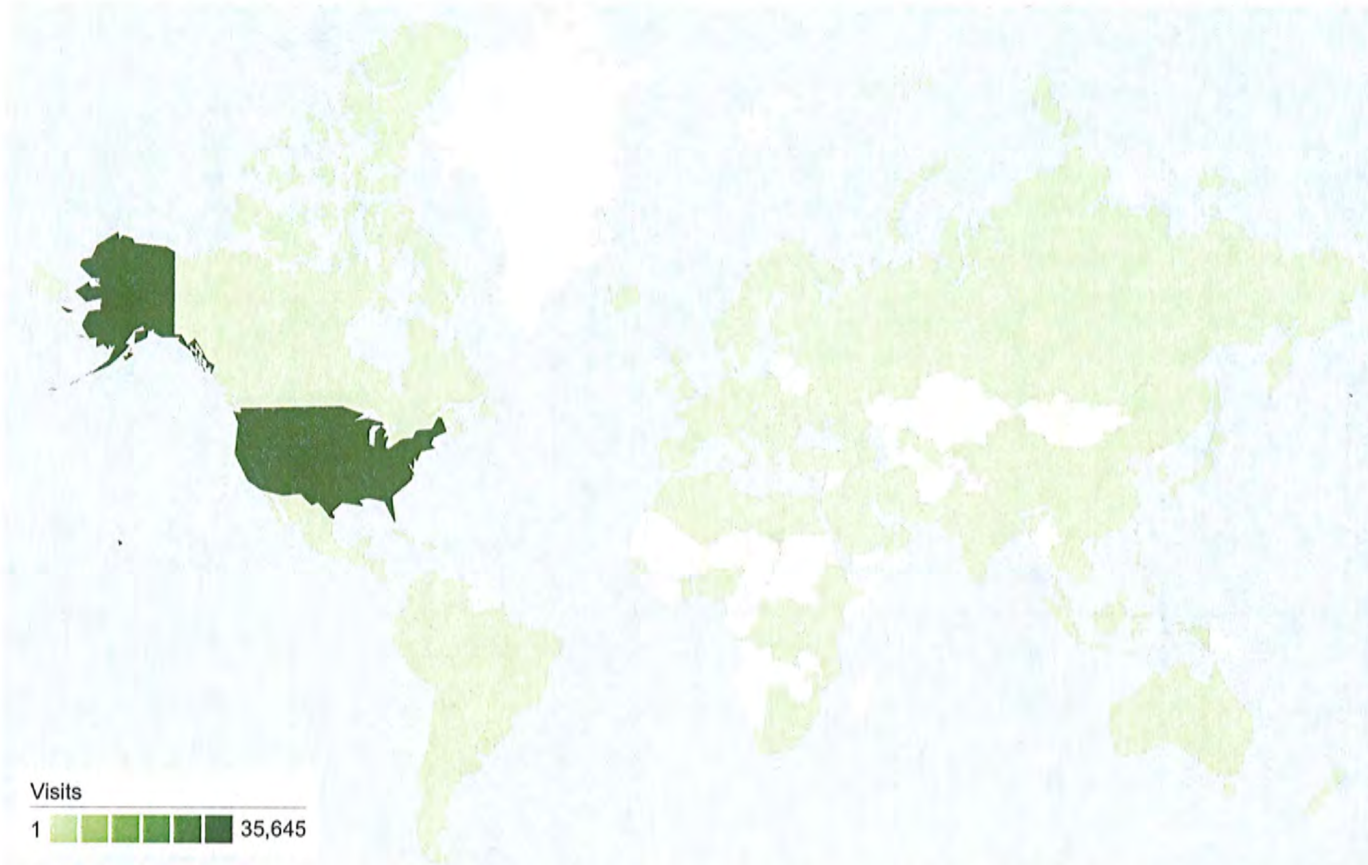
Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
39,118 % of Site Total: 100.00%	5.41 Site Avg: 5.41 (0.00%)	00:03:39 Site Avg: 00:03:39 (0.00%)	77.70% Site Avg: 77.61% (0.12%)	38.22% Site Avg: 38.22% (0.00%)

Country/Territory	Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
United States	35,645	5.44	00:03:40	77.31%	37.78%
Canada	336	5.22	00:02:49	86.61%	34.82%
China	239	3.84	00:03:23	86.19%	62.76%
Japan	214	5.13	00:03:02	80.37%	45.33%
United Kingdom	202	5.76	00:03:40	84.16%	30.69%
South Korea	166	6.56	00:04:26	81.33%	37.35%
Brazil	158	6.01	00:03:35	79.11%	33.54%
Germany	147	4.99	00:02:24	85.71%	36.05%
France	139	4.73	00:02:34	82.01%	47.48%

India	122	3.17	00:01:40	87.70%	53.28%
					1 - 10 of 124

Map Overlay

Apr 1, 2010 - Mar 31, 2011
Comparing to: Site



39,118 visits came from 124 countries/territories

Site Usage

Visits	Pages/Visit	Avg. Time on Site	% New Visits	Bounce Rate
39,118 % of Site Total: 100.00%	5.41 Site Avg: 5.41 (0.00%)	00:03:39 Site Avg: 00:03:39 (0.00%)	77.70% Site Avg: 77.61% (0.12%)	38.22% Site Avg: 38.22% (0.00%)

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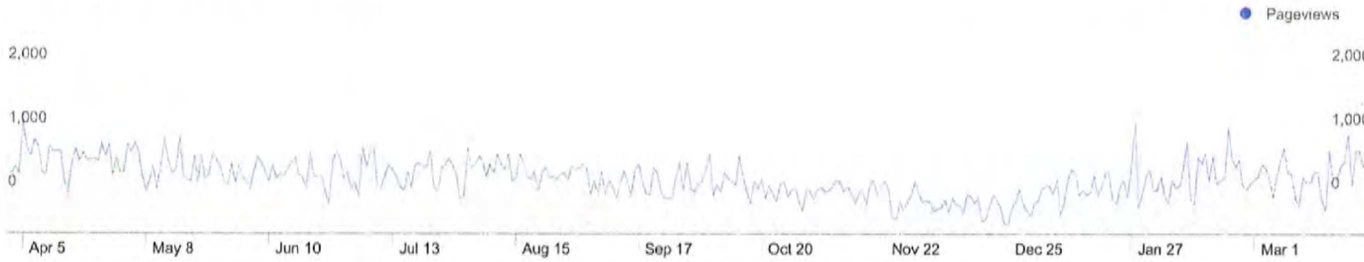
India	122	3.17	00:01:40	87.70%	53.28%
					1 - 10 of 124

Content Overview

Apr 1, 2010 - Mar 31, 2011
Comparing to: Site



Pages on this site were viewed a total of 211,756 times

 211,756 Pageviews

 136,742 Unique Views

 38.22% Bounce Rate

Top Content

Pages	Pageviews	% Pageviews
/	32,349	15.28%
/stay/davis	21,243	10.03%
/to-do	14,292	6.75%
/stay	11,482	5.42%
/eat	7,574	3.58%

City of Woodland

REPORT TO REDEVELOPMENT AGENCY BOARD

AGENDA ITEM

TO: THE REDEVELOPMENT AGENCY BOARD

DATE: June 7, 2011

SUBJECT: Owner Participation Agreement for the Porter Building

Report in Brief

The Redevelopment Agency staff is implementing projects consistent with the Redevelopment 2010-2014 Implementation Plan. The priority goals in the Implementation Plan are to (1) create new entertainment venues and activities for downtown, (2) increase residential development, and (3) develop currently underutilized or vacant sites, while renovating and preserving existing structures. Agency staff presented a Redevelopment Investment Strategy at the April 5, 2011 Agency meeting. One of the attachments to the Strategy listed the continued restoration/rehabilitation of the historic Porter Building, a project which is consistent with the third priority goal of the Implementation Plan.

Staff recommends that the Redevelopment Agency Board adopt Resolution No. _____ approving execution of an Owner Participation Agreement for the Porter Building and allocating $200,000 in redevelopment bond funds in order to continue efforts to restore/rehabilitate the upper floors of the building.

Background

On April 5, 2011, Redevelopment Agency staff brought forward a strategy on how to encumber and spend the approximately $5 million of Redevelopment Tax Increment Bond proceeds. Staff presented the Board with different projects that could utilize the funding and received direction on which projects to proceed. Approximately $490,000 was allocated at that meeting for two projects: $290,000 was allocated for a façade grant and interior rehabilitation loan for the Jackson Building and $200,000 was allocated for the relocation of the Hoblit Chrysler/Dodge/Jeep dealership. The Board requested that staff bring these items back with more details on the terms of the financing. Staff was also instructed to investigate other projects and return to the Board with funding recommendations for encumbrance of the remaining funds. Agency staff purposes that the Agency Board approve a $200,000 loan to the owners of the Porter Building, Robert and Gracelyn Martinez, to continue efforts to restore/rehabilitate the upper floors of the building located at 501 Main Street.

The Porter Building owners began work on the restoration and rehabilitation work shortly after purchasing the building in 2006. They have spent well over $1 million of their own funds thus far on rehabilitating the building.

The work accelerated in 2009 when Cambridge Junior College signed a lease to use the entire first floor. The Agency assisted with the Porter restoration/rehabilitation project by providing façade assistance in the amount of $180,000. The façade work was completed earlier this year including the reconstruction and restoration of the first floor façade and installation of energy efficient windows throughout the three-story building. Other work planned for the building included a seismic retrofit; installation of a fire suppression system in the basement and on the first floor; replacement of the existing water and sewer services; reconfiguration of the first floor to accommodate the classrooms, technical laboratories, and offices needed for Cambridge; renovation of the first floor restrooms to comply with ADA requirements; installation of new ventilation systems; upgrades to the electrical system; and installation of communication systems to allow for high speed internet access.

Cambridge began classes in fall of last year. At the same, the building owners requested a loan from the Agency to complete the necessary improvements for Cambridge's full occupancy of the first floor and begin the upper floor retrofit. The Agency Board approved a $200,000 loan in October of last year.

While the first floor work was completed this year and the City issued a permanent certificate of occupancy, improvements for the second and third floors remain incomplete. The appearance of the second floor has been improved significantly since non-window related retrofit work began late last year. Work on the second floor has included general cleanup, restoration of the original wood floors; repairs to the voids created in the floors and ceilings from the seismic retrofit, re-installation of trim, painting, and installation of a booster pump to improve water pressure. A number of work items remain to be completed before the second floor can be occupied. The key items include the installation of a new PG&E electrical transformer to provide sufficient electrical power; repair and relicensing of the elevator; retrofit of an existing second floor restroom to comply with ADA requirements; installation of additional electrical wiring, an electrical subpanel, and electrical outlets; completion of interior seismic strapping on a limited portion of exposed brick walls on the second and third floors; and installation of fire sprinklers.

The electrical transformer has already been purchased although it cannot be installed until a new electrical vault is constructed in Dead Cat Alley, electrical conduit is placed from the vault to the transformer location and to the building and a concrete pad is provided for the transformer. The fire sprinklers are not mandatory for the second floor if the historical use of offices remains; however, occupancy of the second floor for a school or a use more intensive than offices will trigger a requirement for sprinklers.

Lease interest in the second floor is active with Cambridge Junior College considering a lease for a portion of the second floor in order to expand its programs. Cambridge anticipates making a decision this summer on whether to lease part of the second floor. The building owners have started working with a real estate agent to find office-oriented uses for the second floor as well. The agent brokered the lease agreement for Cambridge's use of the first floor.

Discussion

The scope for the proposed $200,000 loan would include the completion of the remaining seismic work, installation of a PG&E pad-mounted transformer with associated trenches and high voltage lines, renovation of the second floor restroom for ADA compliance, an upgrade of the electrical and data systems, installation of fire sprinklers, improvements to the HVAC systems (if necessary), completion of improvements for the elevator, and completion of any other improvements necessary for occupancy of the second floor. A small portion of the loan funds in the amount of 1.5%, or $3,000, will be withheld for contribution for public art.

Based on a review of contractor bids for a portion of the work required and conversations with the project architect Duane Thomson and the Porter Building owners, it appears that the combined proceeds generated from the proposed $200,000 loan, remaining funds from first loan and funds from the property owners will be sufficient to complete the improvements required for occupancy of the second floor. While some of the improvements such as the transformer and elevator will benefit the third floor, there are not sufficient funds available to complete the third floor improvements necessary for occupancy. Ideally, a partially or fully leased second floor will provide the property owners with the necessary cash flow to address remaining improvements required for occupancy of the third floor.

The only debt service on the Porter Building property is a monthly payment of $3,629 for the Agency's first $200,000 loan that was approved last year. The property owners receive a monthly lease payment of approximately $9,000 based on a multi-year lease with Cambridge Junior College.

The proposed second $200,000 loan would be funded through Agency Bond proceeds. The terms of the loan would be at the Applicable Federal Rate (AFR), an interest rate set by the Federal government, for five years. The May 2011 AFR for a five-year loan is 2.42% which results in monthly payment of $3,542 on a fully amortized loan. According to staff analysis, the rental payments from Cambridge College will cover the debt payments for both the first and second loans and most if no all of the owners insurance, property taxes, and other obligations for the building. The owners have other income-producing properties that can be used to cover the ongoing costs of the Porter Building if the rental income from Cambridge is not sufficient. The owner is current on the loan payments for the first loan. To protect the Agency's interests, the Agency would record a deed of trust against the Porter Building property. The lien would be in second position after the Agency's first loan of $200,000. The total liens of $400,000 are well under the market value of the building.

Fiscal Impact

The proposed loan would be funding through Redevelopment Agency Bond proceeds and will not have an impact on the General Fund.

Public Contact

This Redevelopment Agency item was posted on the joint City Council/Agency agenda.

Alternative Courses of Action

1. Adopt Resolution No. _____ approving execution of an Owner Participation Agreement for the Porter Building and allocating $200,000 in redevelopment bond funds in order to continue efforts to restore/rehabilitate the upper floors of the building as described herein.

2. Do not approve the OPA and cease further consideration of Agency assistance for the Porter Building.

Recommendation for Action

Staff recommends that the Redevelopment Agency Board approve Alternative No. 1.

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Cynthia Shallit
Redevelopment Manager

____
Mark G. Deven
Executive Director

Attachments: Attachment 1 – Owner Participation Agreement
Attachment 2 – Resolution No. ____

AGENCY RESOLUTION NO. _______________

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND APPROVING THE ALLOCATION OF FUNDS AND OWNER PARTICIPATION AGREEMENT FOR THE PORTER BUILDING RESTORATION/REHABILITATION PROJECT

WHEREAS, on April 5, 2011, the Agency Board provided staff with direction in regards to projects to implement and allocate the Agency Bond funds;

WHEREAS, the Agency Board instructed staff to return to the Board with rates, terms, and funding allocations as the projects were deemed feasible; and

WHEREAS, Staff has identified projects that are ready to move forward and require funding.

NOW THEREFORE BE IT RESOLVED THAT the Redevelopment Agency Board does hereby:

Section 1. Approve an Owner Participation Agreement for the Porter Building restoration/rehabilitation in the amount of $200,000, in substantially the form attached to the staff report.

Section 2. Authorize the Executive Director to execute the OPA and any necessary related documents needed for the project, and

Section 3. Allocate $200,000 in redevelopment bond funds and amend the Agency budget accordingly.

PASSED AND ADOPTED this 7th day of June, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

____
Artemio Pimentel, Chair

ATTEST:

____
Ana B. Gonzalez, Secretary

APPROVED AS TO FORM:

____
Andrew J. Morris, Agency Attorney

NO FEE DOCUMENT
Entitled to free recording
per Government Code 6103
When Recorded, return to:

City Clerk, City of Woodland
300 First Street
Woodland, CA 95695

OWNER PARTICIPATION AGREEMENT
SECOND FLOOR RETROFIT PROGRAM

501 – 511 MAIN STREET

[Loan for Building Rehabilitation]

TERM	DEFINITION
"Agency"	Woodland Redevelopment Agency
"Agency Address"	300 First Street, Woodland, CA 95695
"Participant"	Robert and Gracelyn Martinez Revocable Trust
"Participant Legal Status"	California Trust
"Participant Address"	P.O. Box 578, Carmichael, CA 95609
"Project Area or Target Area"	Porter Building, 501 – 511 Main Street, Woodland, CA 95695 Woodland Redevelopment Project Area
"Effective Date"	June 8, 2011
"Loan Amount"	$200,000
"Funding Source"	Redevelopment Tax Increment

Agency and Participant enter into this Owner Participation Agreement (hereinafter "OPA") as of the Effective Date. [For purposes of this OPA, the capitalized terms shall have the meanings assigned in the above table and in
Section 11.2.]

RECITALS

A. Participant is the owner of the Site, consisting of that real property located generally at 501 – 511 Main Street, in the City of Woodland, California, more particularly described in Exhibit A: Legal Description, incorporated herein by this reference, and as shown on the Map attached hereto as Exhibit A-1, together with the building existing thereon commonly referred to as the Porter Building.

