

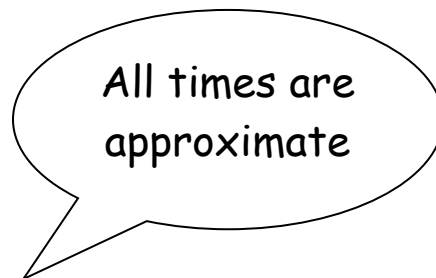
**CITY OF WOODLAND
300 FIRST STREET
WOODLAND, CALIFORNIA**

**JOINT REGULAR CITY COUNCIL /
WOODLAND FINANCE AUTHORITY**

JULY 5, 2011

6:00 P.M.

- A. CALL TO ORDER
- B. ROLL CALL
- 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. PRESENTATIONS (6:09)

1. Receive Update on the Energy Upgrade California Program (5 minutes)
2. Receive Parks & Recreation Annual Report for 2010/2011 (5 minutes)
3. Approve Observance of National Night Out on Tuesday, August 2, 2011 (5 minutes)

G. CONSENT CALENDAR (6:24)

4. Receive the Quarterly Status Report from Community Development Department
5. Receive the Capital Budget Execution Report from Community Development Department
6. Approve Final Subdivision Map No. 4992, Starlyn Park, Phase 2, Subdivision Improvement Agreement and Reimbursement Agreement
7. Adopt Resolutions Initiating the Process, Preliminarily Approving the Engineer's Report and Setting Public Hearing for the Spring Lake Specific Plan Area and Gateway Lighting & Landscaping Districts
8. Adopt Resolutions Requesting Collection of Charges on the Tax Roll for Lighting & Landscaping Districts, Special Assessment Districts and Community Facilities Districts
9. Set a Public Hearing to Hear and Approve the List of Delinquent Refuse Accounts

H. PUBLIC HEARINGS (6:26)

10. Adopt Resolution Approving the Annual Levy Report and Ordering the Levy and Collection of Assessment within the Gibson Ranch Landscaping and Lighting District (5 minutes)



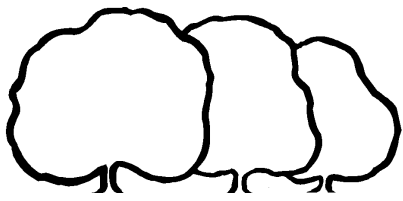
11. Adopt Resolution Approving the Annual Levy Report and Ordering the Levy and Collection of Assessment within the North Park Landscaping and Lighting District (5 minutes)
 12. Adopt Resolution Approving the Annual Levy Report and Ordering the Levy and Collection of Assessment within the Streng Pond Landscaping (5 minutes)
 13. Adopt Resolution Approving the Annual Levy Report and Ordering the Levy and Collection of Assessment within the West Wood Landscaping and Lighting District (5 minutes)
 14. Conduct Public Hearing for the 2010 Urban Water Management Plan (5 minutes)
- I. REPORTS OF THE CITY MANAGER (6:51)
15. Receive Update of State and Federal Redistricting Process; Provide Further Direction Regarding Future Actions (10 minutes)
- J. ADJOURN (7:01)

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, July 5, 2011 was posted on June 30, 2011 in the outside display case at City Hall, 300 First Street, Woodland, CA, and was available to the public during normal business hours.

Ana B. Gonzalez, City Clerk

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

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



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: Presentation on Energy Upgrade California

Report in Brief

The City Council requested a presentation from a representative of the California Energy Commission on the Energy Upgrade California Program. Jenifer Segar has agreed to represent the Commission and present information regarding this very important and innovative program.

Staff recommends that the City Council receive the presentation on the Energy Upgrade California Program.

Background

Energy Upgrade California is an unprecedented collaboration between the California Energy Commission, the Public Utilities Commission, utilities, local governments, non-governmental organizations and the private sector to promote and finance energy efficiency and renewable energy projects for homes and businesses, reduce energy use and help train contractors and building professionals. These efforts will support construction-related jobs that lead to increased sales for local building suppliers and retailers.

More than \$1.2 billion from a variety of funding sources will be leveraged through Energy Upgrade California including \$146 million from the American Recovery and Reinvestment Act (ARRA) State Energy Program and Energy Efficiency Conservation Block Grants awards administered by the Energy Commission, \$13 million from Employment Development Department Workforce Investment and more than \$1 billion from investor-owned utilities for residential and commercial building upgrades. Through Energy Upgrade California, local governments and utilities are supporting a suite of consumer and contractor resources including the web portal that features consumer and contractor information on energy efficiency and renewable energy building improvements, residential and commercial financing options and utility incentives, and scholarships and training for contractors.

Discussion

The presentation from Ms. Segar on the Energy Upgrade California program is intended to increase the Council's and community's awareness of the program. Ms. Segar recently provided information regarding this program to the City Council Energy Committee. In addition, the City, Woodland League of Women Voters, Yolo Energy Watch and Yolo County are collaborating to hold a public workshop on the Energy Upgrade California program on Thursday, July 7, 7-8:30 PM at the Woodland Community & Senior Center.

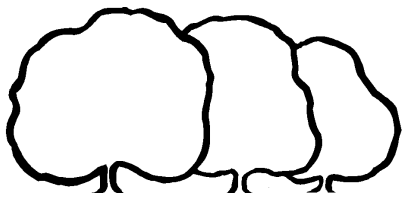
Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council receive the presentation on the Energy Upgrade California Program.

Mark G. Deven
City Manager



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: Parks & Recreation Commission Annual Report for 2010/11

Report in Brief

The Parks & Recreation Commission asks Council to receive their Annual Report for 2010/11.

Background

The City of Woodland Code Chapter 2, Article VII, Section 2.7-29.11 requires a representative of the Parks & Recreation Commission report to the council during July of each year on work accomplished in the past year. Below outlines the accomplishments of the Commission in 2010/11.

1. Streamline Staff Reporting

Objective: Streamline monthly financial reports in consideration of staffing reductions related to Parks and Recreation in an effort to reduce staff workload.

Outcome: Budget and Finance Committee worked with staff to review the reports, finalize format revisions and determine recommendations for additional changes. **Completed.**

2. Review Tree Inventory Report

Objective: Determine process for eventual development of an Urban Forest Master Plan.

Outcome: In April 2011 Commission requested Council approval to propose policies related to further development of the Urban Forest Master Plan. **Pending Council Approval.**

3. Assist in Formulating Future Capital Projects and Identify Creative Funding Sources

Objective: Review Parks long term capital plan and identify funding sources to offset budgetary reductions.

Outcome: Deferred to FY12 as the long term capital plan was undergoing major revisions.
Deferred to FY12.

4. **Review /Analyze Recreation Programs and Identify Creative Funding Sources**

Objective: Review recreation programs and identify funding sources to offset budgetary reductions.

Outcome: Before work was begun on this project the City had already initiated efforts within the community that met this objective. ***Closed.***

5. **Develop Outreach Strategy to Receive Community Cooperation /Participation**

Objective: Review current outreach activity (distribution, frequency, and available funding) and develop a strategy to offset budget reductions.

Outcome: During planning discussion, Commission realized this activity was redundant in light of items 3 and 4, above. ***Closed.***

6. **Review Policies as Needed**

Objective: Review /revise policies as needed throughout the year.

Outcome: Policies review /revised in FY11 include: Fee Waivers, Naming of Parks and Memorials and Field Use Allocation Process. ***Closed.***

Fiscal Impact

There is no fiscal impact associated with the information contained herein.

Public Contact

Posting of the City Council agenda. These accomplishments were also discussed throughout the year during the Commission meetings.

Recommendation

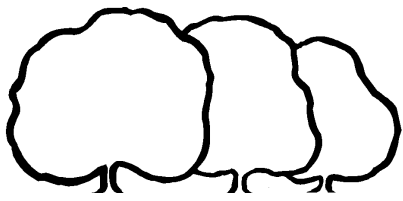
The Commission requests Council acceptance of these accomplishments.

Prepared by: Sheila Groom, Vice Chair
Parks & Recreation Commission

Reviewed by: Elle Murphy
Recreation Manager

Rob Sanders
Parks Manager

Mark G. Deven
City Manager



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: National Night Out Against Crime 2011

Report in Brief

The annual celebration of the National Night Out Against Crime is scheduled for Tuesday, August 2, 2011. Despite the present fiscal challenges, the Police Department in collaboration with the existing Neighborhood Watch groups and previous National Night Out participants remain committed to this annual event.

Staff recommends that the City Council recognize and approve the observance of National Night Out for Tuesday, August 2, 2011, in the City of Woodland.

Background

On August 2, 2011, neighborhoods throughout the Woodland community will be encouraged to participate in the 27th Annual National Night Out Against Crime. National Night Out strengthens neighborhood spirit and police-community partnerships. The annual event provides an opportunity for neighbors and the entire community to come together and send a message to criminals that neighborhoods are organized and fighting back. For the past several years, Neighborhood Watch groups across our City have joined forces with thousands of others from communities nationwide for this event. Woodland neighbors have organized a variety of themed block parties and activities for all of their residents to enjoy and to engage in friendly competition with other neighborhoods.

Personnel and program cuts in the Police Department have necessitated a reduction in the Police Department's coordination of Woodland's National Night Out. However, these reductions significantly increase the importance of community participation in this event and other crime prevention efforts. Police Department staff continues to correspond with prior National Night Out participants, neighborhood watch block groups and, through the media and the website, has encouraged neighbors to get together on August 2, 2011 in a show of solidarity to fight crime.

The elimination of the Crime Prevention program will not allow the Department to further promote the event or facilitate a theme competition for participants as in years past. Nonetheless, Police

Department command staff and on-duty patrol staff will still be making the rounds and stopping by at neighborhood events, as calls for service allow. Council members are invited to join Police staff while making these visits.

The Police Department staff is seeking to invigorate and encourage community members to join their neighbors to prevent crime and enhance the work of improving their neighborhoods.

Fiscal Impact

The National Night Out Against Crime will not have an impact on the General Fund.

Public Contact

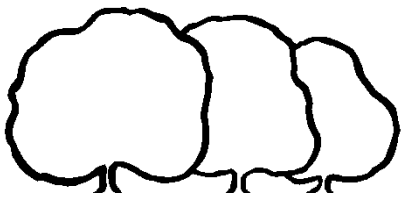
In addition to publicity of the event in the local newspaper and through information pamphlets, the item was posted as part of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council recognize and approve the observance of National Night Out on Tuesday, August 2, 2011, in the City of Woodland.

Prepared by: Dan Bellini
Chief of Police

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: Community Development Department's *Quarterly* Status Report

Report in Brief

Attached is the new Community Development Department's *Quarterly* Status Report that highlights the status of major development projects.

Previously, the CDD status report has been delivered monthly to Council for its review. The change to a quarterly report reflects the fact that significant changes to projects generally occur over a quarterly time period. By providing quarterly reports, the Council will receive information that does not appear repetitive from one month to the next. Significant issues associated with development that requires updated information to Council between the quarterly time periods will be reported through informational memos. Below are the scheduled dates for City Council to receive the Quarterly Report in fiscal year 2012.

Dates:

July 2011	January 2011
October 2011	April 2011

In addition, staff will provide one page Milestone Report that on those months where City Council is not receiving the quarterly report. Below are the scheduled dates for City Council to receive the Milestone Report in fiscal year 2012.

Dates:

No August Meeting	November 2011	February 2012	May 2012
September 2011	December 2011	March 2012	June 2012

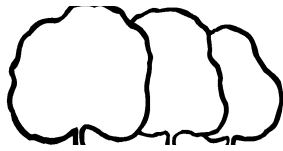
This is a new initiative staff has implemented to provide significant and timely information to the City Council and avoid duplicative information in the routine monthly reports. Staff believes this is an efficient and effective use of staff resources. Nonetheless, comments from Council members regarding this reporting change are welcome and will be considered in evaluating the effectiveness of this change.

Prepared by: Evis Morales
Management Analyst

Reviewed by: Paul Siegel
Deputy Director CDD

Mark G. Deven
City Manager

Attachment: CDD Quarterly Project Status Report



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 formal application submittal for Design Review (possible CUP) was submitted on May 26, 2011. Staff is reviewing the application for completeness.** 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.

Project: Spring Lake

- 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 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.
- **Parkview: A proposal to amend the Spring Lake Specific Plan zoning to downzone the R-20 multi-family designation to an R-8 designation on the parcel located south of Mack Way and east of Meikel Avenue and to change the school designation to an R-8 density on the 10 acre parcel located north of Mack Way and east of Meikle Avenue and south of Jack Slaven Park.**
- 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 Rezoning 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

Project: Gateway II

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.

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

Project: Historic Preservation Commission (HPC)

Status: **(No Change)** 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.

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 1.5 Million 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.