B. Agency is a redevelopment agency formed and acting under the Community Redevelopment Law (California Health & Safety Code Sections 33000 *et seq.*), and this document is governed by the Community Redevelopment Law. The Funding Source of the Loan is Tax Increment Funds (as defined in the Community Redevelopment Law) generated in the Project Area and is subject to the applicable provisions of the Community Redevelopment Law and the Redevelopment Plan for the Project Area. This OPA is made in accordance with provisions of the Redevelopment Plan for participation by Participants in the redevelopment of the Project Area (adopted in accordance with California Health &

Safety Code Section 33339). This OPA is consistent with, and furthers, the Redevelopment Plan and the "Implementation Plan" adopted for the Project Area in that it will remediate blight by improving and upgrading the appearance of commercial properties in the Project Area.

AGREEMENT

NOW THEREFORE, in consideration of the following mutual covenants, obligations and agreements and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

1. **PURPOSE.** The purpose of this OPA is to provide for the rehabilitation of the improvements existing on the Site, and for the Agency to loan funds for a term not to exceed five years from December 31, 2011 in order to assist the Participant with the rehabilitation. The Agency represents that the use of the funds, under this OPA, and the fulfillment generally of this OPA, are (1) in the vital and best interests of the City and the health, safety, morals and welfare of its residents, (2) for the purpose of community improvement and welfare, (3) for the benefit of the Project Area and in accordance with the Agency's Redevelopment Plan, and (4) consistent with the Redevelopment Plan and the Implementation Plan. Participant represents and agrees that its promise to improve the Site under the OPA is not intended for speculation in land holding.

2. **TERM**. This OPA shall commence as of the date first written above and shall terminate upon the occurrence of all of the following:

   2.1 Fulfillment by the parties of their obligations under this OPA, including completion of the Project by the Participant; and

   2.2 Repayment of the Loan by Participant.

3. **LOAN PROVISIONS**

   3.1 Loan Amount. Agency hereby agrees to loan to Participant up to TWO HUNDRED THOUSAND DOLLARS ($200,000.00) (the "Loan") and Participant hereby agrees to repay the Loan in accordance with this OPA and comply with the terms of this OPA for the rehabilitation of the Site. One-and-a-half percent (1.5%) of the loan amount, or $3,000 will be withheld for contribution towards a public art program administered by the Yolo County Arts Council. The Loan proceeds shall be used solely to pay the costs incurred by the Participant for rehabilitating the Porter Building located at 501 – 511 Main Street (the "Rehabilitation Work"). The Loan shall be evidenced by a promissory note (the "Note") to be executed by Participant in favor of the Agency, in substantially the form attached hereto as Exhibit B and incorporated herein by reference. The Note shall be secured by a deed of trust ("Deed of Trust") to be executed by Participant, in substantially the form attached as Exhibit C and incorporated herein by reference. The Deed of Trust shall be recorded against the Site as a condition to and concurrently with disbursement of any portion of the Loan Amount.

   3.2 Disbursement Procedures. The Loan shall be disbursed to Participant as follows:

      3.2.1 Conditions Precedent. Agency shall not be obligated to make any disbursement of the Loan Amount until the following conditions precedent have been met:

      3.2.1.1 Participant is not in default of any provision of this OPA; and

3.2.1.2 The Participant has executed and delivered to the Agency the Note and Deed of Trust evidencing the Loan;

3.2.1.3 The Participant has provided the Agency with a CLTA standard form lender's policy of title insurance in the amount of the Loan, acceptable to Agency in its reasonable discretion, containing those endorsements reasonably requested by Agency that will insure the Deed of Trust as a valid first priority lien on the Site, subject only to those exceptions to title approved, in writing, by the Agency;

3.2.1.4 All conditions precedent to commencement of construction set forth in Section 4.3 of this Agreement shall have been satisfied, and the Participant shall be prepared to commence the Rehabilitation Work on the Site promptly following disbursement of the Loan;

3.2.1.5 The Participant shall have delivered to the Agency, and the Agency shall have approved, the Participant's budget for the Rehabilitation Work to be completed on the Site; and

3.2.1.6 The Participant shall have delivered to the Agency, and the Agency shall have approved, evidence satisfactory to the Agency that the Participant has financing or other funding available to it to undertake and complete the Rehabilitation Work in accordance with this Agreement.

3.2.2 Disbursement. Upon satisfaction of all conditions precedent set forth in this Section 3.2, the Agency will deliver to the Participant the Loan Amount, less a 10% contingency amount which shall be held by the Agency and disbursed upon full completion of the Rehabilitation Work and recordation of mechanics lien releases relating to such Rehabilitation Work.

3.3 **Repayment**. The Loan shall be repaid in accordance with the terms and conditions set forth in the Note (Exhibit B). The Loan shall be repaid in full by the Participant within five (5) years or otherwise provided in the Note. Following repayment of all amounts due and owing under the Note, the Agency shall execute and deliver to the Participant such documents as may be necessary to release the Agency's lien under the Deed of Trust from the Site.

4. **LOAN OBLIGATIONS**.

4.1 Agency Acceptance of Plans. This OPA is a financing document of the Agency and not a land use or planning document. Approval of the Project under this OPA by the Agency is not and shall not be considered an approval of land use entitlements or structural design of the Project, or the aesthetic design of the Project except as an approval by the Agency of the Project design concept to affect the purpose of this OPA. Participant shall comply with all applicable land use, planning and design laws, rules and regulations of each governmental agency acting in proper exercise of their respective jurisdictions, including without limitation, departments, staff, boards and commissions of the City. Agency's approval of Plans is not an assurance of their adequacy or correctness. Agency has reserved approval rights solely (a) to assure that the Plans further the Redevelopment Plan; and (b) to assure that the Project is developed as intended by this OPA.

4.2 Zoning and Condition of the Site. As between the Agency and Participant, Participant is solely responsible for investigating the condition of the Site for the Rehabilitation Work to be undertaken (including zoning and Hazardous Materials conditions, if any) and for placing the Site in a suitable condition for construction.

4.3 Conditions Precedent to Commencement of Construction. Participant shall not begin the rehabilitation work pursuant to this OPA until the following conditions precedent have been satisfied:

4.3.1 Participant has obtained City approval of all Plans, and a building permit and all other permits required for the Rehabilitation Work, if any;

4.3.2 Participant has submitted to Agency the certificates of insurance required by Section 8; and

4.3.3 Participant has entered into a Construction Contract with a licensed general contractor or directly with subcontractors for the rehabilitation work to be completed on the Site and has provided a copies of the applicable executed contracts to the Agency.

4.3.4 Participant has entered into a contract with a licensed general contractor to supervise and direct all rehabilitation work requiring a building permit, encroachment permit, or inspection of work by Pacific Gas and Electric (PG&E) and has provided a copy of applicable executed contract to the Agency. The Participant shall obtain Agency's approval of the selected general contractor.

5. **REHABILITATION**. The Participant shall carry out the rehabilitation of and manage the Project according to the requirements established in this OPA, the Plans, and in conformity with all applicable laws, including without limitation all applicable building codes and labor standards. Participant shall promptly begin, diligently prosecute and timely complete the construction of the Project. In interpreting the provisions of this OPA, the provisions which specifically enforce the Redevelopment Plan and the applicable provisions of the Community Redevelopment Law and / or the Code of Federal Regulations shall control.

5.1 Completion of Construction. Participant shall promptly begin rehabilitation and shall complete rehabilitation of the Site pursuant to Exhibit D, Scope of Work/Schedule of Performance.

5.2 Public Safety Protections**.** Participant shall assure that all necessary steps are taken (including the erection of fences, barricades and warning devices) to protect private contractors and their employees and the public from the risk of injury arising out of the condition of the Site or Participant's activities in connection with the Site, including without limitation, fire, or the failure, collapse or deterioration of any improvements or buildings.

5.3 Antidiscrimination During Rehabilitation. The Participant for itself and its successors and assigns, agrees that the following provisions shall apply to, and be contained in all contracts and subcontracts for the rehabilitation of the Site. (For purposes of this Section 5.3, Participant shall also mean Contractor or Subcontractor.)

5.3.1 Employment. The Participant shall not discriminate against any employee or applicant for employment on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code. The Participant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code. Such action shall include, but not limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layout or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Participant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Agency setting forth the provisions of this nondiscrimination clause.

5.3.2 Advertising. The Participant shall, in all solicitations or advertisements for employees placed by or on behalf of the Participant, state that all qualified applicants will receive consideration for employment without regard to any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code.

5.4 Lead-Based Paint. Participant shall not use lead-based paint in the rehabilitation of the Site.

5.5 Hazardous Materials**.** If "Hazardous Substances" are known to be or discovered on the Site, Participant shall remediate all Hazardous Substances on the Site as and to the extent required by any federal, state or local agency having jurisdiction regarding Hazardous Substances standards or remediation and as may be necessary to avoid incurring liability or further liability under any federal, State and local law or regulation. Participant shall bear all costs related to such remediation.

5.6 Changes in the Work. Participant shall, prior to its occurrence, notify Agency of all changes in the construction which result in a net increase in cost, alter the scope of the work, or extend the period for construction beyond the Completion Date set forth in the Scope of Work/Schedule of Performance (Exhibit D). Agency shall have the right to approve or reject such changes. Agency shall make such approval or rejection in writing within a reasonable time. If the cost of construction of the Project or any part of the Project exceeds the costs projected by Participant, the Participant shall, nevertheless, bear the responsibility to complete, at his/her cost, the construction of the Project in accordance with this OPA.

5.7 Notification of Contractors, Architects and Engineers. Participant shall ensure that the Construction Contract shall fully comply with this OPA. Participant shall notify his/her Project Contractors, architects and engineers of the requirements of this OPA. Participant shall include, where applicable, the provisions of this OPA in contracts and subcontracts for the Project, and Participant shall enforce such provisions.

5.8 Agency Inspection and Access to Site. Agency shall have the right to inspect all books and records of Participant related to the Project and the rehabilitation and changes in rehabilitation during normal business hours to assure Participant's compliance with the provisions of this OPA and Plans. Participant shall permit Agency representatives' access, without charge, to the entire Site at any time during normal business hours and for any purpose which Agency reasonably considers necessary to carry out its obligations and protect its interests under this OPA. Purposes for Agency entry may include, without limitation, inspection of all work being performed in connection with the rehabilitation of the Site.

5.9 Supervision of the Work. Participant shall be solely responsible for monitoring all Rehabilitation Work and the rehabilitation of the Site, ensuring that the Rehabilitation Work is performed in a workmanlike manner, and enforcing the terms of this OPA and the Construction Contracts. Agency inspection of Rehabilitation Work shall be solely for the purpose of monitoring disbursements of Agency funds, assuring Participant's performance under this OPA and protecting Agency's interest in the Site.

6. COVENANTS REGARDING USE AND NONDISCRIMINATION.

Participant, its successors and assigns, shall not discriminate on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code in the sale, lease or rental or in the use or occupancy of the Site. Participant shall use the Site in accordance and conformity with the Redevelopment Plan.

7. INDEMNIFICATION

7.1 Indemnification. Participant shall indemnify, protect and defend the Agency, its officers, directors, employees and agents, and hold them harmless from any and all claims and liability for bodily injury, death and property damage caused by or resulting from the acts or omissions of Participant, its officers, employees, agents or independent contractors and for any and all costs incurred by the Agency in defending against such claims, including investigator's, witness' and attorney's fees and court costs. This Section 7.1 shall survive the termination of this OPA, irrespective of the reason for its termination.

7.2 Indemnification of Agency for Hazardous Materials. Participant acknowledges that the Agency is not and has not been the owner of, or in possession of, all or any part of the Site. Participant shall indemnify, protect and defend Agency and hold Agency harmless from any and all costs, fees, penalties and claims related to the existence of Hazardous Materials on the Site and to the removal or discharge of Hazardous Materials from the Site by Participant, or its employees, agents or contractors. The indemnity provisions regarding Hazardous Materials set out in this Section 7.2 shall survive the expiration or other termination of this OPA, irrespective of the reason for its termination.

8. **INSURANCE AND PUBLIC SAFETY PROTECTIONS**.

Participant shall promptly take steps to protect private contractors and their employees and the public from the risk of injury whether from the condition of the Site or Participant's activities in connection with the Site. The Participant shall obtain and maintain, or require the Contractor and subcontractors for the Project to purchase and maintain the following insurance for claims which may result from the operations under the OPA of the Participant, any Contractor, subcontractor or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

8.1 Liability Insurance Policy Limits. The insurance required by this Section shall be written with a deductible of not more than TWENTY-FIVE THOUSAND DOLLARS ($25,000) or a lower amount approved in writing by Agency Executive Director or Agency Counsel and for not less than the following limits of liability:

8.1.1 Worker's Compensation. Claims under workers' compensation benefit acts: Worker's Compensation Statutory Limits shall be as required by Article 1 (commencing with Section 3700) of Chapter 4 of Part 1 of Division 4 of the California Labor Code (as it may, from time to time, be amended).

8.1.2 Comprehensive General Liability. Claims for damages because of bodily injury, occupational sickness or disease, or death of his employees and of any person other than his employees; claims for damages insured by usual personal injury liability coverage which are sustained (1) by any person as a result of an offense directly or indirectly related to the employment of such person by the Participant, or (2) by any other person; claims for damages, other than to the construction itself, because of injury to or destruction of tangible property, including resulting loss of use; and claims for contractual liability arising from the Participant's obligations under this OPA.

8.1.3 Commercial General Liability coverage which shall include Site-Operations, Independent Contractor's Protective, Products and Completed Operation (for four years), Broad Form Property Damage, or other coverage as approved by Agency Counsel, in the following limits of liability:

8.1.2.1 Bodily Injury. Bodily injury liability of $500,000 each occurrence and $500,000 Aggregate, Products and Completed Operations.

8.1.2.2 Property Damage. Property damage liability of $500,000 each occurrence; $500,000 single limit and $500,000 aggregate.

8.1.2.3 Contractual Liability. Contractual liability for Bodily Injury of $500,000 each occurrence; for Property Damage of $500,000 each occurrence and $500,000 aggregate; and Personal Injury with Employment Exclusion Deleted of $500,000 aggregate.

8.1.3 Comprehensive Automobile Liability. Claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle: Comprehensive Automobile Liability for any vehicle used for or in connection with the Rehabilitation Work (Owned, Non-owned, hired, leased): $500,000.

8.1.4 Fire, Hazard and Extended Coverage Insurance**.** For the duration of this OPA, Participant shall obtain and maintain fire and hazard insurance to the full insurable value of the Site with endorsements of extended coverage, vandalism, and malicious mischief, and with such other endorsements and in such amounts as the Agency may reasonably require to protect the Project. In the event of damage to the Project, Participant shall use the proceeds of such insurance to reconstruct the Project and the public improvements.

8.2 Insurance Provisions.

8.2.1 Provider. Each policy of insurance required under this OPA shall be obtained from a provider licensed to do business in California and having a current rating as may be approved in writing by Agency's legal counsel.

8.2.2 Additional Insured. The Agency and the City of Woodland shall be additional insured on all insurance policies, except the worker's compensation policy.

8.2.3 Cancellation. Each policy shall bear an endorsement precluding cancellation or termination of the policy or reduction in coverage unless the Agency has been given written notice of such intended action at least thirty (30) days prior to its effective date.

8.2.4 Certificates and Policies. Participant shall provide to Agency certificates of said insurance prior to commencing the work of this OPA and shall provide to Agency true copies of the policies of said insurance as soon as available.

8.2.5 Failure to Maintain. If Participant fails to obtain or maintain, or cause to be obtained and maintained, any insurance required by this OPA, the Agency shall have the right to purchase the insurance and withhold from the Agency Funding the full costs to Agency of obtaining such insurance and treat the funds withheld as an additional disbursement in accordance with this OPA.

8.2.6 Modification. The requirements of the foregoing insurance provisions shall not be modified except upon prior written approval of Agency Counsel.

9. PROHIBITIONS AGAINST ASSIGNMENT AND TRANSFER.

Assignment and transfer of Participant's interests in the Site or any interest under this OPA without Agency's prior written approval are prohibited. Agency's approval shall not be unreasonably withheld.

10. DEFAULTS AND REMEDIES.

Subject to any extension of time permitted by this OPA, a failure or delay by a party to perform any term or provision of this OPA constitutes a default of this OPA.

10.1 Cure. Except as otherwise provided in the OPA, if either party shall default in, or breach, this OPA, such party shall immediately commence and diligently proceed to cure such default or breach within ten (10) days after receipt of written notice from the other party of such default or breach. If the defaulting party does not promptly begin and diligently pursue a cure of the default or fails to cure the default within a reasonable time, the aggrieved party may institute proceedings to cure and remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the party in default. While Agency is not relieved of any obligation under this OPA to give notice, mere failure of Agency to notify Participant shall not be deemed a waiver of Participant's default.