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: **(No Change)** 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: **(No Change)** The application has been reviewed for completeness and 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). **Staff is reviewing building plans.**

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. **A number of the draft studies have been completed.**

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:	Plan Check	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 was approved by the Planning Commission on May 19, 2011. The plans are in plan check. The applicant will submit a public art proposal for review prior to Certificate of Occupancy.		

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		

Project: Yolo County Transportation District

- 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 review has started.

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.

Project: New Woodland Courthouse

Status: Escrow for the State's purchase of the project site from the Agency was completed in late May with the Agency receiving a payment of \$2,525,000 from the State for the property. In May and prior to escrow closing, Agency and Building Division staff helped facilitate the removal of an old radio tower at the site by the Yolo Emergency Communications Agency (YECA). The tower may be installed in a Woodland location to improve first responder communications for Woodland. The AOC expects to issue an RFP for a construction manager (CM) at risk/general contractor in June or July. 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 AOC will be having a Phase II Environmental Site Assessment prepared for the off-site parking sites (along Sixth Street adjacent to Oak Avenue) that the AOC plans acquire for the new courthouse.**

Project: Façade Grants**Phase:** n/a**PM:** Shallit/Sokolow**Location:** Various locations in the Redevelopment Area.**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 are nearly complete.** 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 façades at 416 and 418 First.

Jackson Building (Former Morrison's location, 426 First Street) -The property owners have executed a Maintenance Agreement for the exterior and an Owner Participation Agreement for the interior work. Façade and first and second floor construction are expected to be completed late Summer or early fall.

Project: Casa del Sol Mobile Home Park**Phase:** Construction**PM:** Shallit**Location:** Project is located at 621-709 East Street.**Description:** Rehabilitation of an approximate 12.6 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 submitted a revised project boundary map at PG&E's direction in early June. PG&E will issue the City's project with an order number and place it in the Rule 20A project queue if the revised boundary map is found to meet PG&E's requirements. RDA staff will continue to work with PG&E on getting design work underway.**

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:** **Standard Pacific has released two low-income affordable units and Pulte has released one moderate income unit. City staff is working with the developers to identify potential buyers.**

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 in early June with lease up scheduled for mid June to early July.**

BUILDING

Project: 333 Main St. Seismic Upgrade**Phase:** Plan Check in Field**PM:** Siegel**Location:** The project is located at 333 Main Street.**Description:** Former Woodland Motors that has remained vacant for a number of years. Due to the relocation plans for Hoblit Motors, the building is undergoing a seismic upgrade to allow the use of the building.**Status:** The entire structure will be upgraded to provide a significant measure of stability to the building. The eastern portion will be completed first and allow use of the service area of the building. As the contractor completes various tasks more and more of the building will be usable to the car dealer. All seismic work will be completed within 60 days. Only minor exterior changes will take place.

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:** **(No Change)** 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. **The project has been completed and a Certificate of Occupancy has been issued.**

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.

Project: Rochdale Grange

Status: All buildings and landscaping are at the final stages of construction. **The contractor will be requesting final inspections for the week of June 27, 2011.**

Project: Spoon Me Yogurt

Phase: Construction

PM: Luevano

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

Description: New yogurt restaurant at the Gateway I center.

Status: **Construction is scheduled to start on June 27, 2011.**

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: **Project has been completed and a Certificate of Occupancy has been issued.**

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 final stages 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. **A Temporary Certificate of Occupancy was issued on June 6, 2011.**

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 **17 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 96 Building Permits were issued for the month of May 2011.**

Project: Inspections for the Month**Phase:** n/a**PM:** Luevano**Description:** n/a**Status:** **A total of 348 inspections were completed for the month of May 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. **Staff is waiting for the submittal of revisions in response to 2nd review comments.**
2. The Target Distribution Center Expansion Project (2050 E. Beamer Street): approximately 344,000-ft² expansion to the existing building has been received, **reviewed and approved. The contractor is expected to pick up the building permit on 6/9/2011 and commence construction.**
3. New Agriform 54,000-ft² Storage Building (SE corner of State Hwy 113 and County Road 18C) has been submitted and reviewed. **Re-submittal revisions are in the process of being reviewed.**
4. Black Dragon Micro Brewery, Bar & Store Tenant Improvement (175 W Main Street #B): Plans have been received, reviewed, and comment letter sent. **Staff is waiting for the submittal of revisions in response to the initial plan review comments.**
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): **Response to initial plan review comments and revisions have been received but plan review is on hold per the request of the contractor pending receipt of additional revisions proposed by the applicant.**
7. Cardinal Products New Mezzanine Floor in F and H-occupancy Warehouse (57 Matmor Road.): **Plans have been received and approved with red-lined revisions.**
8. Spoon Me Yogurt Shop Tenant Improvement (2021 Bronze Star Drive, Suite #200) **has been submitted, reviewed and approved with red-line corrections.**
9. Shellhammer 2nd-story addition (774 Ivie Place) **has been submitted, reviewed and approved with red-lined corrections.**
10. 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 resubmission and response has been received, **reviewed and approved with red-lined notes.**
11. Centex/Pulte Homes Revisions-To-Approved-Plans for Master Plans #1, #2 and #3 (Starlyn Park Subdivision) **have been submitted, reviewed and approved.**
12. New JP Morgan / Chase Bank (304 Main Street) **has been submitted and**

Project: Plan Review**initial plan review comments sent.**

13. Kingory Fire Repair (1211 McKinley Avenue) has been submitted, plans reviewed and approved with red-lined corrections.
 14. Starkweather Gunitite Swimming Pool (2312 Holman Court) has been submitted, plans reviewed and approved with red-lined corrections.
 15. Mann Play Room Addition - 2nd-Floor In-fill (601 Blowers Drive) has been submitted, reviewed and approved with red-lined corrections.
 16. **Skaggs Kitchen & Bath Remodel (209 Riverside Drive) has been submitted, plans reviewed and approved with red-lined corrections.**
 17. **Penning 620-ft² Aluminum Patio Cover w/Electrical (2230 Somerset Circle) has been submitted, plans reviewed and approved with red-lined corrections.**
 18. **Porter Building Un-Reinforced Masonry (URM) Seismic Retrofit (511 Main Street) has been submitted, reviewed and approved.**
 19. **Panda Express Restaurant Revisions-To-Approved-Plans for Revised Elect-Panels (2041 Bronze Star Drive) submittal has been received, reviewed, and approved.**
 20. **Rochdale Grange Apt Unit-D 8.9 kW PV-Solar System (2090 Heritage Way, Unit-D) has been submitted, plans reviewed and approved with red-lined corrections.**
 21. **Rochdale Grange Apt Unit-E 8.9 kW PV-Solar System (2090 Heritage Way, Unit-E) has been submitted, plans reviewed and approved with red-lined corrections.**
 22. **Rochdale Grange Apt Unit-F 8.9 kW PV-Solar System (2090 Heritage Way, Unit-F) has been submitted, plans reviewed and approved with red-lined corrections.**
 23. **Rochdale Grange Apt Unit-G 8.9 kW PV-Solar System (2090 Heritage Way, Unit-G) has been submitted, plans reviewed and approved with red-lined corrections.**
 24. **Pearson Roof Repair (44 Victory Way) has been submitted, plans reviewed and approved with red-lined corrections.**
 25. **Turoid 8.65-kW PV-Solar System (11 Toyon Drive) has been submitted, plans reviewed and approved with red-lined corrections.**
 26. **Bank of America Bandit Barrier (50 W. Main Street) has been submitted and plans are in queue for initial plan review.**
 27. **Verizon Wireless Cell Tower Alterations (25 Matmor Road) has been submitted, plans reviewed and approved with red-lined notes.**
 28. **City Center Loft Tenant Improvement to commercial Building Seismic Retrofit & ADA upgrades (333 Main Street) has been submitted and approved.**
 29. **Dyer Commercial Parking Lot Renovation Project (175 W Main Street) has been received and initial plan review comments sent.**
-