10.2 No Waiving by Delay. Any delay by a party in asserting any rights under this Section shall not operate as a waiver of such rights or to deprive such party of, or limit, such rights in any way. Any waiver in fact made by a party with respect to any specific default shall not be considered as a waiver of the rights of such party with respect to any other defaults or with respect to the particular default except to the extent specifically waived in writing.

10.3 Delay for Causes Beyond Control of Party. For the purposes of any of the provisions of this OPA, neither Agency nor Participant shall be considered in breach of, or default in, its obligations with respect to the preparation of the Site for rehabilitation, or the beginning, prosecution and completion of construction of the Improvements, if delay in the performance of such obligations is due to unforeseeable causes beyond the delayed party's control and without its fault or negligence. Unforeseeable causes shall include acts of God, acts of the public enemy, acts of the federal government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, a general moratorium on financing for projects of the same type, and unusually severe weather (as for example, floods, tornadoes, or hurricanes) or delays of subcontractors due to such causes. In the event of the occurrence of any such enforced delay, the time or times for performance of such obligations of the Agency and Participant shall be extended for the period of the enforced delay, as determined by the Agency, provided that the party seeking the benefit of the provisions of this Section shall, within thirty (30) days after Participant has or should have knowledge of any such enforced delay, have first notified the other party, in writing, of the delay and its cause, and requested an extension for the period of the enforced delay.

11. GENERAL PROVISIONS

11.1 Time for Actions. Agency and Participant shall each do the actions required of them, on or before the times specified in this OPA. Unless otherwise provided, Agency shall give required approvals or disapprovals within forty-five (45) days after submission of request for approval.

11.2 Definitions. The following definitions shall apply for the purposes of this OPA:

11.2.1 "Agency" is the Redevelopment Agency of the City of Woodland. The Agency is a public body, corporate and politic, exercising governmental functions and powers, and organized and existing under the Community Redevelopment Law of the State of California. The principal office of the Agency is located at 300 First Street, Woodland, CA 95695. "Agency" as used in this OPA includes the

Redevelopment Agency of the City of Woodland and any assignee of, or successor to, its rights, powers and responsibilities.

11.2.2 "Completion Date" is the date stated in the Scope of Work/Schedule of Performance (Exhibit D) for the completion of the Rehabilitation Work to be performed on the Site.

11.2.3 "Construction Contract" is the contract (or contracts) to be entered into with the Contractor for the Rehabilitation Work to be undertaken and completed on the Site.

11.2.4 "Contractor" is the contractor or contractors with whom Participant has contracted for the construction, and "subcontractors" are those contractors or materialmen with whom Contractor has contracted or with whom another subcontractor has contracted for a portion of the construction. Contractor (and all subcontractors who must, by law, hold a contractor's license) shall have a current and valid contractor's license, issued by the California Contractors' State License Board, for the work they are performing.

11.2.5 "Hazardous Materials" shall include, but not be limited to, all substances, wastes and materials designated or defined as hazardous or toxic pursuant to any of the following statutes, as they may be amended or superseded, from time to time: the Clean Water Act (33 U.S.C. §1321 et. seq.); the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9601 et seq.); the Resource Conservation and Recovery Act (42 U.S.C. §6901 et seq.); the United States Department of Transportation Hazardous Materials Table (49 CFR 172.101); the Environmental Protection Agency list of hazardous materials (40 CFR Part 302) and California Health and Safety Code Sections 25115, 25117, 25122.7, 25140 (Hazardous Waste Control Law), 25316 (Carpenter-Presley-Tanner Hazardous Substances Account Act), 25501 (Hazardous Materials Release Response Plans and Inventory) and 25281 (Underground Storage of Hazardous Substances); all applicable local regulations; and all regulations and promulgations pursuant to said laws.

11.2.6 "Improvements" are the works of improvement, including rehabilitation, to be constructed on the Site in accordance with this OPA.

11.2.7 "Loan Amount" is the maximum amount the Agency shall pay to or on behalf of the Participant for the completion of the Rehabilitation Work. The Loan Amount is $200,000, minus the public art contribution.

11.2.8 "Map", is the map of the project site attached as Exhibit A-1, and incorporated herein by this reference.

11.2.9 "OPA" is this Owner Participation Agreement which includes this document and the Plans and referenced attachments to this OPA which are incorporated in this OPA as if set forth in full in the body of the OPA. A default of any of the referenced attachments shall be deemed a default of this OPA.

11.2.10 "Plans" are the full and final plans, drawings and specifications for the Project, including the work write-up, or scope of work, which have been approved by the

City and reviewed by the Agency as suitable for Agency funding and which are on file with the Agency.

11.2.11. "Site" is that real property which the Participant owns, as more particularly described in Exhibit A: Legal Description, and as shown on the Map attached hereto as Exhibit A-2. The Site includes all existing improvements currently located on the Site.

11.2.12 "Project" is the rehabilitation of the Site, as more particularly set out in the Plans and this OPA.

11.2.13 "Project Area" is the redevelopment project area, as defined in the Redevelopment Plan and referred to in Recital B of this OPA.

11.2.14 "Participant" is the Robert and Gracelyn Martinez Revocable Trust whose trustees are Robert and Gracelyn Martinez. The mailing address for the Participant is P.O. Box 578, Carmichael, CA 95609.

11.2.15 "Redevelopment Plan" is the Redevelopment Plan for the Woodland Redevelopment Project adopted in 1988 by Ordinance No. 1129 (as it may be amended from time to time) as adopted by the City Council of the City of Woodland. References to the Redevelopment Plan include all rules, regulations, plans and strategies duly adopted in accordance with the Redevelopment Plan.

11.2.16 “Rehabilitation Work” means the rehabilitation work to be undertaken and completed on the Site pursuant to this OPA, as set forth in the Scope of Work/Schedule of Performance (Exhibit D).

11.2.17 "Subcontractors List" is the list, prepared by Participant, of all subcontractors employed in the work of construction if any, the work to be performed by each subcontractor, and the total amount to be paid to each subcontractor.

11.2.18 "Unavoidable Delay" is a delay in the performance by a party of any obligation which delay is beyond the control of such party. Unavoidable Delay is further defined in Section 10.3.

11.3 Inspection of Books and Records and Site Access. Agency has the right, at all reasonable times, to inspect the books and records of the Participant pertaining to the Site as necessary to assure compliance with the provisions of this OPA. Participant shall keep such books and records as Agency may reasonably require assuring Participant's performance of its obligations under this OPA. Participant shall permit Agency representatives’ access, without charge, to the entire Site at any time and for any purpose which Agency reasonably considers necessary to carry out its obligations and protect its interests under the OPA.

11.4 Fees, Commissions, Gifts or Interests. Agency shall not be liable for any real estate commissions, brokerage fees or finder’s fees which may arise from this OPA. Agency and Participant each represent that neither has engaged any broker, agent or finder, and that neither claims such a commission or fee, in connection with this OPA. Participant shall pay no fee or commission, make no gifts and provide no interest in the Loan to any employee or official of the Agency or the City of Woodland.

11.5 Entire Agreement. This OPA integrates all of the terms and conditions related or incidental to its subject matter, and supersedes all negotiations or previous agreements between the parties with respect to its subject matter.

11.6 Waivers and Amendments. All waivers of the provisions of this OPA must be in writing and signed by the appropriate authorities of the Agency or the Participant, and all amendments hereto must be in writing and signed by the appropriate authorities of the Agency and the Participant.

11.7 Nonliability of Agency Officials and Employees. No member, official or employee of the Agency shall be personally liable to the Participant, or any successor in interest, in the event of any default or breach by the Agency or for any amount which may become due to the Participant or its successors, or on any obligations under the terms of this OPA.

11.8 Local, State and Federal Laws . The Participant shall assure that the construction of the Project is carried out in conformity with all applicable laws and regulations, including all applicable federal and state labor standards. Before commencement of construction or development of any buildings, structures or other work of improvement upon the Site, Participant shall at its own expense secure any and all certifications and permits which may be required by any governmental agency having jurisdiction over such construction, development or work. Agency shall cooperate in securing certifications and permits which require consent of the owner of the property. Participant shall permit only persons or entities that are duly licensed in the State of California, County of Yolo and City of Woodland, as applicable, to perform work on or for the Project.

11.9 Notices And Demands. A notice, demand or other communication under the OPA by either party to the other shall be in writing and shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, to the address set out above, or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided for a notice in this Section.

THIS AGREEMENT IS EXECUTED as of ______________________ in Woodland, California.

PARTICIPANT:

ROBERT AND GRACELY MARTINEZ
REVOCABLE TRUST,
a California Trust

By: _________________________
ROBERT MARTINEZ

Its: ________________________

By:_________________________
GRACELYN MARTINEZ

Its: ________________________

AGENCY:

REDEVELOPMENT AGENCY OF THE
CITY OF WOODLAND

By: _____________________________
MARK G. DEVEN
Agency Executive Director

APPROVED AS TO FORM:

By: ______________________________
Agency Counsel

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein is situated in the State of California, County of Yolo, City of Woodland, and is described as follows:

PARCEL ONE:

LOT 1 AND THE WESTERN 10 FEET OF LOT 2, BLOCK 1, PLAT OF THE TOWN OF WOODLAND, COMMONLY KNOWN AS FREEMAN'S WOODLAND, FILED AUGUST 25, 1863, IN BOOK D OF DEEDS, PAGE 722, YOLO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERN LINE OF MAIN STREET WITH THE EASTERN LINE OF COLLEGE STREET, DISTANT THEREON 40 FEET NORTH FROM THE LINE COMMON TO SECTIONS 29 AND 32, TOWNSHIP 10 NORTH, RANGE 2 EAST, M.D.B.&M., ACCORDING TO THE OFFICIAL PLAT THEREOF AND EAST 16.88 FEET FROM THE ¼ SECTION LINE EXTENDING NORTH THROUGH THE CENTER OF SAID SECTION 29; THENCE NORTH ALONG THE EASTERN LINE OF COLLEGE STREET 190 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERN LINE OF A 20 FOOT ALLEY; THENCE ALONG THE SOUTHERN LINE OF SAID ALLEY EAST 108 FEET TO A POINT 10 FEET EAST FROM THE NORTHWESTERN CORNER OF SAID LOT 2; THENCE ALONG A LINE PARALLEL WITH THE WESTERN LINE OF SAID LOT 2 SOUTH 190 FEET TO A POINT 10 FEET EAST FROM THE SOUTHWESTERN CORNER THEREOF; THENCE ALONG THE SOUTHERN LINE OF SAID BLOCK 1 WEST 108 FEET TO THE POINT OF BEGINNING.

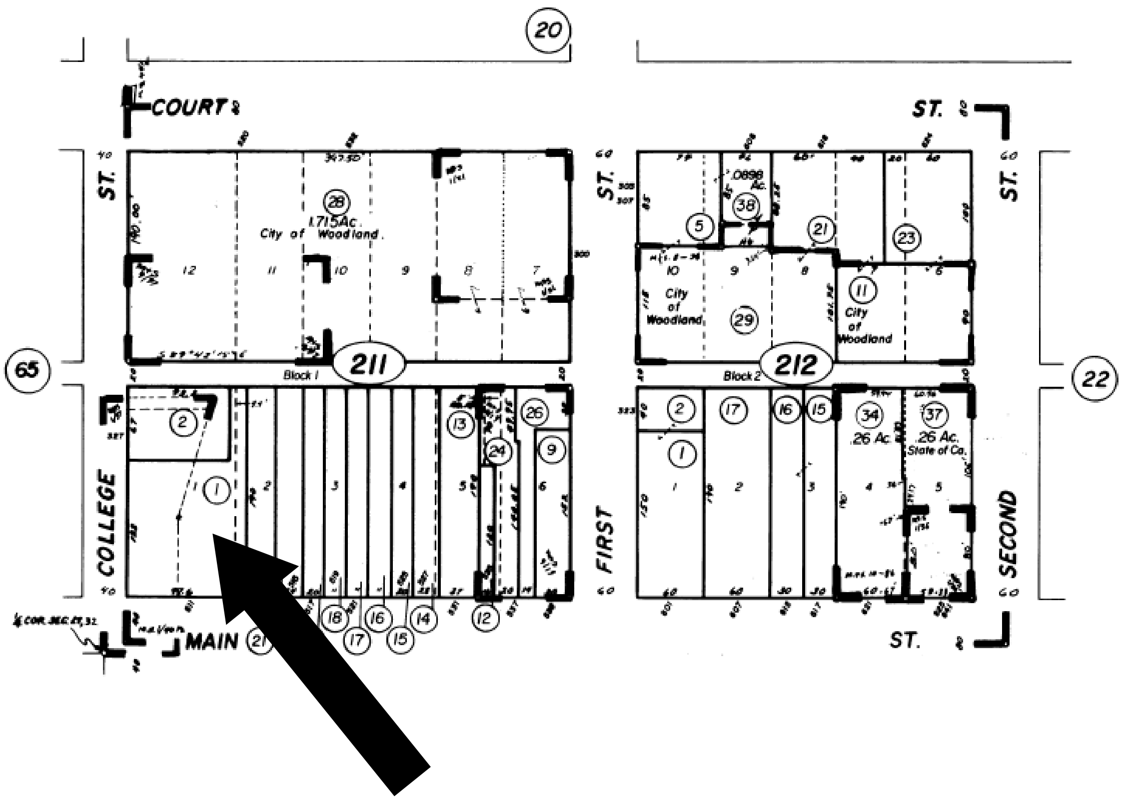
EXCEPTING THEREFROM, THE WESTERN 93.2 FEET OF THE NORTHERN 67 FEET OF SAID LOT 1.

PARCEL TWO:

THE EAST 40 FEET OF LOT 9, BLOCK D, WHITFORD AND RUGGLES ADDITION TO THE TOWN (NOW CITY) OF WOODLAND, FILED MARCH 8, 1867, IN BOOK "F" OF DEEDS, PAGE 604, YOLO COUNTY RECORDS.

EXHIBIT A - 2

MAP OF THE SITE



Project Site, 501 – 511 Main Street (APN 005-211-01)

EXHIBIT B

PROMISSORY NOTE

$200,000 ________________, 2011
Woodland, California

FOR VALUE RECEIVED, ROBERT AND GRACELYN MARTINEZ REVOCABLE TRUST, A California Trust (the "Maker") promises to pay to the REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND, a public body, corporate and politic, organized and existing under the laws of the State of California (the "Holder"), or order, at 300 First Street, Woodland, California, 95695, or at such other place as Holder may direct from time to time in writing, the principal sum of TWO HUNDRED THOUSAND DOLLARS ($200,000) (the "Loan"), together with interest and other charges as set forth here in below. All sums payable hereunder shall be payable in lawful money of the United States of America.

1. **Owner Participation Agreement** – This promissory note ("Promissory Note") is made and delivered pursuant to and in implementation of that certain Owner Participation Agreement dated May 18, 2011, by and between the Holder and the Maker (the "Agreement"). The terms and conditions of such Agreement are hereby incorporated by reference. Capitalized terms not defined herein are as defined in the Agreement. In the event there is any conflict between the terms of this Promissory Note and the terms of the Agreement, the terms of the Agreement shall govern.

2. **Interest Rate; Payments** – This Promissory Note shall be repaid in the following manner:

(i) Monthly payments of $3,542.42 shall commence on January 1, 2012 or 30 days after all Building Permits have been finaled, whichever occurs first, and shall continue to be due on the first day of each month thereafter for a period five years (60 total monthly payments). The entire outstanding principal amount of this Note, together with any other amounts due and owing hereunder, shall be repaid in full by January 1, 2017. If any amount payable under this Promissory Note is not paid within ten (10) days after the applicable due date, Maker shall pay to Holder upon demand an amount equal to five percent (5%) of such unpaid sum to defray the expenses incurred by Holder in handling and processing the delinquent payment and to compensate Holder for the loss of the use of the delinquent payment, and this amount shall be secured by the Deed of Trust.

(ii) Interst shall accrue on the outstanding principal amount of this Promissory Note, from time to time, at a daily rate equal to two and forty-two percent (2.42%), compounded interest. Such interst shall accrue upon the date of disbusement of the Loan, or any portion thereof to Maker, and continue to accrue thereafter until all amounts due and owing hereunder are paid in full. Notwithstanding any other provision hereof to the contrary, the entire outstanding principal balance of the Loan, together with all accrued and unpaid interest, shall be immediately due and payable by Maker to Holder (a) upon any refinancing of any of Maker's senior debt related to the Site; (b) upon the sale of the Site or any portion thereof by Maker, or (c) upon default by Maker under the terms of this Promissory Note and/or the Agreement.

All payments made hereunder shall be credited first to any accrued but unpaid interest, then to current interest dues and owing, and lastly to principal.

3. **Prepayment** – Maker may prepay all or any part of the outstanding principal balance of this Promissory Note at any time, without penalty. Within thirty (30) days following payment, in full, of this Note, Holder shall return this Promissory Note to Maker marked "cancelled."

4. **Deed of Trust** – This Promissory Note is secured by a deed of trust ("Deed of Trust") dated concurrently herewith, encumbering the Site (as defined in the Agreement). Maker shall cooperate with Holder to record the Deed of Trust concurrently with the execution of this Promissory Note. Upon repayment in full of this Promissory Note, Holder shall execute and deliver to Maker such documents as are necessary to release the Agency's lien under the Deed of Trust from the Site.

5. **Default** – Maker will be in default under this Promissory Note upon the occurrence of any one or more of the following events (each, an "Event of Default"):

(i) Maker fails to make any payment of principal and/or interest under this Promissory Note within ten (10) days after the date when due; or

(ii) Maker fails to comply with any other provision contained in this Promissory Note or the Agreement, and does not cure that failure within thirty (30) days after written notice from Holder; or

(iii) Maker becomes insolvent or the subject of any bankruptcy or other voluntary or involuntary proceeding, in or out of court, for the adjustment of debtor-creditor relationships; or

(iv) Any representation or warranty made or given by Maker in the Agreement proves to be false or misleading in any material respect; or

(v) An event of default under the Agreement occurs.

If an Event of Default occurs, the Holder may exercise any right or remedy which it has under this Promissory Note or the Agreement, or which is otherwise available at law or in equity or by statute, and all of Holder's rights and remedies shall be cumulative. Upon the occurrence of any Event of Default, Holder's obligation to lend under the Agreement shall automatically terminate. Upon the occurrence of any Event of Default, all of Maker's obligations under this Promissory Note and the Agreement may become immediately due and payable without notice of default, presentment or demand for payment, protest or notice of nonpayment or dishonor, or other notices or demands of any kind or character, all at Holder's option, exercisable in its sole discretion. Holder's failure to exercise such option shall not constitute a waiver of such option with respect to any subsequent event. Holder's failure in the exercise of any other right or remedy hereunder or under any agreement or other instrument which secures the indebtedness or is related thereto shall not affect any right or remedy and no single or partial exercise of any such right or remedy shall preclude any further exercise thereof.

6. **Waivers** – Maker expressly waives: (a) any defense based upon any legal disability or other defense of Maker, or other person, or by reason of the cessation or limitation of the liability of Maker from any cause other than full payment and performance of those obligations of Maker which are provided for hereunder; (b) any defense based upon any lack of authority of the members, officers, directors, partners or agents acting or purporting to act on behalf of Maker or any member of Maker or any defect in the formation of Maker or any member of Maker; (c) any defense based upon the application by Maker of the proceeds of this Promissory Note for purposes other than the purposes represented by Maker to Holder or intended or understood by Holder or Maker; (d) any defense based upon Holder's election, in any proceeding instituted under the Federal Bankruptcy Code, of the application of Section 1111(b)(2) of the Federal Bankruptcy Code or any successor statute; (e) any defense based upon any borrowing or any grant of a security interest under Section 364 of the Federal Bankruptcy Code; (f) any right of subrogation, any right to enforce any remedy which Holder may have against Maker and any right to participate in, or benefit from, any security for this Promissory Note or the other documents now or hereafter held by Holder; and (g) presentment, demand, protest and all notices other than any notice expressly provided for in this Promissory Note and/or the Agreement.

7. **Costs** – Upon the occurrence of an Event of Default, Maker promises to pay all costs, expenses and attorneys' fees incurred by the Holder in connection with the collection or enforcement of this Promissory Note or any part of it, whether or not suit is filed, including but not limited to, all costs, expenses and attorneys' fees incurred by the Holder in connection with any insolvency, bankruptcy, reorganization, arrangement or similar proceedings involving Maker. As used herein, the term "attorneys' fees" means the full costs of legal services performed in connection with the matters involved, calculated on the basis of usual fees charged by an attorney performing those services, and not limited to "reasonable attorneys' fees" as defined by any statute or rule of any court in which an action hereunder may be brought.

8. **Amendments and Modifications** – This Promissory Note may not be changed orally, and may be amended only by an agreement in writing, signed by the party against whom enforcement of any waiver, change, modification or dispute is sought.

9. **Governing Law** – This Promissory Note shall be construed and enforced in accordance with the laws of the State of California.

10. **Successors** – The terms "Maker" and "Holder" shall be construed to include the parties' respective successors and assigns.

11. **Severability** – If any provision of this Note shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

IN WITNESS WHEREOF, the undersigned has executed this Promissory Note as of the date first set forth above.

___________________, 2011

ROBERT AND GRACELYN MARTINEZ REVOCABLE TRUST,
a California Trust

By: ___________________________
ROBERT MARTINEZ

Its: __________________________

By:___________________________
GRACELYN MARTINEZ

Its:___________________________

EXHIBIT C

DEED OF TRUST

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

REDEVELOPMENT AGENCY OF THE
CITY OF WOODLAND
300 First Street
Woodland, CA 95695
Attn: Executive Director

DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST AND ASSIGNMENT OF RENTS is made __________________, 2011, by ROBERT AND GRACELYN MARTINEZ REVOCABLE TRUST, a California Trust ("Trustor"), whose address is P.O. Box 578, Carmichael, California 95609, to and in favor of ______________________________, a California corporation ("Trustee"), as trustee for the benefit of the REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND, a public body, corporate and politic ("Beneficiary"), and its successors and assigns.

This Deed of Trust is executed by Trustor in consideration of Trustor's obligation to repay to Beneficiary the proceeds of a Loan described in that certain Owner Participation Agreement entered into by and between Trustor and Beneficiary as of _____________, 2011 (the "Agreement"), and evidenced by a promissory note of even date herewith in the amount of TWO HUNDRED THOUSAND DOLLARS ($200,000) executed by Trustor in favor of Beneficiary.

In consideration of said obligation, Trustor hereby irrevocably grants, transfers and assigns to Trustee and its successors and assigns, in trust, with power of sale and right of entry and possession, for the benefit of Beneficiary, all that real property in the City of Woodland, County of Yolo, State of California, described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with:

A. All of Trustor's estate, right, title and interest in and to the Property, and all minerals, oil, gas and other hydrocarbon substances on the Property, as well as all development rights, air rights, water and water rights relating to the Property; and

B. All present and future structures, buildings, improvements, appurtenances and fixtures of any kind on the property, including, but not limited to, all apparatus, equipment and appliances used in connection with the operation or occupancy of the property, such as fire sprinklers and alarm systems, heating and air conditioning systems and facilities used to provide any utility services, refrigeration, ventilation, dishwashing, garbage disposal, stoves, recreation or other services on the property, and all window coverings, drapes and rods, carpeting and floor coverings, it being intended and agreed that all such items will be conclusively considered to be a part of the real property conveyed by this Deed of Trust, whether or not attached or affixed to the Property (the "Improvements"); and

C. All appurtenances of the Property and all rights of the Trustor in and to any streets, roads or public places, easements or rights of way relating to the Property; and

D. All of the rents, royalties, profits and income of the Property and all rights of Trustor under all present and future leases affecting the Property, including, but not limited to, any security deposits; and

E. All proceeds and claims arising on account of any damage to or taking of the Property or any Improvements thereon or any part thereof and all causes of action and recoveries for any loss or diminution in the value of the Property or any Improvements; and

F. All goods located on the Property and used in the operation or occupancy of the Property or in any construction on the Property but which are not effectively made real property under paragraph B, above, including, but not limited to, all appliances, furniture and furnishings, building service equipment, and building materials, supplies and equipment; and

G. All general intangibles relating to the development or use of the Property, including, but not limited to, all governmental permits relating to construction on the Property, all names under or by which the Property or any Improvements on the Property may at any time be operated or known, and all rights to carry on business under any such names or any variant thereof, and all trademarks and goodwill in any way relating to the Property.

This Deed of Trust is made and delivered, and the Property is hereby granted and assigned to Trustee, for the purpose of securing each and all of the following:

A. Payment of an indebtedness in the principal and interest as evidenced by that certain Promissory Note secured by this Deed of Trust made by Trustor and payable to the order of Beneficiary in the amount of TWO HUNDRED THOUSAND DOLLARS ($200,000) and bearing the same date as this Deed of Trust bears, and any and all renewals or extensions thereof or substitutions therefor (hereinafter referred to as the "Note"), and performance of each and all of the obligations of Trustor under the Note; and

B. Payment of sums and interest thereon that may hereafter be loaned or advanced by Beneficiary to or for the benefit of Trustor or to its successors and assigns, provided that no such additional loan or advance and no interest thereon shall be secured by this Deed of Trust unless such additional loan or advance is made to Trustor while it is the owner of record of the Property or to its successors or assigns while they are the owners of record thereof.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR COVENANTS AND AGREES:

1. That it will pay the Note at the times and in the manner provided therein;

2. That it will not permit or suffer the use of any of the Property for any purpose other than the use for which the same was intended at the time this Deed of Trust was executed;

3. That the Note is incorporated in and made a part of this Deed of Trust. Upon default under the Note, the Beneficiary, at its option, may declare the whole of the indebtedness secured hereby to be due and payable;

4. That all rents, issues, profits and income from the Property covered by this Deed of Trust are hereby assigned to the Beneficiary for the purpose of discharging the debt hereby secured. Permission is hereby given to Trustor, so long as no default exists hereunder, to collect such rents, issues, profits and income for use in accordance with the provisions of the Agreement;

5. That, upon default hereunder, Beneficiary shall be entitled to the appointment of a receiver by any court having jurisdiction, without notice, to take possession and protect the Property described herein and operate same and collect the rents, issues, profits and income therefrom;

6. That Trustor will keep the improvements now existing or hereafter erected on the Property insured against loss of fire and such other hazards, casualties and contingencies as may be required by the Beneficiary, and all such insurance shall be evidenced by standard fire and extended coverage insurance policy or policies. In no event shall the amounts of coverage be less than one hundred percent (100%) of the insurable value, and in default thereof, the Beneficiary shall have the right to obtain insurance. Such policies shall be endorsed with a standard mortgagee clause with loss payable to the Beneficiary in addition to the Trustor and shall be deposited with the Beneficiary;

7. To pay, at least ten (10) days before delinquency, and before any penalty for nonpayment attaches thereto, all taxes, assessments and charges affecting said property, including, but not limited to, sewer, sidewalk and street lighting assessments and other governmental or municipal or public dues, charges, fines or impositions that affect, or are or may be levied against or imposed upon, the Property, or any portion thereof, this Deed of Trust, the Note or the Agreement, including, but not limited to, every interest that Trustee or Beneficiary may have or be deemed to have in the Property, or any portion thereof, by reason of this Deed of Trust;

8. To keep the Property in good, sanitary and safe condition and repair, not to alter, remove or demolish any improvements or buildings thereon without the prior written consent of Beneficiary; to complete, restore and replace (free from any security interest therein or encumbrance thereon) promptly and in good and workmanlike manner any and all buildings or improvements which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting the Property or requiring any alterations or improvements to be made thereon; not to commit, suffer or permit any act upon the Property in violation of law and/or covenants, conditions and/or restrictions affecting the Property; and not to permit or suffer any material alteration of or addition to the buildings or improvements hereafter constructed in or upon the Property without the consent of the Beneficiary;

9. To appear in and defend any and all actions or proceedings purporting to affect Trustor's title to the Property, or any portion thereof, or purporting to affect the lien or priority of this Deed of Trust or the rights or powers of Beneficiary or Trustee hereunder, and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, incurred in any such actions or proceedings in which Beneficiary or Trustee may appear. Trustee and Beneficiary shall each have the right, but not obligation, to appear in, defend and retain counsel for any and all adverse claims or demands therein and to pay and expend all such sums of money in that connection as it or they may deem necessary, for which Trustor agrees to reimburse Trustee and Beneficiary, as the case may be, promptly upon demand;

10. Should Trustor fail to make any payment or do any act as herein provided, then Beneficiary or Trustee, or either of them, but without obligation so to do and without notice to or demand upon Trustor, without waiver of such default and without releasing Trustor from any obligation hereof, may but shall in no event be obligated to:

a. Make such payment or do such act in such manner and to such extent as either may deem necessary to protect the security of this Deed of Trust, Beneficiary and Trustee being each authorized to enter upon the Property for such purposes;

b. Commence, appear in and defend any action or proceeding purporting to affect the security of this Deed of Trust or the rights or powers of Beneficiary or Trustee;

c. Pay, purchase, contest or compromise any encumbrance, charge or lien that, in the judgment of either Trustee or Beneficiary, appears to be prior or superior to this Deed of Trust; and

d. In exercising any such rights or powers, pay necessary costs and expenses, employ attorneys and pay their reasonable fees;

11. The Beneficiary shall have the right to pay fire and other property insurance premiums when due should Trustor fail to make any required premium payments. All such payments made by the Beneficiary shall be added to the principal sum secured hereby;

12. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, under permission given under this Deed of Trust, with interest from date of expenditure at the same rate as is specified in the Note. All such sums, together with said interest, shall be secured by this Deed of Trust;

13. The Trustor further covenants that it will not voluntarily create, suffer or permit to be created against the Property subject to this Deed of Trust any lien or liens except as authorized by Beneficiary and, further, that it will keep and maintain the Property free from the claims to all persons supplying labor or materials which will enter into the construction of any and all buildings now being erected or to be erected on the Property;

14. That the improvements made upon the Property covered by the Deed of Trust, and all plans and specifications, comply with all municipal ordinances and regulations and all other regulations made or promulgated, now or hereafter, by lawful authority and that the same will upon completion comply with all such municipal ordinances and regulations and with the rules of the applicable fire rating or inspection organization, bureau, association or office.

IT IS MUTUALLY AGREED THAT:

15. If the improvements herein referred to or the work to be performed under the Agreement shall not be carried on with reasonable diligence or shall be discontinued at any time for any reason other than war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics; quarantine restrictions; freight embargoes; lack of transportation; governmental restrictions or priority; litigation unusually severe weather; inability to secure necessary labor, materials or tools; delays of any contractor, subcontractor or supplier; acts of another party; acts or the failure to act of any public or governmental agency or entity, the Beneficiary, after due notice to the Trustor or any subsequent owner, is hereby invested with full and complete authority to enter upon the Property or any pertinent portion thereof, to employ watchmen to protect such improvements from

depredation or injury, to preserve and protect the personal property therein, to continue any and all outstanding contracts for the erection and completion of said building or buildings or other work, to make and enter into any contracts and obligations wherever necessary, either in its own name or in the name of the Trustor, and to pay and discharge all debts, obligations and liabilities incurred thereby. All such sums so advanced by the Beneficiary (exclusive of advances of the principal of the indebtedness secured hereby) shall be added to the principal of the indebtedness secured hereby and shall be secured by this Deed of Trust and shall be due and payable on demand with interest at the rate specified in the Note;

16. Should the Property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire or earthquake, or in any other manner, the Beneficiary shall be entitled, subject to the rights of the holder of any deed of trust having priority over this Deed of Trust, to all compensation, awards and other payments or relief therefor and shall be entitled at its option to commence, appear in and prosecute in its own name, or settlement, in connection with such taking or damage. All such compensation, awards, damages, rights of action and proceeds, including the proceeds of any policies of fire and other insurance affecting the Property, are hereby assigned to the Beneficiary subject to the rights of the holder of any deed of trust having priority over this Deed of Trust. After deducting therefrom all its expenses, including attorneys' fees, and if Trustor is not in default, Beneficiary shall apply all such proceeds to restoring the Property, or in the event of Trustor's default or in the event Trustor determines not to rebuild, the Beneficiary shall retain the proceeds to the extent of the amount of principal and interest due under the Note, notwithstanding the fact that the amount owing thereon may not then be due and payable or that the obligations are otherwise adequately secured. Any balance of such proceeds still remaining shall be disbursed by the Beneficiary to the Trustor;

17. Upon default by Trustor in making any payments provided for herein or in the Note secured hereby, or if Trustor shall fail to perform any covenant or agreement in this Deed of Trust, then the Beneficiary may, at its sole option, declare all sums owing under the Note due and payable immediately, irrespective of the maturity date specified on the Note or in any agreement evidencing same, by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause the Property to be sold, which notice Trustee shall cause to be duly filed for record and the Beneficiary may foreclose this Deed of Trust. Beneficiary shall also deposit with Trustee this Deed, the Note and all documents evidencing expenditures secured hereby;

18. After the lapse of such time as may then be required by law following the recordation of said notice of default and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell the Property, or any portion thereof specified by Beneficiary, at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine at public auction to the highest bidder for cash lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of the Property by public announcement at the time and place of sale, and from time to time thereafter may postpone the sale by public announcement at the time and place of sale, and from time to time thereafter may postpone the sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to the purchaser its deed or deeds conveying the Property so sold, but without any covenant or warranty, express or implied. The recitals in the deed or deeds of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee or Beneficiary, may purchase at the sale. The Trustee shall apply the proceeds of sale to payment of (1) Trustee's and Beneficiary's expenses of such sale (including cost of evidence of title), together with the reasonable expenses of this trust, including therein reasonable Trustee's fees or attorneys' fees for conducting the sale and the actual cost of publishing, recording, mailing and posting notice of the sale; (2) the cost of any search and/or other evidence of title procured in connection with such sale and revenue stamps on the Trustee's deed; (3) all sums expended by Trustee or Beneficiary under the terms hereof, not then repaid, with accrued interest at the rate specified in paragraph 12 of this Deed of Trust; (4) the Note and all other obligations not already

paid and all other sums then secured hereby; and (5) the remainder, if any, to the person or persons legally entitled thereto;