Project: Code Enforcement

Phase: n/a

PM: Dennis

Location: n/a

Description: Major code enforcement efforts.

Status: ONGOING CASES
(No Change)

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/Off Site Civil Improvements**Phase:** Plan Check**PM:** Weichel**Location:** n/a

Description: Various projects in for plan check.

Status: 2011: Seven (7) Complete, Five (5) 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 Fifteen (15) 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:	(No Change) 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 completed review of 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 completed conditions/comments and is now reviewing DA changes.

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: Addendum No. 2 was signed and issued on May 9, 2011.

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. **Staff is also waiting for technical studies to be submitted.**

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: **Three (3) Subdivision Maps completed; one (1) Subdivision Map in process; Three (3) Parcel maps completed; and Zero (0) Parcel Maps in process.**

Project: Transportation Permits

Phase: Permit Issuance

PM: Hatch

Location: n/a

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

Status: 2011: 262 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 is near completion except for Sports Park Drive and East Street intersection. Staff is supporting City Attorney's office in preparation and filing of eminent domain lawsuit to acquire property to allow for completion of the Sports Park Drive and East Street intersection improvements.**

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: Staff met with project engineer to determine infrastructure requirements **and is working with the Court to determine project processing 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:	(No Change) 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.		

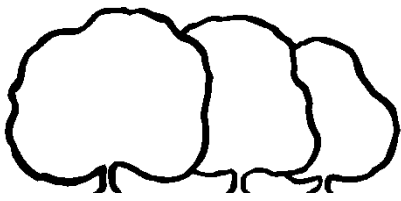
Project:	Road 25A (CIP 09-25)		
Phase:	Road Rehabilitation	PM:	Fong
Location:	The road rehabilitation will occur east of Highway 113 and west of Harry Lorenzo Avenue.		
Description:	Overlay and widening to standard width of 24 feet plus shoulders.		
Status:	(No Change) Received funding for design from Pulte Homes and executed contract for services with Cunningham Engineering Corporation. Environmental document being prepared by consultant.		

Project: Starlyn Park, Phase 2**Phase:** Construction**PM:** Heath**Location:** South of Branigan, West of Phase 1, North Gibson, East of Shopping Center**Description:** Construction of public infrastructure improvements.**Status:** Contractor began work on May 16, 2011. Rough grading has been completed and sanitary sewer is being installed.

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:** Staff is reviewing plan check requirements.

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: Misc. Encroachment Permits**Phase:** Construction**PM:** Heath**Location:** Various locations.**Description:** Minor improvements performed with the Public Right of Way**Status:** (No Change) 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: July 5, 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

Mark G. Deven
City Manager

Attachment: Capital Budget Status Report



MILESTONE EVENTS

09-27, Pioneer-Parkland Extension	Council awarded construction contract on Jun 21
10-06, 2010/11 ADA Improvements	Opened bids on June 2; Council hearing bid protest on Jun 21.
05-27, Jack Slaven Park Construction	Council accepted the construction contract as complete on Jun 21
09-26, EECBG LED Street Light Replacement	Received replacement street lights; city crews will start replacing in July.

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 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.		

Project: 00-04, Lemen, North and East Streets Realignment	
Status:	• <u>Right of Way acquisition:</u> land acquisition is complete. • <u>Railroad:</u> Coordinating with the railroad to execute a Synchronization Agreement, PUC reviewed and approved the required General Order 88-B. • <u>State Funding:</u> preparing request for Construction Authorization required to bid the project. • Completing design documents. • <u>Undergrounding District:</u> 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:	Burnham
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:	• Council approved Right of Entry agreement with California Northern Rail Road at the May 17th Council meeting. • Contractor started construction June 6th. Boring under Railroad for Storm Drain should be completed by June 17th. Night work is scheduled for the evening of June 21st.		

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:	08-21, 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 have been completed. • 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. • Designing sewer point repair project at various locations around town.		

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 5 th and other features as appropriate or affordable. Applying for a SACOG 2010 Community Design Grant.		
Status:	• Design work delayed until a future year.		

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. • Requesting CDBG funding for 1st of 3 phases to replace series street lighting in the Gibson-College circuit.		

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.		
Status:	• Work started on September 28, 2009; anticipate completion in January 2012. • The contractor has completed approximately 8,600 (91%) meter conversions out of 9,420 total meters in the contract. • Preparing plans and specifications for changeover of condominium type properties. Bidding is scheduled for fall 2011.		

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.		

Project:	09-25, County Road 25A from County Road 101 to State Highway 113		
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. • 1,381 LED light fixtures delivered to MSC. PW crews will start replacement in July.		

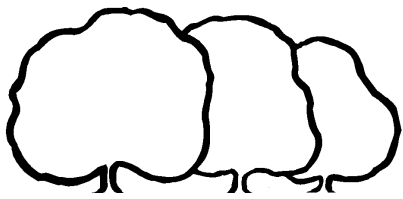
Project:	09-27, Pioneer Widening from Farmers Central Road to Heritage Parkway		
Phase:	Design	PM:	Karoly, Heath
Description:	Construct 2-lane interim 2-lane roadway, including street lighting, along Pioneer Avenue, south of Farmer's Central Road to Pioneer/Parkland to Parkland/Heritage Parkway, to provide better connectivity within Springlake area.		
Status:	• Deed recorded to transfer RW to City. • Opened bids on June 7; 9 bidders ranging from \$2.2 million to \$2.6 million. Recommending award to low bidder DeSilva Gates at Jun 21 council meeting. • 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:	• Revising and resubmitting all Quarterly reports (2008 to present) based on State DWR review comments. • Phase 2 work (2011) includes 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. ○ Awarded construction contract at May 17th Council meeting. ○ Construction started Monday, June 13th. • 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 opened bids June 2. The bid of the apparent low bidder, United Building Contractors, was determined to be non-responsive. Staff recommendation is for the City Manager to award the construction contract to the second low bidder, RSC General Engineering, Inc. • A protest was received by the third low bidder, Arrow Construction, and was denied. Arrow Construction appealed the denial to the City Council and a public hearing is scheduled for June 21. • Construction schedule is pending the project protest and award. Construction should be complete by the end of Summer 2011.		

Project:	10-07, East Kentucky Rehab (East to Harter)		
Phase:	Design	PM:	Karoly
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:	• Consultant investigated pavement condition and is preparing a report with rehabilitation recommendations. • Design work will commence after receipt of pavement report.		

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: July 5, 2011

SUBJECT: Approve Final Map for Subdivision 4992 – Starlyn Park, Phase 2
(Unit 3)

Report in Brief

The Developer, Pulte Homes, has completed all conditions for tentative map No. 4879, and is requesting that the City approve Final Subdivision Map (SM) No. 4992 and the associated subdivision improvement agreement and reimbursement agreement. The City worked proactively with the Developer to process the necessary documents to start construction of Subdivision 4992 in late May 2011.

Staff recommends that the City Council approve Final Subdivision Map No. 4992, approve the subdivision improvement agreement for Subdivision No. 4992 and authorize the Mayor to sign on behalf of the City, and approve the reimbursement agreement for the subdivision and authorize the City Manager to sign on behalf of the City.

Background

On May 6, 2010, the Planning Commission approved Tentative Map 4879 for 77-79 lots on 14.47 acres. The reason for the variable single family lot configuration was that the original developers for the Starlyn Park site, Gibson-Ogden Investors, LLC, requested that the planned bicycle overpass, whose northern landing was to be located on the southwestern corner of the subdivision, be removed from the circulation element of the General Plan, Spring Lake Specific Plan, and the Southeast Area Specific Plan. Their request was based on the unfavorable impact of the overpass on the development of the site. On November 16, 2010, the City Council amended the Specific Plans to remove the bicycle overpass.

Tentative Map 4879 included a phasing plan that allowed for the construction of the subdivision to occur as three (3) units: Unit 1 has 15 single family lots located adjacent to Branigan Avenue; Unit 2 has 31 single family lots located on the eastern portion of the subdivision and is bounded by Ogden Street and East Gibson Road; Unit 3 has 26-28 lots located on the western portion of the subdivision,

and is bound by East Gibson Road and the Gibson Plaza Shopping Center. With the previously mentioned Council action on November 16, 2010, Unit 3 allows for 28 single family lots.

The Developer decided to develop Tentative Map 4879 with two final maps known as Phase 1 and Phase 2. The Final Map for Phase 1 (SM 4879), containing Units 1 and 2, was approved by Council on December 7, 2010.

The Developer is now requesting a second final map (SM 4992) on the property which contains Unit 3. In accordance with the Subdivision Map Act, the developer has met all map conditions and signed the Subdivision Improvement Agreement and posted security.

A portion of the project improvements (soundwall and landscaping along Gibson Road) are reimbursable from the Southeast Area Infrastructure fees and the Development Impact fee program. This final map includes a total of \$683,000 in public improvements.

Discussion

The map, improvement plans, reimbursement agreement, and related documents has been reviewed by staff and found to be technically correct and consistent with the tentative map, project development agreement, and conditions of approval.

The Subdivision Improvement Agreement and the Reimbursement Agreement are provided as attachments to this report.

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.

The City has been collecting fees to reimburse the construction costs for the Gibson Road soundwall and landscaping within its development impact fee and Southeast Area district fee.

Fiscal Impact

This project's processing costs were covered by fees. In addition, at build-out, the 28 lots are estimated to generate \$193,676 in Development Impact Fees and \$454,300 in other fees.

The City will be required to reimburse or credit approximately \$136,380 of the construction costs from Development Impact Fees and Southeast Area Infrastructure Fees.

SUBJECT: Approve Final Map for Subdivison No. 4992, Starlyn Park, Phase 2 (Unit 3)

PAGE: 3
ITEM:

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council approve Final Subdivision Map 4992.