19. The failure of Beneficiary to exercise the option for acceleration of maturity or to foreclose following any default by Trustor in payment or performance of any of the obligations, or to exercise any other option granted to Beneficiary under this Deed of Trust, in any one or more instances, or the acceptance by Beneficiary of partial payments hereunder shall not constitute a waiver of any such default, nor extend or affect the grace period, if any, but such option shall remain continuously in force. Acceleration of maturity, once claimed hereunder by Beneficiary, may, at the option of Beneficiary, be rescinded by written acknowledgment to that effect by Beneficiary, but the tender and acceptance of partial payments alone shall not in any way affect or rescind such acceleration of maturity nor extend or affect the grace period, if any. No waiver of any provision hereof shall be deemed a waiver of any other requirement to perform under the same provision;

20. Upon any sale or sales made under or by virtue of paragraph 18 of this Deed of Trust, whether made under the power of sale herein granted or under or by virtue of judicial proceedings or of a judgment or decree of foreclosure and sale, Beneficiary may bid for and acquire the Property or any part thereof and, in lieu of paying cash therefor, may make settlement for the purchase price by crediting upon the indebtedness or other sums secured by this Deed of Trust the net sales price after deducting therefrom the expenses of sale and the costs of the judicial proceedings, if any, and any other sums which Trustee or Beneficiary is authorized to deduct under this Deed of Trust, and in such event, this Deed of Trust, the Note and documents evidencing expenditures secured hereby shall be presented to the person or persons conducting the sale in order that the amount so used or applied may be credited upon said indebtedness as having been paid;

21. Beneficiary may from time to time substitute a successor or successors to any Trustee named herein or acting hereunder to execute this trust. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any Trustee herein named or acting hereunder. Each such appointment and substitution shall be made by written instrument executed by Beneficiary, containing reference to this deed and its place of record, which, when duly recorded in the proper office of the county in which the Property is situated, shall be conclusive proof of proper appointment of the successor trustee;

22. The pleading of any statute of limitations as a defense to any and all obligations secured by this Deed of Trust is hereby waived to the full extent permissible by law;

23. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the Property or any portion thereof then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto";

24. The trust created hereby is irrevocable by Trustor;

25. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto and their heirs, legatees, devisees, administrators, executors, successors and assigns. The term "Beneficiary" shall include not only the original Beneficiary hereunder but also any future owner and holder, including pledges of the Note secured hereby. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural;

26. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Except as otherwise provided by law, the Trustee is not obligated to notify any party hereto of a pending sale under this Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee;

27. If any action be brought for the foreclosure of this Deed of Trust, Trustor agrees to pay to Beneficiary or Trustee (whichever may be the plaintiff in the foreclosure action) such reasonable sum as attorneys' fees as the court may fix and award in such action, together with a reasonable fee to the Trustee, to be fixed by the court, and all sums paid or incurred for procuring a search or searches of title to the Property or any portion thereof subsequent to the execution of this Deed of Trust, and all such sums shall be secured hereby;

28. No power or remedy herein conferred is exclusive of, or shall prejudice, any other power or remedy of Trustee or Beneficiary given by law. Each such power or remedy may be exercised from time to time as often as deemed necessary;

29. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay;

30. Trustor agrees to permit Beneficiary or any of its agents and representatives to inspect the Property, and any portion thereof, from time to time during normal business hours and as frequently as Beneficiary considers reasonable; and

31. Trustor and Beneficiary intend and believe that each provision in this Deed of Trust is lawful and complies with all applicable laws, whether local, state or federal, and with applicable judicial decisions. If any provision or provisions, or if any portion of any provision or provisions in this Deed of Trust, is, nevertheless, found by a court of competent jurisdiction to be in violation of any local, state or federal ordinance, statute, law, administrative or judicial decision or public policy, and if such court declares such portion, provision or provisions to be illegal, invalid, unlawful, void or unenforceable as written, then it is the intention both of Trustor and Beneficiary that such portion, provision or provisions shall be given force to the fullest possible extent that they are legal, valid and enforceable, that the remainder of this Deed of Trust shall be construed as if such illegal, invalid, unlawful, void or unenforceable portion, provision or provisions are not contained therein, and that the rights, obligations and interests of Trustor and Beneficiary under the remainder of this Deed of Trust shall continue in full force and effect.

32. The sole recourse of Beneficiary in the event of default under the Note or this Deed of Trust shall be by the exercise of the Trustee's power of sale under the Deed of Trust, and the Trustor shall not be personally liable for the payment of the Note or for any other default under this Deed of Trust or for the payment of any deficiency established after judicial foreclosure under this Deed of Trust.

IN WITNESS WHEREOF, the Trustor has executed this Deed of Trust as of the day and year set forth above.

ROBERT AND GRACELYN MARTINEZ REVOCABLE TRUST,
a California Trust

By: ___________________________
ROBERT MARTINEZ

Its: __________________________

By:___________________________
GRACELYN MARTINEZ

Its:___________________________

EXHIBIT D

SCOPE OF WORK/SCHEDULE OF PERFORMANCE

SCOPE OF WORK/SCHEDULE OF PERFORMANCE:

The Robert and Gracelyn Revocable Trust shall complete the following items for the rehabilitation of the Porter Building, unless agreed upon by both sides. All agreed upon work shall be completed by December 31, 2011 at the latest. All work is based on plans approved by the City and reviewed by the Agency.

	Work Items	**Description**	**Estimated Costs**	**Target Date**
1	Complete seismic work	Schedule and complete structural alternative to seismic wrap after Building Division approves plans.	10,000	July 2011
2	Improve the HVAC systems for the upper floors	HVAC contractor re-confirms existing heating infrastructure will require only minor improvements to heat upper floors, obtain bid from contractor, complete work, and schedule PG&E to set gas meter for upper floors after providing PG&E with information on required gas loads.	5,000	July 2011
3	Install new transformer	Obtain contractor bids, obtain City encroachment permit, install electrical vault in alleyway, trench for vault and electrical conduit, install conduit, backfill and compact, pour concrete transformer pad, and schedule PG&E to install transformer.	50,000	July/August 2011
4	Renovate 2nd floor restroom for ADA compliance	Complete work after Building Division approves plans.	16,000	July/August 2011
5	Upgrade electrical and data systems for upper floors	Submit plans for 2nd floor electrical upgrades (additional electrical wiring, electrical subpanel, etc.) to Building Division, obtain bids from contractors, and complete work.	50,000	August/September 2011
6	Install fire sprinklers	Prepare plans for fire sprinkler improvements, submit plans to Fire Department, obtain bids from fire suppression contractors, and complete work.	25,000	September 2011
7	Complete elevator improvements	Obtain bids (if appropriate) from elevator contractors, schedule work, and obtain State approval of license to operate elevator.	25,000	September/October 2011
8	Complete other improvements necessary for upper floors occupancy	Replace missing door hardware for 2nd floor and complete other improvements required for 2nd floor occupancy. If budget allows, any remaining loan funds shall be used for 3rd floor improvements required for occupancy.	10,000	October/November 2011

Estimated Budget	
Public Art	3,000
RDA Funds	197,000
Owners' Funds	50,000
Total Project Cost	**$250,000** (includes $19,000 construction contingency)

City of Woodland

REPORT TO REDEVELOPMENT AGENCY BOARD

AGENDA ITEM

TO: THE REDEVELOPMENT AGENCY BOARD

DATE: June 7, 2011

SUBJECT: Relocation Agreement for Hoblit Dealership

Report in Brief

The Redevelopment Agency staff is implementing projects consistent with the Redevelopment 2010-2014 Implementation Plan. The projects were discussed in concept at the meeting of April 5, 2011. During that meeting and subsequent meetings on May 3rd and 17th, the Agency Board directed staff to pursue identified projects and bring back the terms of financing for the Board's review.

One of the projects that were identified is the Hoblit relocation project. The Board previously allocated $200,000 for the relocation of the Chrysler/Dodge/Jeep dealership at 801 Main Street and asked staff to return to the Board for consideration of the terms of the agreement. The Relocation Agreement is included as Attachment I.

Staff recommends that the Redevelopment Agency Board adopt Resolution No. _____ authorizing the execution of the Relocation Agreement with Hoblit Chrysler/Dodge/Jeep based on the business terms described herein.

Background

On April 5, 2011, Redevelopment Agency staff brought forward a strategy on how to encumber approximately $5 million of Redevelopment Tax Increment Bond proceeds. Staff presented the Board with different projects that could utilize the funding and received direction on which projects to proceed.

Staff was also instructed to investigate other projects and as they become ready for construction financing, return to the Board with terms of the financing and funding requirements. One project that was reviewed and received conceptual approval for an allocation of funds was the Hoblit Relocation project. During the April 5th meeting, the Board allocated $200,000 in redevelopment bond funds for this project subject to formal consideration and approval of a Relocation Agreement.

Discussion

To allow development of the new downtown multiplex, the existing auto dealer at Fifth and Main Street needs to be relocated. The multiplex has been identified as the highest priority project for the Agency. However, it is important to assist the car dealership in relocating within the City. Loss of the dealership would result in a significant loss of revenue. In the last 10 years, Hoblit has been responsible for several million in sales tax revenue for the City. The owner has worked closely with City and Agency staff to help find a new location for his dealership. The dealer's preferred site is on the north side of Interstate 5 between the new gym and Mazda warehouse.

Due to the fact that redevelopment actions spurred development of the theater, the Hoblit dealership is eligible for relocation assistance. These relocation funds will help to start the process for the construction of the new dealership facilities. In accordance with the terms of the Relocation Agreement, the funds do not need to be repaid unless the owner fails to relocate and establish the business at the selected site or to another site that is mutually agreed upon by the dealer and the Agency. Under these conditions, the owner would be required to repay the full relocation amount with all accrued interest. The interest rate will be based on the Applicable Federal Rate at the time of the default. Currently, the AFR is 2.44 per cent for mid-term loan (2-5 years).

The Relocation Agreement includes conditions that allow a period of 18 months for relocation to occur. This period may be extended by twelve months if staff has seen significant progress towards the construction of the new location. Staff has determined that there is sufficient collateral and repayment ability to pay back the loan if a default occurs.

The terms of the relocation agreement are to award the business $200,000. This was an amount suggested by the Agency's relocation consultant who identified eligible expenditures and costs allowed under California state relocation law. The funds are to be disbursed in a payment of $40,000 for assisting the entitlement process at the dealer's preferred location near Interstate 5 and the remainder to go to the dealership to use for other relocation expenses. An additional $100,000 will be released to the dealer within 30 days from filing an application for the new dealership to the City's Planning Division. The final $60,000 will be released to the dealer once a building permit has been issued for a new dealership complex.

As the Agency Board is aware, the Hoblit dealership is relocating to a temporary site at 333 Main Street. The Relocation Agreement includes a condition that does not allow Agency funds to be utilized for the move to the temporary site. This condition is included in order to ensure that the use of Agency funds is a long term investment that is beneficial to the community and that the dealership's move to the temporary site is temporary. Staff has received a commitment from the dealership that a development application for the permanent site will be submitted within the next 30 days and it is hoped that construction will begin by October or November of this year.

Fiscal Impact

The Hoblit Chrysler/Dodge/Jeep Relocation project was conceptually approved for an allocation of $200,000 during the April 5th meeting. Actions by the Board at this meeting will allow the Relocation Agreement to be executed and funds disbursed based on the conditions described herein.

There is no impact on the General Fund for the relocation. However, development of this new site will generate significant income from development fees and property tax. In addition, the dealer anticipates that a new modern dealership facility will provide amenities that will significantly increase the sales and thereby increasing sales tax revenues to the City.

Public Contact

Posting of the Redevelopment Agency Board Agenda.

Alternative Courses of Action

1. Adopt Resolution No. _____ authorizing the execution of the Relocation Agreement with Hoblit Chrysler/Dodge/Jeep based on the business terms described herein.

2. Do not approve the Agreement and provide alternate direction to staff.

Recommendation for Action

Staff recommends that the Redevelopment Agency Board approve Alternative No. 1.

Prepared by: Jamie McLeod
Redevelopment/Housing Analyst II

Reviewed by: Cynthia Shallit
Redevelopment Manager

____
Mark G. Deven
Executive Director

Attachment A: Agency Resolution No. _____
Attachment I: Hoblit Dealership Relocation Agreement

AGENCY RESOLUTION NO. ________

RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND APPROVING THE ALLOCATION OF FUNDS AND EXECUTION OF THE RELOCATION AGREEMENT FOR THE HOBLIT RELOCATION

WHEREAS, the Redevelopment Agency of the City of Woodland ("Agency") is carrying out the Redevelopment Plan ("Redevelopment Plan") for the Woodland Redevelopment Project ("Redevelopment Project"); and

WHEREAS, pursuant to Health and Safety Code Section 33490, the Agency has adopted a Five-Year Implementation Plan for the Redevelopment Project setting out the Agency’s goals and objectives for implementation of the Redevelopment Plan for period 2010 to 2014; and

WHEREAS, in light of the current economic climate and current circumstances, the Agency desires to reaffirm certain redevelopment projects and activities as high priorities and approve a strategy for investing tax increments funds in those high priority projects;

WHEREAS, the Board approved an investment strategy at its meeting of April 5, 2011, and

NOW, THEREFORE, THE REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Agency authorizes the Executive Director to Execute the Relocation Agreement and any related documents substantially in the form attached to the report of June 7, 2011, for the Hoblit Relocation project.

PASSED AND ADOPTED at the meeting of the Redevelopment Agency of the City of Woodland, duly held on June 7, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

____
Artemio Pimentel, Chairperson

ATTEST:

____
Agency Secretary

Hoblit Chrysler/Jeep/Dodge
RELOCATION AGREEMENT

This Agreement ("Agreement") is entered into as of ________________, 2011, by and between the City of Woodland Redevelopment Agency a public body corporate and politic ("Agency"), and **Hoblit Chrysler/Jeep/Dodge, a California Corporation** ("Tenant"). Agency and Tenant are hereinafter sometimes referred to collectively as the "Parties".

RECITALS

A. Tenant operates a business commonly known as **Hoblit Chrysler Jeep Dodge** ("Tenant's Business") and holds a leasehold interest in that certain real property and improvements located at **801 Main Street,** Woodland, California (the "Property") pursuant to a Rental Agreement between Tenant and the owner of the Property, dated _____________ ("Rental Agreement").

B. The Property is located within the Woodland Redevelopment Project Area. The Agency has identified the Property for development of a Cineplex Project ("Project") on the Property.

C. The Parties desire to enter into this Agreement to establish their respective rights and obligations with regard to the relocation of Tenant's Business to another preferred site within the City of Woodland, upon the terms and conditions set forth below.

NOW THEREFORE, The Parties hereto agree as follows:

1. <u>Relocation of Tenant's Business</u>

(a) Subject to and in consideration of the Relocation Payment set forth in Section 2, below, Tenant agrees to relocate Tenant's Business to, and continue operation of Tenant's Business on, a new site within the City of Woodland, which relocation activities shall include, without limitation, the following:

(1) Tenant shall secure, either through purchase or lease, a new site located within the City of Woodland (the "New Site"), satisfactory for the construction of new facilities (the "New Improvements") for, and operation of, Tenant's Business.

(2) Tenant shall prepare, or cause to be prepared, all plans and related documents, and obtain all permits and approvals, required for the construction of the New Improvements on the New Site and relocation and operation of Tenant's Business on the New Site, including without

limitation all City design, environmental and building approvals and permits required for such construction, and any approvals, licenses or permits required for the relocation and operation of Tenant's Business on the New Site.

(3) Tenant shall construct, or cause to be constructed, the New Improvements on the New Site or another Site as designated by mutual agreement between Tenant and the Agency and shall relocate Tenant's Business operations to the New Improvements.

(4) Tenant wishes to occupy a Temporary Site (Temp. Site) located at 333 Main Street within the City of Woodland. Tenant realizes that the City of Woodland will allow a temporary relocation to the Temp Site while the New Site is being constructed. Tenant acknowledges that any occupancy on the Temp Site will require the Temp Site to be brought up to Building Codes Standards as directed by the City of Woodland Planning Department. Tenant acknowledges that no relocation funding from the Agency will be spent on Temporary Site.

2. <u>Relocation Payments</u>

(a) In consideration for the relocation activities to be undertaken by Tenant as provided in Section 1, above, the Agency agrees to pay to Tenant the sum of Two Hundred Thousand Dollars (**$200,000.00**) ("Relocation Payment"), to be distributed to Tenant pursuant to the following schedule:

(1) Agency will pay Tenant, or pay to the City on behalf of Tenant, Forty Thousand Dollars ($40,000) when the Tenant has delivered to the Agency (i) the executed Note and Deed of Trust provided for in Section 1(c), below, (ii) evidence that Tenant has entered into a purchase contract to acquire or agreement to lease the preferred New Site within the City of Woodland, and (iii) either evidence that Tenant has delivered a check in the amount of $40,000 to the City of Woodland Planning Department, or authorization for the Agency to deposit $40,000 with the City of Woodland Planning Department on behalf of Tenant, to begin the environmental review required for construction of the New Improvements on, and relocation of Tenant's Business to, the New Site.

(2) Agency will pay Tenant an additional One Hundred Thousand Dollars ($100,000) within 30 days following receipt of evidence that Tenant has filed with the City an application for planning entitlements for construction of the New Improvements on the New Site.

(3) The remaining Sixty Thousand Dollars ($60,000) will be delivered to the Tenant upon receipt of evidence by the Agency that the Tenant has obtained all approvals and permits required for, and a building permit has

been issued by the City of Woodland for, the construction of the New Improvements on the New Site.

(b) Tenant agrees that the Relocation Payment to be paid by the Agency pursuant to Section 2(a), above, constitutes full satisfaction of any and all Agency obligations to Tenant, including without limitation any obligations for relocation assistance, relocation benefits, goodwill, compensation for personal property, furniture, fixtures and equipment, leasehold bonus value or damages of any nature relating to Tenant's relocation of Tenant's Business from the Property to the New Site.

(c) If Tenant fails to acquire and/or lease the New Site, construct the New Improvements on the New Site and relocate Tenant's Business to the New Site by the Vacation Date established in Section 2(f), below, Tenant shall immediately repay to the Agency any amounts of the Relocation Payment that have been paid to or on behalf of the Tenant hereunder. The obligations of the Tenant to repay such amounts shall be evidenced by a Promissory Note ("Note") to be executed by Tenant in favor of the Agency in substantially the form set forth in Exhibit B, attached hereto and incorporated herein by reference, and shall be secured by a deed of trust to be recorded as a lien against real property owned by Tenant, a personal guaranty or other security instrument reasonably approved by the Agency ("Deed of Trust") to be executed and delivered by Tenant in form and content acceptable to the Agency. The Note and Deed of Trust shall be executed and delivered to the Agency prior to and as a condition to the initial disbursement of any portion of the Relocation Payment. Upon relocation of Tenant's Business, and opening of Tenant Business operations on the New Site, or upon repayment in full of all amounts due and owing under the Note, whichever is applicable, the Agency shall execute and deliver to Tenant such documents as are necessary to cancel the Note and release the Agency's lien under the Deed of Trust. In such event, this Agreement shall be deemed terminated, and thereafter neither party shall have any further rights or obligations under this Agreement.

3. Possession Of Property

Tenant shall be entitled to remain in possession of the Property, pursuant to the terms of the Rental Agreement until **June 30, 2012** (the "Vacation Date") or such later date as may be approved by the Agency, which approval will not be unreasonably withheld provided Tenant is diligently proceeding in good faith with the construction of the New Improvements.

4. Vacation Of Property

Tenant represents and warrants to Agency that as of the Vacation Date, Tenant shall have completely vacated the Property and returned possession of the Property to its fee owner.

(a) As of the Vacation Date, Tenant shall have removed all its removable personal property, trade fixtures, furniture and equipment from the Property except for those items described in Exhibit "A" attached hereto and incorporated herein by reference.

(b) Upon the Vacation Date, Tenant hereby transfers any right, title and interest in the Property, the Rental Agreement and any remaining fixtures and equipment described in Exhibit A to the owner of the Property, and warrants all to be free and clear from any liens or encumbrances, including any refrigerants or any other toxic or hazardous materials, which shall have been removed and disposed of in accordance with applicable regulations.

5. Release

(a) Tenant hereby releases and forever discharges the Agency and its respective successors, assigns, officers, directors, employees, agents, and attorneys, from any and all claims, demands, causes of action, obligations, damages and liabilities, whether or not known, suspected or claimed, which Tenant may have against or claim to have against the Agency by reason of (i) Agency's acquisition of the Property, if applicable, (ii) the termination of Tenant's existing Rental Agreement, and the relocation of Tenant's Business operations pursuant to this Agreement; (ii) the taking of any of Tenant's interest in the Property in any form relating, including, but not limited to, any leasehold interest of Tenant in and to the Property or any improvements thereon; (iii) any relocation benefits or assistance to which the Tenant might have a claim in connection with the Property or the relocation of Tenant's Business therefrom pursuant to this Agreement, including without limitation relocation assistance, relocation benefits or compensation for property or goodwill from the Agency; and (iv) all claims which could be raised in connection with the relocation procedures which the Agency has followed in connection with or relating to the Tenant's relocation from the Property, including without limitation, the right to a ninety (90) day notice to vacate to which Tenant might otherwise be entitled in connection with the relocation of Tenant's Business operations from the Property as set forth in this Agreement.

(b) Tenant acknowledges that it has been advised by its attorneys concerning, and is familiar with, the provisions of California Civil Code Section 15.42, which provides as follows:

> "A general release does not extend to any claims which the creditor does not know or suspect to exist in its favor at the time of executing of the release, which if known by him must have materially affected his settlement with the debtor."

Tenant acknowledges and is fully aware that it and its attorneys may hereafter discover claims or facts in addition to or different from those which they now know or believe to exist with respect to the subject matters of this Agreement;

nonetheless, it is the intention of Tenant to fully, finally and forever settle and release all possible claims. Tenant agrees that the foregoing release shall be and remain effective in all respects notwithstanding such different or additional facts or law or any party's discovery thereof. Tenant shall not be entitled to any relief in connection therewith, including, but not limited to any damages or any right or claim to set aside or rescind this Agreement.

(c) No party nor any agents nor any related entities have made any statement or representation to any other party regarding any fact relied upon in entering into this Agreement, and each party expressly states it does not rely upon any statement, representation or promise of any other party or any party's agent or related entities in executing this Agreement, except as is expressly stated in this Agreement. Each party to this Agreement has made such investigation of the facts and law pertaining to this Agreement, and of all other matters pertaining thereto, as it deems necessary, and has consulted with legal counsel concerning these matters.

6. Attorney's Fees

Should any party bring any action or proceeding against the other party hereto for the purpose of enforcing this Agreement or any of its terms or provisions, or resolving any disputes arising out of this Agreement, the prevailing party in such action shall be entitled to recover from the non-prevailing party its costs and expenses, which expenses shall include, but not be limited to, all reasonable attorneys fees and costs incurred by said party in such action or proceeding, incurred in pursuit of said action or proceeding.

7. Indemnity By Tenant

Tenant shall indemnify, defend and hold Agency harmless from and against any claims, demands, liabilities, losses, judgments, expenses and attorneys' fees resulting from the breach by Tenant of any provision of this Agreement or the falsity of any representation or warranty made by Tenant contained in this Agreement.

8. Entire Agreement

This Agreement contains the entire agreement of the parties hereto, and supersedes any prior written or oral agreements between them concerning the subject matter contained herein.

9. Partial Invalidity

In the event that any term, covenant, condition or provision of this Agreement shall be held by a court of competent jurisdiction to be invalid or against public policy, the remaining provisions shall continue in full force and effect.

10. Waiver

The provisions of this Agreement may be waived, altered amended or repealed, in whole or in part, only upon the written consent of all parties to this Agreement. The waiver by one party of the performance of provision of this Agreement shall not invalidate this Agreement, nor shall it be considered as a waiver of any subsequent breach of the same or other provisions of this Agreement.

11. Headings

The headings, subheadings and numbering of the different paragraphs of this Agreement are inserted for convenience only and shall not be considered for any purpose in construing this Agreement.

12 Governing Law

The rights and obligations of the parties hereto shall be construed and enforced in accordance with, and governed by, the laws of the State of California.

13 Successors In Interest

Subject to any restrictions against assignment contained herein, and to any legal limitations on the power of the signatories to bind non-signatories to this Agreement, this Agreement shall inure to the benefit of, and shall be binding upon, the assigns, successors in interest, personal representatives, executors, estate, heirs, legatees, Agents and related entities of each of the parties hereto.

14. Necessary Acts

Each party to this Agreement agrees to perform any further acts and execute and deliver any further documents that may be reasonable necessary to carry out the provisions of this Agreement.

15. Advice Of Counsel

Each party hereto, by its due execution of this Agreement, represents to every other party that it has reviewed each term of this Agreement with its counsel and that hereafter no party shall deny the validity of this Agreement on the ground that the party did not have advice of counsel. Each party has had the opportunity to receive independent legal advice with respect to the advisability of making this Agreement and with respect to the meaning of California Civil Code Section 1542.

16. Parties Have Not Transferred Right Or Claims

The Parties hereto each represent and warrant to the other party that they have not, and will not, assigned, transferred or subleased to any third party any of the rights, claims, causes of action or items to be released or transferred which they are obligated to transfer of to release as part of this Agreement.

17. Authority To Execute This Agreement

Each entity executing this Agreement represents that it is authorized to execute this Agreement. Each person executing this Agreement on behalf of an entity, other than an individual executing this Agreement on his or her own behalf, represents that he or she is authorized to execute this Agreement on behalf of said entity.

18. Construction

Each party has cooperated in the drafting and preparation of this Agreement. In any construction to be made of this Agreement, or of any of its terms and provisions, the same shall not be construed against any party.

19. Notices

All notices, requests, demands and other communications required or permitted to be given under this Agreement shall be in writing and shall either be delivered in writing personally or be sent by telegram or by regular or certified first class mail, postage prepaid, deposited in the United States mail, and properly addressed to the party at its address set forth below, or at any other address that such party may designate by written notice to the other party:

To Agency: **City of Woodland Redevelopment Agency**
300 1st Street
Woodland, California 95695
Attention: Cynthia Shallit

With copy to: **Best Best & Krieger LLP**
400 Capitol Mall, 16thFloor
Sacramento, CA 95814
Attention: Edward J. Quinn, Jr.

To Tenant: **Hoblit Chrysler Jeep Dodge**

with copy to: **Business attorney, if applicable**

20. Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original, and, when taken together with other signed counterparts, shall constitute one Agreement, which shall be binding upon and effective as to all Parties.

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

Approved as to form and content:	**AGENCY** REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND
By: __________________________ Attorney for Agency	By: ______________________________ Its: ______________________________ Date: ______________________________
	TENANT **Hoblit Chrysler Jeep Dodge**
By: __________________________ Attorney for Tenant	By: ______________________________ Its: __________________________ Date: ______________________________

EXHIBIT A

(LIST OF ALL FIXTURES AND EQUIPMENT TO BE TRANSFERRED)

EXHIBIT B

FORM OF PROMISSORY NOTE

PROMISSORY NOTE (*Amended*)

$200,000 ________________, 2011

Woodland, California

FOR VALUE RECEIVED, HOBLIT CHRYSLER/JEEP/DODGE, A California Corporation (the "Maker") promises to pay to the REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND, a public body, corporate and politic, organized and existing under the laws of the State of California (the "Holder"), or order, at 300 First Street, Woodland, California, 95695, or at such other place as Holder may direct from time to time in writing, the principal sum of TWO HUNDRED THOUSAND DOLLARS ($200,000) (the "Loan"), together with interest and other charges as set forth here in below. All sums payable hereunder shall be payable in lawful money of the United States of America.

1. **Owner Participation Agreement** – This promissory note ("Promissory Note") is made and delivered pursuant to and in implementation of that certain Relocation Agreement dated _________, 2011, by and between the Holder and the Maker (the "Agreement"). The terms and conditions of such Agreement are hereby incorporated by reference. Capitalized terms not defined herein are as defined in the Agreement. In the event there is any conflict between the terms of this Promissory Note and the terms of the Agreement, the terms of the Agreement shall govern.

2. **Interest Rate; Payments** – This Promissory Note shall be repaid in the following manner:

(i) A payment of $200,000 plus interest shall be made on or by ____________, 201_ should Maker fail to relocate to New Site as identified by the Holder and Maker in the Agreement. If any amount payable under this Promissory Note is not paid within ten (10) days after the applicable due date, Maker shall pay to Holder upon demand an amount equal to five percent (5%) of such unpaid sum to defray the expenses incurred by Holder in handling and processing the delinquent payment and to compensate Holder for the loss of the use of the delinquent payment, and this amount shall be secured by the Deed of Trust.

(ii) Interst shall accrue on the outstanding principal amount of this Promissory Note, from time to time, at a daily rate equal to the Applicable Federal Funds Rate on _______________, 201_. If the Maker has relocated to Preferred Site as identifed in Agreement, no interest will be charged. Such interst shall accrue upon the date of disbusement of the Loan, or any portion thereof to Maker, and continue to accrue thereafter until all amounts due and owing hereunder are paid in full.Notwithstanding any other provision hereof to the contrary, the entire outstanding principal balance of the Loan, together with all accrued and unpaid interest, shall be immediately due and payable by Maker to Holder (a) upon any refinancing of any of Maker's senior debt related to the Site; (b) upon the sale of the Site or any portion thereof by Maker, or (c) upon default by Maker under the terms of this Promissory Note and/or the Agreement.

Should Maker relocate to Preferred Site as identified in the Agreement by agreed upon date, the Maker will be released from any obligation of repayment.

3. **Prepayment** – Maker may prepay all or any part of the outstanding principal balance of this Promissory Note at any time, without penalty. Within thirty (30) days following payment, in full, of this Note, Holder shall return this Promissory Note to Maker marked "cancelled."

4. **Deed of Trust** – This Promissory Note is secured by a deed of trust ("Deed of Trust") dated concurrently herewith, encumbering the Site (as defined in the Agreement). Maker shall cooperate with Holder to record the Deed of Trust concurrently with the execution of this Promissory Note. Upon repayment in full of this Promissory Note, Holder shall execute and deliver to Maker such documents as are necessary to release the Agency's lien under the Deed of Trust from the Site.

5. **Default** – Maker will be in default under this Promissory Note upon the occurrence of any one or more of the following events (each, an "Event of Default"):

(i) Maker fails to make any payment of principal and/or interest under this Promissory Note within ten (10) days after the date when due; or

(ii) Maker fails to comply with any other provision contained in this Promissory Note or the Agreement, and does not cure that failure within thirty (30) days after written notice from Holder; or

(iii) Maker becomes insolvent or the subject of any bankruptcy or other voluntary or involuntary proceeding, in or out of court, for the adjustment of debtor-creditor relationships; or

(iv) Any representation or warranty made or given by Maker in the Agreement proves to be false or misleading in any material respect; or

(v) An event of default under the Agreement occurs.

If an Event of Default occurs, the Holder may exercise any right or remedy which it has under this Promissory Note or the Agreement, or which is otherwise available at law or in equity or by statute, and all of Holder's rights and remedies shall be cumulative. Upon the occurrence of any Event of Default, Holder's obligation to lend under the Agreement shall automatically terminate. Upon the occurrence of any Event of Default, all of Maker's obligations under this Promissory Note and the Agreement may become immediately due and payable without notice of default, presentment or demand for payment, protest or notice of nonpayment or dishonor, or other notices or demands of any kind or character, all at Holder's option, exercisable in its sole discretion. Holder's failure to exercise such option shall not constitute a waiver of such option with respect to any subsequent event. Holder's failure in the exercise of any other right or remedy hereunder or under any agreement or other instrument which secures the indebtedness or is related thereto shall not affect any right or remedy and no single or partial exercise of any such right or remedy shall preclude any further exercise thereof.

6. **Waivers** – Maker expressly waives: (a) any defense based upon any legal disability or other defense of Maker, or other person, or by reason of the cessation or limitation of the liability of Maker from any cause other than full payment and performance of those obligations of Maker which are provided for hereunder; (b) any defense based upon any lack of authority of the members, officers, directors, partners or agents acting or purporting to act on behalf of Maker or any member of Maker or any defect in the formation of Maker or any member of Maker; (c) any defense based upon the application by Maker of the proceeds of this Promissory Note for purposes other than the purposes represented by Maker to Holder or intended or understood by Holder or Maker; (d) any defense based upon Holder's election, in any proceeding instituted under the Federal Bankruptcy Code, of the application of Section 1111(b)(2) of the Federal Bankruptcy Code or any successor statute; (e) any defense based upon any borrowing or any grant of a security interest under Section 364 of the Federal Bankruptcy Code; (f) any right of subrogation, any right to enforce any remedy which Holder may have against Maker and any right to participate in, or benefit from, any security for this Promissory Note or the other documents now or hereafter held by Holder; and (g) presentment, demand, protest and all notices other than any notice expressly provided for in this Promissory Note and/or the Agreement.