Prepared by: Christopher Fong, PE
Associate Civil Engineer

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

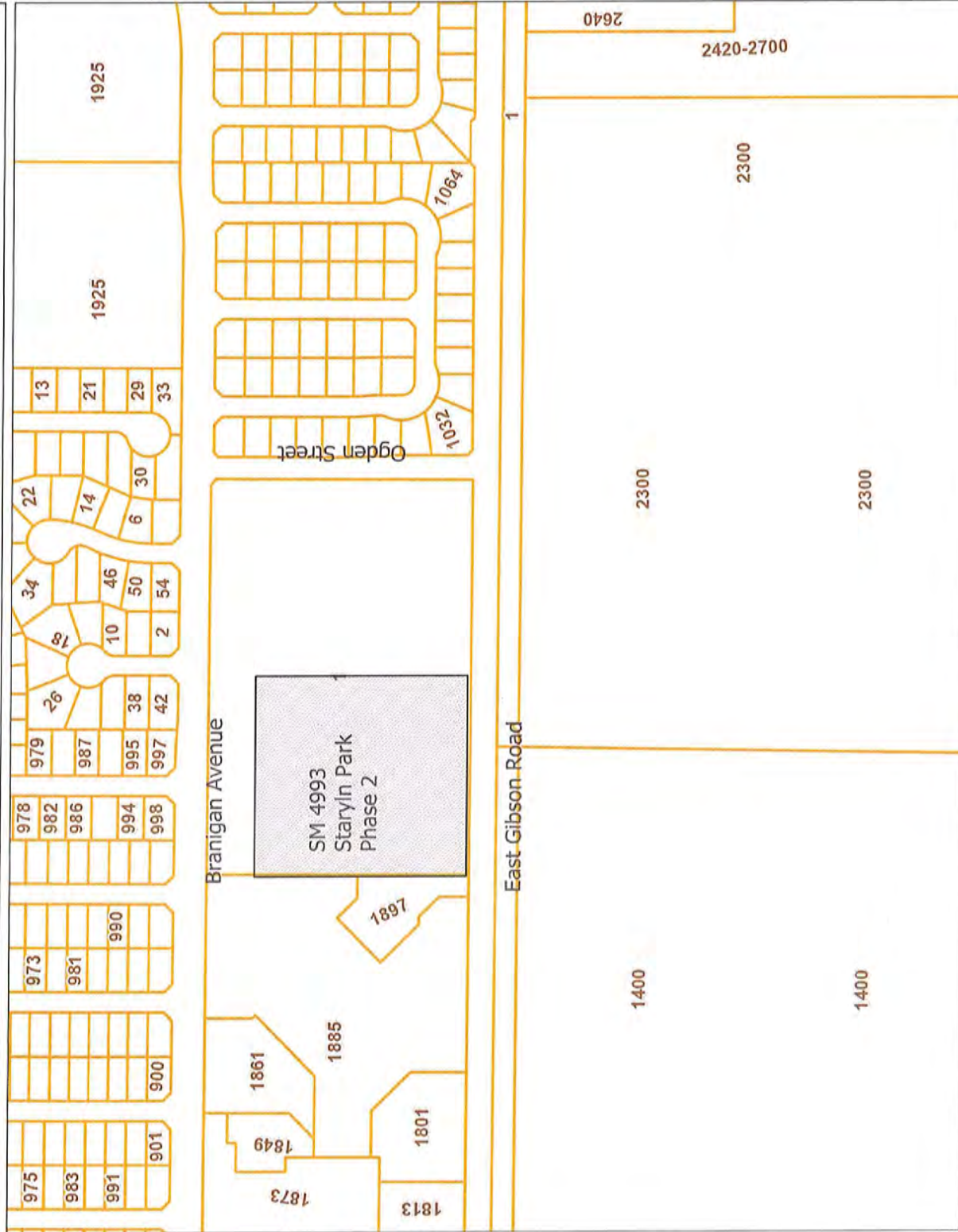
Reviewed by: Paul Siegel
Deputy Director CDD

Mark G. Deven
City Manager

Attachment: Location Map
Subdivision Improvement Agreement
Reimbursement Agreement



LOCATION MAP - STARLYN PARK, PHASE 2



Legend
Parcels

1: 4,000



Notes

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

0.1 Miles



RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

CITY OF WOODLAND
300 First Street
Woodland, California 95695
ATTN: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBDIVISION IMPROVEMENT AGREEMENT
FOR COMPLETION OF PUBLIC IMPROVEMENTS

Subdivision No. 4992

Between

THE CITY OF WOODLAND
A California municipal corporation

And

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

SUBDIVISION IMPROVEMENT AGREEMENT
FOR COMPLETION OF PUBLIC IMPROVEMENTS

PARCEL/TRACT MAP NO. 4992

I. PARTIES AND DATE.

This Subdivision Improvement Agreement for the Completion of Public Improvements ("Agreement") is entered into as of this ____ day of _____, 20__, by and between the CITY OF WOODLAND, a California municipal corporation ("City") and Pulte Home Corporation, a Michigan Corporation with its principal office located at 4196 Douglas Blvd, Ste 100 Granite Bay, CA 95746 ("Developer"). City and Developer are sometimes hereinafter individually referred to as "Party" and hereinafter collectively referred to as the "Parties."

II. RECITALS.

A. Developer's tentative parcel/tract map for real property located within City, a legal description of which is attached hereto as Exhibit "A" ("Property"), was conditionally approved by the Woodland Planning Commission on May 6, 2010. The tentative parcel/tract map is identified in City records as Subdivision Map No. 4992 ("Map").

B. Developer is the owner of Property, and Developer proposes to do and perform certain work of improvement thereon as set forth in this Agreement.

C. Developer has submitted and requests approval of Final Map No. 4992, which relates, in whole or in part, to the subdivision proposed by Developer's Map for the Property.

D. Developer has not completed all of the work or made all of the public improvements required by Chapter 21 of the Woodland Municipal Code, the Subdivision Map Act (California Government Code Section 66410, et seq.) ("Map Act"), the conditions of approval for the Map, or other ordinances, resolutions, or policies of City requiring construction of improvements in conjunction with the subdivision of land.

E. Pursuant to Chapter 21 of the Woodland Municipal Code and the applicable provisions of the Map Act, Developer and City enter into this Agreement for the timely construction and completion of the public improvements and the furnishing of the security therefor, acceptable to the City Engineer and City Attorney, for the Map.

F. Developer's execution of this Agreement and the provision of the security are made in consideration of City's approval of the final map for the Property.

G. The development of the Property is also subject to the terms and conditions of a development agreement, approved by the Woodland Planning Commission on May 6, 2010.

III. TERMS.

1.0 Effectiveness. This Agreement shall not be effective unless and until all three of the following conditions are satisfied: (a) Developer provides City with security of the type and in the amounts required by this Agreement; (b) Developer executes this Agreement; and (c) the City Council of the City of Woodland ("City Council") approves the final map for the Property. If any of the above described conditions are not satisfied, this Agreement shall automatically terminate without need of further action by either City or Developer, and Developer may not thereafter record the final map for the Property.

1.1 Definitions. For purposes of enforcing this Agreement, the term "City" shall include, but shall not be limited to, City Council, Public Works Director, City Engineer, Community Development Director, Building Official, or any of their authorized representatives. City shall have the sole and absolute discretion to determine which public body, public official, or public employee may act on behalf of City for any particular purpose.

2.0 Public Improvements. Developer shall construct or have constructed at its own cost, expense, and liability all improvements required by City as part of the approval of the Map, including, but not limited to, all grading, roads, paving, curbs and gutters, pathways, storm drains, sanitary sewers, utilities, drainage facilities, traffic controls, landscaping, street lights, and all other required facilities as shown in detail on the plans, profiles, and specifications which have been prepared by or on behalf of Developer for the Map ("Public Improvements"). The Public Improvements are more specifically described in Exhibit "B", which is attached hereto and incorporated herein by this reference. Construction of the Public Improvements shall include any transitions and/or other incidental work deemed necessary for drainage or public safety. Developer shall be responsible for the replacement, relocation, or removal of any component of any utility system or public improvement in conflict with the construction or installation of the Public Improvements. Such replacement, relocation, or removal shall be performed to the complete satisfaction of the City Engineer and the owner of such utility system or public improvement. Developer further promises and agrees to provide all equipment, tools, materials, labor, tests, design work, and engineering services necessary or required by City to fully and adequately complete the Public Improvements.