7. **Costs** – Upon the occurrence of an Event of Default, Maker promises to pay all costs, expenses and attorneys' fees incurred by the Holder in connection with the collection or enforcement of this Promissory Note or any part of it, whether or not suit is filed, including but not limited to, all costs, expenses and attorneys' fees incurred by the Holder in connection with any insolvency, bankruptcy, reorganization, arrangement or similar proceedings involving Maker. As used herein, the term "attorneys' fees" means the full costs of legal services performed in connection with the matters involved, calculated on the basis of usual fees charged by an attorney performing those services, and not limited to "reasonable attorneys' fees" as defined by any statute or rule of any court in which an action hereunder may be brought.

8. **Amendments and Modifications** – This Promissory Note may not be changed orally, and may be amended only by an agreement in writing, signed by the party against whom enforcement of any waiver, change, modification or dispute is sought.

9. **Governing Law** – This Promissory Note shall be construed and enforced in accordance with the laws of the State of California.

10. **Successors** – The terms "Maker" and "Holder" shall be construed to include the parties' respective successors and assigns.

11. **Severability** – If any provision of this Note shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

IN WITNESS WHEREOF, the undersigned has executed this Promissory Note as of the date first set forth above.

___________________, 2011

MAKER

Hoblit Chrysler Jeep Dodge

By: ___________________________

Its: ___________________________

EXHIBIT C

FORM OF DEED OF TRUST

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

REDEVELOPMENT AGENCY OF THE
CITY OF WOODLAND
300 First Street
Woodland, CA 95695
Attn: Executive Director

DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST AND ASSIGNMENT OF RENTS is made __________________, 2010, by HOBLIT CHRYSLER JEEP DODGE, a California Corporation ("Trustor"), whose address is 801 Main Street, Woodland, CA 95695, to and in favor of _____________________________, a California corporation ("Trustee"), as trustee for the benefit of the REDEVELOPMENT AGENCY OF THE CITY OF WOODLAND, a public body, corporate and politic ("Beneficiary"), and its successors and assigns.

This Deed of Trust is executed by Trustor in consideration of Trustor's obligation to repay to Beneficiary the proceeds of a Loan described in that certain Owner Participation Agreement entered into by and between Trustor and Beneficiary as of _____________, 2011 (the "Agreement"), and evidenced by a promissory note of even date herewith in the amount of TWO HUNDRED THOUSAND DOLLARS ($200,000) executed by Trustor in favor of Beneficiary.

In consideration of said obligation, Trustor hereby irrevocably grants, transfers and assigns to Trustee and its successors and assigns, in trust, with power of sale and right of entry and possession, for the benefit of Beneficiary, all that real property in the City of Woodland, County of Yolo, State of California, described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with:

A. All of Trustor's estate, right, title and interest in and to the Property, and all minerals, oil, gas and other hydrocarbon substances on the Property, as well as all development rights, air rights, water and water rights relating to the Property; and

B. All present and future structures, buildings, improvements, appurtenances and fixtures of any kind on the property, including, but not limited to, all apparatus, equipment and appliances used in connection with the operation or occupancy of the property, such as fire sprinklers and alarm systems, heating and air conditioning systems and facilities used to provide any utility services, refrigeration, ventilation, dishwashing, garbage disposal, stoves, recreation or other services on the property, and all window coverings, drapes and rods, carpeting and floor coverings, it being intended and agreed that all such items will be conclusively considered to be a part of the real property conveyed by this Deed of Trust, whether or not attached or affixed to the Property (the "Improvements"); and

C. All appurtenances of the Property and all rights of the Trustor in and to any streets, roads or public places, easements or rights of way relating to the Property; and

D. All of the rents, royalties, profits and income of the Property and all rights of Trustor under all present and future leases affecting the Property, including, but not limited to, any security deposits; and

E. All proceeds and claims arising on account of any damage to or taking of the Property or any Improvements thereon or any part thereof and all causes of action and recoveries for any loss or diminution in the value of the Property or any Improvements; and

F. All goods located on the Property and used in the operation or occupancy of the Property or in any construction on the Property but which are not effectively made real property under paragraph B, above, including, but not limited to, all appliances, furniture and furnishings, building service equipment, and building materials, supplies and equipment; and

G. All general intangibles relating to the development or use of the Property, including, but not limited to, all governmental permits relating to construction on the Property, all names under or by which the Property or any Improvements on the Property may at any time be operated or known, and all rights to carry on business under any such names or any variant thereof, and all trademarks and goodwill in any way relating to the Property.

This Deed of Trust is made and delivered, and the Property is hereby granted and assigned to Trustee, for the purpose of securing each and all of the following:

A. Payment of an indebtedness in the principal and interest as evidenced by that certain Promissory Note secured by this Deed of Trust made by Trustor and payable to the order of Beneficiary in the amount of TWO HUNDRED THOUSAND DOLLARS ($200,000) and bearing the same date as this Deed of Trust bears, and any and all renewals or extensions thereof or substitutions therefor (hereinafter referred to as the "Note"), and performance of each and all of the obligations of Trustor under the Note; and

B. Payment of sums and interest thereon that may hereafter be loaned or advanced by Beneficiary to or for the benefit of Trustor or to its successors and assigns, provided that no such additional loan or advance and no interest thereon shall be secured by this Deed of Trust unless such additional loan or advance is made to Trustor while it is the owner of record of the Property or to its successors or assigns while they are the owners of record thereof.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR COVENANTS AND AGREES:

1. That it will pay the Note at the times and in the manner provided therein;

2. That it will not permit or suffer the use of any of the Property for any purpose other than the use for which the same was intended at the time this Deed of Trust was executed;

3. That the Note is incorporated in and made a part of this Deed of Trust. Upon default under the Note, the Beneficiary, at its option, may declare the whole of the indebtedness secured hereby to be due and payable;

4. That all rents, issues, profits and income from the Property covered by this Deed of Trust are hereby assigned to the Beneficiary for the purpose of discharging the debt hereby secured. Permission is hereby given to Trustor, so long as no default exists hereunder, to collect such rents, issues, profits and income for use in accordance with the provisions of the Agreement;

5. That, upon default hereunder, Beneficiary shall be entitled to the appointment of a receiver by any court having jurisdiction, without notice, to take possession and protect the Property described herein and operate same and collect the rents, issues, profits and income therefrom;

6. That Trustor will keep the improvements now existing or hereafter erected on the Property insured against loss of fire and such other hazards, casualties and contingencies as may be required by the Beneficiary, and all such insurance shall be evidenced by standard fire and extended coverage insurance policy or policies. In no event shall the amounts of coverage be less than one hundred percent (100%) of the insurable value, and in default thereof, the Beneficiary shall have the right to obtain insurance. Such policies shall be endorsed with a standard mortgagee clause with loss payable to the Beneficiary in addition to the Trustor and shall be deposited with the Beneficiary;

7. To pay, at least ten (10) days before delinquency, and before any penalty for nonpayment attaches thereto, all taxes, assessments and charges affecting said property, including, but not limited to, sewer, sidewalk and street lighting assessments and other governmental or municipal or public dues, charges, fines or impositions that affect, or are or may be levied against or imposed upon, the Property, or any portion thereof, this Deed of Trust, the Note or the Agreement, including, but not limited to, every interest that Trustee or Beneficiary may have or be deemed to have in the Property, or any portion thereof, by reason of this Deed of Trust;

8. To keep the Property in good, sanitary and safe condition and repair, not to alter, remove or demolish any improvements or buildings thereon without the prior written consent of Beneficiary; to complete, restore and replace (free from any security interest therein or encumbrance thereon) promptly and in good and workmanlike manner any and all buildings or improvements which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting the Property or requiring any alterations or improvements to be made thereon; not to commit, suffer or permit any act upon the Property in violation of law and/or covenants, conditions and/or restrictions affecting the Property; and not to permit or suffer any material alteration of or addition to the buildings or improvements hereafter constructed in or upon the Property without the consent of the Beneficiary;

9. To appear in and defend any and all actions or proceedings purporting to affect Trustor's title to the Property, or any portion thereof, or purporting to affect the lien or priority of this Deed of Trust or the rights or powers of Beneficiary or Trustee hereunder, and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, incurred in any such actions or proceedings in which Beneficiary or Trustee may appear. Trustee and Beneficiary shall each have the right, but not obligation, to appear in, defend and retain counsel for any and all adverse claims or demands therein and to pay and expend all such sums of money in that connection as it or they may deem necessary, for which Trustor agrees to reimburse Trustee and Beneficiary, as the case may be, promptly upon demand;

10. Should Trustor fail to make any payment or do any act as herein provided, then Beneficiary or Trustee, or either of them, but without obligation so to do and without notice to or demand upon Trustor, without waiver of such default and without releasing Trustor from any obligation hereof, may but shall in no event be obligated to:

a. Make such payment or do such act in such manner and to such extent as either may deem necessary to protect the security of this Deed of Trust, Beneficiary and Trustee being each authorized to enter upon the Property for such purposes;

b. Commence, appear in and defend any action or proceeding purporting to affect the security of this Deed of Trust or the rights or powers of Beneficiary or Trustee;

c. Pay, purchase, contest or compromise any encumbrance, charge or lien that, in the judgment of either Trustee or Beneficiary, appears to be prior or superior to this Deed of Trust; and

d. In exercising any such rights or powers, pay necessary costs and expenses, employ attorneys and pay their reasonable fees;

11. The Beneficiary shall have the right to pay fire and other property insurance premiums when due should Trustor fail to make any required premium payments. All such payments made by the Beneficiary shall be added to the principal sum secured hereby;

12. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, under permission given under this Deed of Trust, with interest from date of expenditure at the same rate as is specified in the Note. All such sums, together with said interest, shall be secured by this Deed of Trust;

13. The Trustor further covenants that it will not voluntarily create, suffer or permit to be created against the Property subject to this Deed of Trust any lien or liens except as authorized by Beneficiary and, further, that it will keep and maintain the Property free from the claims to all persons supplying labor or materials which will enter into the construction of any and all buildings now being erected or to be erected on the Property;

14. That the improvements made upon the Property covered by the Deed of Trust, and all plans and specifications, comply with all municipal ordinances and regulations and all other regulations made or promulgated, now or hereafter, by lawful authority and that the same will upon completion comply with all such municipal ordinances and regulations and with the rules of the applicable fire rating or inspection organization, bureau, association or office.

IT IS MUTUALLY AGREED THAT:

15. If the improvements herein referred to or the work to be performed under the Agreement shall not be carried on with reasonable diligence or shall be discontinued at any time for any reason other than war; insurrection; strikes; lock-outs; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics; quarantine restrictions; freight embargoes; lack of transportation; governmental restrictions or priority; litigation unusually severe weather; inability to secure necessary labor, materials or tools; delays of any contractor, subcontractor or supplier; acts of another party; acts or the failure to act of any public or governmental agency or entity, the Beneficiary, after due notice to the Trustor or any subsequent

owner, is hereby invested with full and complete authority to enter upon the Property or any pertinent portion thereof, to employ watchmen to protect such improvements from depredation or injury, to preserve and protect the personal property therein, to continue any and all outstanding contracts for the erection and completion of said building or buildings or other work, to make and enter into any contracts and obligations wherever necessary, either in its own name or in the name of the Trustor, and to pay and discharge all debts, obligations and liabilities incurred thereby. All such sums so advanced by the Beneficiary (exclusive of advances of the principal of the indebtedness secured hereby) shall be added to the principal of the indebtedness secured hereby and shall be secured by this Deed of Trust and shall be due and payable on demand with interest at the rate specified in the Note;

16. Should the Property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire or earthquake, or in any other manner, the Beneficiary shall be entitled, subject to the rights of the holder of any deed of trust having priority over this Deed of Trust, to all compensation, awards and other payments or relief therefor and shall be entitled at its option to commence, appear in and prosecute in its own name, or settlement, in connection with such taking or damage. All such compensation, awards, damages, rights of action and proceeds, including the proceeds of any policies of fire and other insurance affecting the Property, are hereby assigned to the Beneficiary subject to the rights of the holder of any deed of trust having priority over this Deed of Trust. After deducting therefrom all its expenses, including attorneys' fees, and if Trustor is not in default, Beneficiary shall apply all such proceeds to restoring the Property, or in the event of Trustor's default or in the event Trustor determines not to rebuild, the Beneficiary shall retain the proceeds to the extent of the amount of principal and interest due under the Note, notwithstanding the fact that the amount owing thereon may not then be due and payable or that the obligations are otherwise adequately secured. Any balance of such proceeds still remaining shall be disbursed by the Beneficiary to the Trustor;

17. Upon default by Trustor in making any payments provided for herein or in the Note secured hereby, or if Trustor shall fail to perform any covenant or agreement in this Deed of Trust, then the Beneficiary may, at its sole option, declare all sums owing under the Note due and payable immediately, irrespective of the maturity date specified on the Note or in any agreement evidencing same, by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause the Property to be sold, which notice Trustee shall cause to be duly filed for record and the Beneficiary may foreclose this Deed of Trust. Beneficiary shall also deposit with Trustee this Deed, the Note and all documents evidencing expenditures secured hereby;

18. After the lapse of such time as may then be required by law following the recordation of said notice of default and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell the Property, or any portion thereof specified by Beneficiary, at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine at public auction to the highest bidder for cash lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of the Property by public announcement at the time and place of sale, and from time to time thereafter may postpone the sale by public announcement at the time and place of sale, and from time to time thereafter may postpone the sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to the purchaser its deed or deeds conveying the Property so sold, but without any covenant or warranty, express or implied. The recitals in the deed or deeds of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee or Beneficiary, may purchase at the sale. The Trustee shall

apply the proceeds of sale to payment of (1) Trustee's and Beneficiary's expenses of such sale (including cost of evidence of title), together with the reasonable expenses of this trust, including therein reasonable Trustee's fees or attorneys' fees for conducting the sale and the actual cost of publishing, recording, mailing and posting notice of the sale; (2) the cost of any search and/or other evidence of title procured in connection with such sale and revenue stamps on the Trustee's deed; (3) all sums expended by Trustee or Beneficiary under the terms hereof, not then repaid, with accrued interest at the rate specified in paragraph 12 of this Deed of Trust; (4) the Note and all other obligations not already paid and all other sums then secured hereby; and (5) the remainder, if any, to the person or persons legally entitled thereto;

19. The failure of Beneficiary to exercise the option for acceleration of maturity or to foreclose following any default by Trustor in payment or performance of any of the obligations, or to exercise any other option granted to Beneficiary under this Deed of Trust, in any one or more instances, or the acceptance by Beneficiary of partial payments hereunder shall not constitute a waiver of any such default, nor extend or affect the grace period, if any, but such option shall remain continuously in force. Acceleration of maturity, once claimed hereunder by Beneficiary, may, at the option of Beneficiary, be rescinded by written acknowledgment to that effect by Beneficiary, but the tender and acceptance of partial payments alone shall not in any way affect or rescind such acceleration of maturity nor extend or affect the grace period, if any. No waiver of any provision hereof shall be deemed a waiver of any other requirement to perform under the same provision;

20. Upon any sale or sales made under or by virtue of paragraph 18 of this Deed of Trust, whether made under the power of sale herein granted or under or by virtue of judicial proceedings or of a judgment or decree of foreclosure and sale, Beneficiary may bid for and acquire the Property or any part thereof and, in lieu of paying cash therefor, may make settlement for the purchase price by crediting upon the indebtedness or other sums secured by this Deed of Trust the net sales price after deducting therefrom the expenses of sale and the costs of the judicial proceedings, if any, and any other sums which Trustee or Beneficiary is authorized to deduct under this Deed of Trust, and in such event, this Deed of Trust, the Note and documents evidencing expenditures secured hereby shall be presented to the person or persons conducting the sale in order that the amount so used or applied may be credited upon said indebtedness as having been paid;

21. Beneficiary may from time to time substitute a successor or successors to any Trustee named herein or acting hereunder to execute this trust. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any Trustee herein named or acting hereunder. Each such appointment and substitution shall be made by written instrument executed by Beneficiary, containing reference to this deed and its place of record, which, when duly recorded in the proper office of the county in which the Property is situated, shall be conclusive proof of proper appointment of the successor trustee;

22. The pleading of any statute of limitations as a defense to any and all obligations secured by this Deed of Trust is hereby waived to the full extent permissible by law;

23. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the Property or any portion thereof then held hereunder. The recitals in such reconveyance of any matters or facts

shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto";

24. The trust created hereby is irrevocable by Trustor;

25. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto and their heirs, legatees, devisees, administrators, executors, successors and assigns. The term "Beneficiary" shall include not only the original Beneficiary hereunder but also any future owner and holder, including pledges of the Note secured hereby. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural;

26. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Except as otherwise provided by law, the Trustee is not obligated to notify any party hereto of a pending sale under this Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee;

27. If any action be brought for the foreclosure of this Deed of Trust, Trustor agrees to pay to Beneficiary or Trustee (whichever may be the plaintiff in the foreclosure action) such reasonable sum as attorneys' fees as the court may fix and award in such action, together with a reasonable fee to the Trustee, to be fixed by the court, and all sums paid or incurred for procuring a search or searches of title to the Property or any portion thereof subsequent to the execution of this Deed of Trust, and all such sums shall be secured hereby;

28. No power or remedy herein conferred is exclusive of, or shall prejudice, any other power or remedy of Trustee or Beneficiary given by law. Each such power or remedy may be exercised from time to time as often as deemed necessary;

29. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay;

30. Trustor agrees to permit Beneficiary or any of its agents and representatives to inspect the Property, and any portion thereof, from time to time during normal business hours and as frequently as Beneficiary considers reasonable; and

31. Trustor and Beneficiary intend and believe that each provision in this Deed of Trust is lawful and complies with all applicable laws, whether local, state or federal, and with applicable judicial decisions. If any provision or provisions, or if any portion of any provision or provisions in this Deed of Trust, is, nevertheless, found by a court of competent jurisdiction to be in violation of any local, state or federal ordinance, statute, law, administrative or judicial decision or public policy, and if such court declares such portion, provision or provisions to be illegal, invalid, unlawful, void or unenforceable as written, then it is the intention both of Trustor and Beneficiary that such portion, provision or provisions shall be given force to the fullest possible extent that they are legal, valid and enforceable, that the remainder of this Deed of Trust shall be construed as if such illegal, invalid, unlawful, void or unenforceable portion, provision or provisions are not contained therein, and that the rights, obligations and interests of Trustor and Beneficiary under the remainder of this Deed of Trust shall continue in full force and effect.

32. The sole recourse of Beneficiary in the event of default under the Note or this Deed of Trust shall be by the exercise of the Trustee's power of sale under the Deed of Trust, and the Trustor shall not be personally liable for the payment of the Note or for any other default under this Deed of Trust or for the payment of any deficiency established after judicial foreclosure under this Deed of Trust.

IN WITNESS WHEREOF, the Trustor has executed this Deed of Trust as of the day and year set forth above.

HOBLIT CHRYSLER JEEP DODGE,
A California General Corporation

By: ___________________________
DAVID WAYNE HOBLIT

Its: __________________________

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

To be added

Property Description at 4646 Fifth Street, Colusa, CA. 95932

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 7, 2011

SUBJECT: Surface Water Supply Fee Ordinance

Report in Brief

In April 2009, the City contracted with HDR, Inc. to develop a surface water supply fee based on Council direction to pursue surface water as a way to meet future wastewater discharge requirements and to improve the City's water quality. The new development fee is intended for new customers connecting to the City's water system to provide funds to finance part of the capital improvements needed to serve and accommodate the new customer growth. This fee is in addition to the City's water connection fee which typically covers the cost for new wells. Both the existing fee and proposed new fee are "capacity charges" under California law, and are subject to different requirements than most other development-related fees.

On October 5, 2010, Council reviewed the proposed fee and directed staff to meet with members of the development community to further explore the proposed fee as well as to discuss possible modifications or alternative methodologies to require new customers to offset a portion of the cost for the Surface Water Project.

On January 19, 2011, staff and Shawn Koorn from HDR met with 10 members of the development community including property owners, developers, and consultants. Mr. Koorn presented a comprehensive review of the Surface Water Supply Fee methodology and responded to questions from the audience. On March 15, 2011, staff brought a proposed Surface Water Supply Fee to Council for adoption. Based on concerns voiced from the development community, Council directed staff to meet with this group again to review the assumptions and methodology contained within the proposed fee.

Staff and the HDR consultant held three meetings with the development group, March 25, April 15, and May 3. After the first meeting, it was decided that the City team would modify certain assumptions in the fee study including the per capita water consumption, the future growth factors, project costs and the blend of surface and well water presumed for peak day needs. Additionally, the Major Projects Financing Plan (MPFP) Consultant, Economic & Planning Systems (EPS), updated the City's water connection fee to reflect future water projects needed once surface water is in place. The end result of these two efforts lowered both the proposed surface water development fee and the water connection fee (MPFP fee).

Staff recommends that the City Council 1) receive the Water Supply Fee Study dated May 2011, prepared by HDR Engineering, Inc. and introduce, waive first reading and read by title only Ordinance No. _______ amending section 23C-7-3 of the Municipal Code of the City of Woodland relating to charges for connection to City water service; and 2) authorize the reduction of the Water Facilities Development Impact Fee as shown in Attachment 2.

Background

In September 2009 Council authorized the formation of the Woodland Davis Clean Water Agency, a joint powers authority between the cities of Woodland and Davis and the University of California, Davis. The sole purpose of the Agency is to build and manage a surface water supply facility that will provide river water to the participating communities to blend with their existing ground water. This blended water will be of a higher water quality for the customers and will also help meet State discharge standards for the wastewater system.

In December 2009, Council approved the Water Rate Study and adopted water rate increases through FY 2013. Included in that Rate Study is the cost of the first four years of the Surface Water Project as well as estimated development fees to fund the “upsizing” of the facility to accommodate future growth in the community.

The Surface Water Supply Fee Study provides the analysis and nexus for this new surface water supply fee which will provide the revenue from new customers for the construction of the upsized facility. On December 17, 2002, the City Council adopted the City of Woodland General Plan Policy Document. Goals 4.B.1 and 4.B.3 of the General Plan require that any new development pay its fair share of the cost of providing new public services and/or the costs of upgrading all existing facilities it uses based on the demand for these facilities attributable to the new development. Essentially, this means that new development must contribute towards the cost of infrastructure that will support new growth in the community.

In the past, development contributed towards expansion of the water system through the payment of the water MPFP fee. This revenue was used to expand the capacity of the water system through the addition of piping and water wells. With surface water meeting much of the demand for future water capacity, the need for future additional water wells was reduced. The water projects included in the adopted MPFP were therefore reviewed to determine whether they would be needed to support the future water infrastructure once surface water is in place. This analysis was done very quickly so that the two fees, surface water and water MPFP, could be brought together to Council for consideration. The preliminary analysis shows that the City can eliminate all future wells through 2020 and add in one aquifer storage and recovery (ASR) well. With this modification, the water MPFP fee was significantly reduced, from $3,038 to $500 per single-family home. Should the need for additional development related water infrastructure occur before an update to the MPFP is done, this reduction in water facilities development impact fees could be modified by resolution or ordinance to levels not exceeding the amounts in effect prior to the effective date of the proposed ordinance.

Discussion

The updated surface water supply fee was calculated utilizing average single family water demand for a typical Spring Lake home. Utilizing a Spring Lake home for the analysis was intended to reflect the fact that toilets, faucets and landscaping are more water-efficient in newer homes than in older ones and also based on the fact that Spring Lake homes are already metered. Therefore, Spring Lake homes are the best models available to anticipate future demand for water and the cost of the infrastructure required to provide surface water to the community. The proposed Surface Water Supply Fee for a 1-inch meter is $2,675 for FY 2011. If a single-family home is required to have a larger meter to meet fire flow requirements, they will still pay the fee for a 1" meter. The surface water supply fee increases based on larger connections (meter size) paying proportionately more for their connections. The larger size meter would typically be used on a commercial or industrial project. This approach differs from the other impact fees which are based on type of land use. The proposed fee will be increased annually between FY 2011 and FY 2016 by the Engineering News Record (ENR) CCI index.

Once the surface water project is complete, the surface water supply fee will be re-evaluated and updated to reflect the final project costs and financing plan, estimated to be FY 2016. Additionally, the per capita consumption data will be updated based on more accurate water usage information as a result of implementing consumption based billing. Although the proposed fee is now based on consumption from more than 900 homes in the Spring Lake area, staff will have even more consumption information available after the entire community is on water meters.

To minimize the impact this fee may have on any current residential projects, staff is recommending that any existing agreements between a developer and the City that reference City fees take priority over the imposition of this new fee.

Should Council proceed with the amended ordinance implementing the new fee, the ordinance will be brought back to Council on June 21 for final reading and adoption. The fee would then go into effect 30 days from the date of adoption. The proposed reduction in the Water Facilities Development Impact Fee can take effect immediately; however, staff recommends having it take effect concurrently with the effective date of the surface water fee.

The establishment of the proposed fee reflects a collaborative approach between the City, its consultants and the residential development community. While the process took longer than expected, the result was satisfactory to nearly all parties who were involved in the discussions.

Shawn Koorn from HDR Engineering, Inc. will be in attendance at the June 7 City Council meeting to briefly review the proposed fee methodology and to answer any questions.

Fiscal Impact

Although not yet adopted, the new surface water supply fee has been included in the 10-year Capital Improvement Program (CIP) for planning and cash flow based on anticipated residential development. Any larger projects such as commercial or industrial will create additional revenue that is not currently included in our projections. Additionally, the revenue estimates in CIP for the water development fund has been reduced based on the proposed fee reduction. The combined surface water development fee and revised water MPFP fee is $3,175, only $137 more than what is currently being paid without the surface water development fee and with the existing MPFP fee.

The costs for the Surface Water Project are programmed in the CIP are based on external borrowing. Any financing associated with the Surface Water Project will be done based on backing from the rate-based Water Enterprise Fund. Any revenue generated from the Surface Water Supply Fee will be used to pay down the debt more quickly, reducing interest expense. Delay in adoption of the new Surface Water Supply Fee will reduce revenue available to pay the debt service thereby putting greater burden on existing water rate payers.

Public Contact

Meetings were held with interested parties in the development community on January 19, March 25, April 15, and May 3, 2011. Public notice has also been accomplished through posting of the City Council Agenda.

Council Committee Recommendation

The Infrastructure Subcommittee reviewed this issue on August 31, 2010 and recommended bringing the discussion forward to the full City Council.

Alternative Courses of Action

1. Receive the Water Supply Fee Study dated May, 2011, prepared by HDR Engineering, Inc. and introduce, waive first reading and read by title on Ordinance No. _______ amending section 23C-7-3 of the Municipal Code of the City of Woodland relating to charges for connection to city water service and authorize the reduction of the Water Facilities Development Impact Fee as shown in Appendix 1.

2. Provide alternative direction for staff.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

Prepared by: Lynn Johnson
Sr. Management Analyst

Mark G. Deven
City Manager

Attachment: Proposed Ordinance, Attachment 1, Attachment 2

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING SECTION 23C-7-3 OF THE WOODLAND MUNICIPAL CODE REGARDING ESTABLISHING CAPACITY CHARGES FOR WATER SERVICES

WHEREAS, the Woodland City Council has previously established water rates, and fees for physically connecting new construction to the City's potable water system; and

WHEREAS, the Woodland City Council has not previously established charges for acquiring water rights and constructing water treatment and conveyance infrastructure necessary to supply new customers with potable water derived from surface water; and

WHEREAS, California law allows the City to recover the full cost of providing water service to customers, including the cost of sources of water, treatment facilities, pipelines, and other infrastructure, through the imposition of a capacity charge pursuant to Government Code Section 66013; and

WHEREAS, changes in the regulatory environment and the difficulty and expense of meeting standards for the discharge of treated wastewater derived from local groundwater that has been used as potable water necessitate shifting the City's water supply partially from groundwater to surface water; and

WHEREAS, the significant expense of acquiring surface water rights, constructing treatment facilities for surface water, and constructing facilities to convey surface water from the Sacramento River to the City's water distribution system makes it necessary for the City to impose capacity charges for water service in order to recover the City's costs of providing public facilities and the City's other capital expenditures, within the meaning of Government Code Section 66013(b)(3); and

WHEREAS, the City has commissioned a study entitled "Water Supply Fee Study," estimating the cost of providing necessary water treatment facilities, pipelines, and other facilities in connection with the partial shift from groundwater to surface water as a source of supply; and

WHEREAS, the Water Supply Fee Study is incorporated herein by reference;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council adopts the recitals set forth above as its findings in connection with the adoption of this ordinance, and further finds that the charges established pursuant to this ordinance do not exceed the cost to the City of providing the service for which the fees and charges are imposed, as set forth in more detail in the Water Supply Fee Study.

SECTION 2. Section 23C-7-3 of the Woodland Municipal Code is hereby amended to read as follows:

Sec. 23C-7-3. - Charges for connection with city water service.

(a) It is hereby found by the City Council that the prospective development of the city by construction of residential, commercial and manufacturing structures and buildings and the occupancy thereof, will cause the city to incur costs estimated to be $195,086,000 to provide the necessary water treatment facilities, pipelines, and sources of surface water to serve such new development. It is further found that equity and proper fiscal management of the city require that such additional water system improvements as caused by such future development be financed in part by those persons constructing and using such buildings. Based on the foregoing, any applicant for new water service shall pay a water capacity charge to the city at the time of application. These charges may be adopted by ordinance or by resolution.

(b)The charge imposed pursuant to subsection (a) is intended to comprise a "capacity charge" within the meaning of Government Code section 66013 as it exists as of the date of adoption of this ordinance. All revenue derived from this capacity charge shall be held and maintained in compliance with subsections (c) and (d) of section 66013 as they may be amended, and in accordance with other applicable law.

(c) In addition to the water capacity charge described in subsection (a), prior to connection to the city water system each person making such request shall pay a water connection charge for initial connection of his or her premises to the city water system. The amount of the charge shall be fixed by resolution of the city council which, among other things, may take into account administrative expense and the cost of installing various water taps, service pipes, meters and shutoff valves and provide for varying charges in accordance with the relative right, difficulty or cost to connect.

SECTION 3. The City Council hereby adopts the schedule of surface water capacity charges set forth in Attachment "1" attached hereto and incorporated herein by reference. Such charges may be amended at any time by ordinance or by resolution. The adoption of the charges set forth in Attachment "1" does not and shall not repeal or rescind any other charges, fees, rates, or other impositions assessed, collected, or imposed by the City of Woodland as of the effective date of this ordinance. The capacity charges shown in Attachment "1" shall be increased every January 1 based on the increase, if any, in the most recent Engineering News Record (ENR) Construction Cost Index (CCI) index figure from one year previous.

SECTION 4. Concurrently with the effective date of this ordinance, the existing capacity charge for water facilities imposed by the City of Woodland in connection with new development shall be temporarily decreased to reflect the schedule set forth in Attachment "2" attached hereto and incorporated herein by reference. It is the intention of the City Council that such reduction not be permanent, and that such charges may be restored by resolution or ordinance to levels not exceeding the amounts in effect prior to the effective date of this ordinance.

SECTION 5. Notwithstanding the adoption of the schedule of surface water capacity charges, no capacity charges established pursuant to this ordinance shall be imposed on any residential development to the extent such development is governed by an agreement with the City of Woodland regarding the payment of development impact fees which predates the effective date of this ordinance and which precludes the application of the fee adopted hereby.

SECTION 6. The City Council hereby determines that the adoption of this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code section 21080(b)(8) and Title 14, section 15273 of the California Code of Regulations, which exempt from CEQA the establishment of charges by a public agency where necessary to obtain funds for capital projects necessary to maintain service in existing service areas. The establishment of surface water capacity charges by this ordinance is necessary in order to obtain funds for various facilities and infrastructure which are necessary to maintain water service within the City of Woodland. The City Clerk shall file a Notice of Exemption with the County of Yolo.

SECTION 7. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED AND ADOPTED by the City Council this 7th day of June 2011, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

____
Artemio Pimentel, Mayor

ATTEST:

____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

____
Andrew J. Morris, City Attorney

ATTACHMENT 1

CITY OF WOODLAND
SURFACE WATER CAPACITY CHARGES
FY 2010/11

Meter Size	Meter Weighting Factor (1)	Calculated Fee
1"	1.00	$2,675
1 1/2"	2.00	5,350
2	3.20	8,560
3	6.00	16,050
4	10.00	26,750
6	20.00	53,500
8	32.00	85,600

Based on standard 1” meter size weighting factors associated with maximum continuous flow.

ATTACHMENT 2

CITY OF WOODLAND
MAJOR PROJECTS FINANCING PLAN FEE

2008 MPFP Fee Nexus Study Update
2011 Update of Water
Costs
Water Facilities Development Impact Fee

Land Use	Land Use Unit	DUE Factor	2011 Fee per Dwelling Unit or Building Square Foot
		[1]	[2]
Single-Family	Dwelling Unit	1.00	**$ 500**
Downtown Single-Family	Dwelling Unit	1.00	$ 500
High Density Single-Family	Dwelling Unit	0.61	$ 307
Age Restricted SF	Dwelling Unit	0.60	$ 300
Multifamily	Dwelling Unit	0.61	$ 307
Age Restricted MF	Dwelling Unit	0.49	$ 245
Retail	Square Foot	0.27	$ 0.14
Service	Square Foot	0.30	$ 0.15
Office	Square Foot	0.21	$ 0.10
Industrial	Square Foot	0.27	$ 0.14

fee water

[1] See Table B-9
[2] See Table F-6 for single-family fee.
Multifamily fee per dwelling unit = single-family fee * due factor
Nonresidential fees per bldg. sq. ft. = single-family fee * due factor/1,000