2.1 Prior Partial Construction of Public Improvements. Subject to Section 2.3, herein, where construction of any Public Improvements has been partially completed prior to the execution of this Agreement, Developer agrees to complete such Public Improvements or ensure their completion in accordance with this Agreement.

2.2 Permits; Notices; Utility Statements. Prior to commencing any work, Developer shall, at its sole cost, expense, and liability, obtain all necessary permits and licenses and give all necessary and incidental notices required for the lawful construction of the Public Improvements and performance of Developer's obligations under this Agreement. Developer shall conduct the work in full compliance with the regulations, rules, and other requirements contained in any permit or license issued to Developer.

2.3 Pre-approval of Plans and Specifications. Developer is prohibited from commencing work on any Public Improvement until all plans, specifications, estimates, and bonds for such Public Improvement have been submitted to and approved by the City Engineer,

the City Attorney, or their authorized designee. Approval by the City Engineer shall not relieve Developer from ensuring that all Public Improvements conform with all other requirements and standards set forth in this Agreement.

2.4 Quality of Work; Compliance With Laws and Codes. The construction plans and specifications for the Public Improvements shall be prepared in accordance with all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements. The Public Improvements shall be completed in accordance with all approved maps, conditions, plans, specifications, standard drawings, and special amendments thereto on file with City, as well as all applicable federal, state, and local laws, ordinances, regulations, codes, standards, and other requirements applicable at the time work is actually commenced.

2.5 Standard of Performance. Developer and its contractors, if any, shall perform all work required to construct the Public Improvements under this Agreement in a skillful and workmanlike manner, and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Developer represents and maintains that it or its contractors shall be skilled in the professional calling necessary to perform the work. Developer warrants that all of its employees and contractors shall have sufficient skill and experience to perform the work assigned to them, and that they shall have all licenses, permits, qualifications, and approvals of whatever nature that are legally required to perform the work, and that such licenses, permits, qualifications, and approvals shall be maintained throughout the term of this Agreement.

2.6 Alterations to Improvements. The Public Improvements in Exhibit "B" are understood to be only a general designation of the work and improvements to be done, and not a binding description thereof. All work shall be done and improvements made and completed as shown on approved plans and specifications, and any subsequent alterations thereto. If during the course of construction and installation of the Public Improvements it is determined that the public interest requires alterations in the Public Improvements, Developer shall undertake such design and construction changes as may be reasonably required by City. Any and all alterations in the plans and specifications and the Public Improvements to be completed may be accomplished without giving prior notice thereof to Developer's surety for this Agreement.

2.7 Superintendence by Developer. Developer shall require each contractor and subcontractor to have a competent foreperson on the job at all times when that contractor or subcontractor, or any employee or agent thereof, is performing work on the Public Improvements. Before starting work on the Public Improvements, each contractor and subcontractor shall submit in writing the name of the proposed foreperson, who shall be subject to the review and approval of City. Following approval by City, each foreperson shall be present at the work site at all times that any work is in progress and at any time that any employee of the contractor or subcontractor is present at the work site. Should a contractor or subcontractor desire to change its foreperson, it shall provide the information specified above and obtain City's prior written approval. City, in its sole and absolute discretion, may require any contractor or subcontractor to replace its foreperson provided that City gives the contractor or subcontractor at least forty-eight hours written notice.

Developer shall, at all times, enforce strict discipline and good order among its employees and those of its subcontractors and shall not employ any unfit person or anyone not skilled in the assigned task. If any person employed by a contractor or subcontractor fails or refuses to carry out the directions of the City or appears to the City, in its sole and absolute discretion, to be incompetent or to act in a disorderly or improper manner, such person shall be removed from the project immediately upon request by the City, and such person shall not again be employed on the work. Such removal shall not be the basis for any claim of compensation or damages against the City.

In addition, Developer shall maintain an office with a telephone and Developer or a person authorized to make decisions and to act on Developer's behalf in Developer's absence shall be available to be on the job within three (3) hours of being called at such office by the City, during the hours of 9:00 a.m. through 5:00 p.m., Monday through Friday, or any other day or time when work is being performed on the Public Improvements. Developer shall also provide City with a telephone number, at which Developer, or its representative, shall be available twenty-four (24) hours a day in the event of an emergency.

3.0 Maintenance of Public Improvements and Landscaping Prior to Acceptance by City. City shall not be responsible or liable for the maintenance or care of the Public Improvements until City approves and accepts them. City shall exercise no control over the Public Improvements until accepted. Any use by any person of the Public Improvements, or any portion thereof, shall be at the sole and exclusive risk of Developer at all times prior to City's acceptance of the Public Improvements. Developer shall maintain all the Public Improvements in a state of good repair until they are completed by Developer and approved and accepted by City.

Maintenance shall include, but shall not be limited to: repair of pavement, curbs, gutters, sidewalks, signals, parkways, water mains, and sewers; maintaining all landscaping in a vigorous and thriving condition reasonably acceptable to City; removal of debris from sewers and storm drains; and sweeping, repairing, and maintaining in good and safe condition all streets and street improvements. Developer shall cause the sweeping of streets to occur weekly at a minimum. Developer shall perform additional street sweeping work as necessary depending on construction activities or as required by, and at the direction of, the City Engineer. It shall be Developer's responsibility to initiate all maintenance work, but if it shall fail to do so, it shall promptly perform such maintenance work when notified to do so by City. If Developer fails to properly prosecute its maintenance obligation under this Section, City may do all work necessary for such maintenance and the cost thereof shall be the responsibility of Developer and its surety under this Agreement. City shall not be responsible or liable for any damages or injury of any nature in any way related to or caused by the Public Improvements or their condition prior to acceptance.

4.0 Construction Schedule. Unless extended pursuant to this Section of this Agreement, Developer shall fully and adequately complete or have completed the Public Improvements by June 7, 2012 or before any certificates of occupancy are issued for any lots within the Property, whichever is earlier. At least fifteen (15) days prior to the commencement of such work, Developer shall notify the City Engineer in writing of the date fixed by Developer for commencement of the work.

4.1 Extensions. Time is of the essence with regard to this Agreement. The City Council may, in its sole and absolute discretion, provide Developer with additional time within which to complete the Public Improvements. Requests for extension of time shall be in writing and shall be delivered to City in the manner hereinafter specified for service of notices. An extension of time, if any, shall be granted only in writing, and an oral extension shall not be valid or binding on City.

It is understood that by providing the security required by this Agreement, Developer and its surety consent in advance to any extension of time as may be given by City to Developer, and waive any and all right to notice of such extension(s). Developer's acceptance of an extension of time granted by City shall constitute a waiver by Developer and its surety of all defenses of laches, estoppel, statutes of limitations, and other limitations of action in any action or proceeding filed by City following the date on which the Public Improvements were to have been completed hereunder.

In addition, as consideration for granting such extension to Developer, City reserves the right to review the provisions of this Agreement, including, but not limited to, the construction standards, the cost estimates approved by City, and the sufficiency of the improvement security provided by Developer, and to require adjustments thereto when warranted according to City's reasonable discretion.

4.2 Accrual of Limitations Period. Any limitations period provided by law related to breach of this Agreement or the terms thereof shall not accrue until Developer has provided the City Engineer with written notice of Developer's intent to abandon or otherwise not complete required or agreed upon Public Improvements.

5.0 Grading. Developer agrees that any and all grading done or to be done in conjunction with construction of the Public Improvements or development of the Property shall conform to all federal, state, and local laws, ordinances, regulations, and other requirements including, without limitation, City's grading regulations, the National Pollutant Discharge Elimination Systems (NPDES), and stormwater regulations thereunder as administered by the State Water Resources Control Board and Regional Water Quality Control Boards. In order to prevent damage to the Public Improvements by improper drainage or other hazards, the grading shall be completed in accordance with the time schedule for completion of the Public Improvements established by this Agreement, and prior to City's approval and acceptance of the Public Improvements and release of the Security as set forth in this Agreement. Developer further agrees that the indemnification as set forth in this Agreement shall extend to and include any and all grading contemplated by this Agreement, including but not limited to, any partial or rough grading work.

6.0 Utilities. Developer shall assume all costs for and shall provide utility services, including water, power, gas, and telephone service to serve each parcel, lot, or unit of land within the Property in accordance with all applicable federal, state, and local laws, rules, and regulations, including, but not limited to, the regulations, schedules, and fees of the utilities or agencies providing such services. Except for commercial or industrial properties, Developer shall also provide cable television facilities to serve each parcel, lot, or unit of land in accordance

with all applicable federal, state, and local laws, rules, and regulations, including, but not limited to, the requirements of the cable company possessing a valid franchise with City to provide such service within City's jurisdictional limits. All utilities shall be installed underground, unless otherwise approved by the City Council or the Planning Commission of the City of Woodland, or by any other state or federal laws or regulations.

7.0 Fees and Charges. Developer shall, at its sole cost, expense, and liability, pay all fees, charges, and taxes arising out of construction of the Public Improvements, including, but not limited to fees for the checking, filing, and processing of improvement plans and specifications and for inspecting the construction of the Public Improvements. These fees must be paid in full prior to approval of the final map and improvement plans. The fees referred to above are not necessarily the only City fees, charges, or other costs that have been or will be imposed on the subdivision and its development, and this Agreement shall in no way exonerate or relieve Developer from paying such other applicable fees, charges, and/or costs.

8.0 City Inspection of Public Improvements. Developer shall, at its sole cost, expense, and liability, and at all times during construction of the Public Improvements, maintain reasonable and safe facilities and provide safe access for inspection by City of the Public Improvements and areas where construction of the Public Improvements is occurring or will occur.

9.0 Default; Notice; Remedies.

9.1 Notice. If Developer neglects, refuses, or fails to fulfill or timely complete any obligation, term, or condition of this Agreement, or if City determines there is a violation of any federal, state, or local law, ordinance, regulation, code, standard, or other requirement, City may at any time thereafter declare Developer to be in default or violation of this Agreement and make written demand upon Developer or its surety, or both, to immediately remedy the default or violation ("Notice"). Developer shall substantially commence the work required to remedy the default or violation within ten (10) days of the Notice. If the default or violation constitutes an immediate threat to the public health, safety, or welfare, City may provide the Notice verbally, and Developer shall substantially commence the required work within twenty-four (24) hours thereof. Immediately upon City's issuance of the Notice, Developer and its surety shall be liable to City for all costs of construction and installation of the Public Improvements and all other administrative costs and expenses.

9.2 Failure to Remedy; City Action. If the work required to remedy the noticed default or violation is not diligently prosecuted to a completion acceptable to City within the time frame contained in the Notice, City may complete all remaining work, arrange for the completion of all remaining work, and/or conduct such remedial activity as in its sole and absolute discretion it believes is required to remedy the default or violation. All such work or remedial activity shall be at the sole and absolute cost, expense, and liability of Developer and its surety, without the necessity of giving any further notice to Developer or surety. City's right to take such actions shall in no way be limited by the fact that Developer or its surety may have constructed any, or none, of the required or agreed upon Public Improvements at the time of City's demand for performance. In the event City elects to complete or arrange for completion of the remaining work and improvements, City may require all work by Developer or its surety to

cease in order to allow adequate coordination by City. Notwithstanding the foregoing, if conditions precedent for reversion to acreage can be met and if the interests of City will not be prejudiced thereby, City may also process a reversion to acreage and thereafter recover from Developer or its surety the full cost and expense incurred.

9.3 Other Remedies. No action by City pursuant to this Section of this Agreement shall prohibit City from exercising any other right or pursuing any other legal or equitable remedy available under this Agreement or any federal, state, or local law. City may exercise its rights and remedies independently or cumulatively, and City may pursue inconsistent remedies. City may institute an action for damages, injunctive relief, or specific performance.

10.0 Acceptance of Improvements; As-Built or Record Drawings. If the Public Improvements are properly completed by Developer and approved by the City Engineer, and if they comply with all applicable federal, state and local laws, ordinances, regulations, codes, standards, and other requirements, the City Council shall be authorized to accept the Public Improvements. The City Council may, in its sole and absolute discretion, accept fully completed portions of the Public Improvements prior to such time as all of the Public Improvements are complete, which shall not release or modify Developer's obligation to complete the remainder of the Public Improvements within the time required by this Agreement. Upon the total or partial acceptance of the Public Improvements by City, the City Clerk shall file with the Recorder's Office of the County of Yolo, a notice of completion for the accepted Public Improvements in accordance with California Civil Code Section 3093, at which time the accepted Public Improvements shall become the sole and exclusive property of City without payment therefor.

Title to and ownership of the Public Improvements constructed under this Agreement shall vest absolutely in City upon completion and acceptance in writing of such Public Improvements by City.

Issuance by City of occupancy permits for any buildings or structures located on the Property shall not be construed in any manner to constitute City's acceptance or approval of any Public Improvements. Notwithstanding the foregoing, City may not accept any Public Improvements unless and until Developer provides one (1) set of "as-built" or record drawings or plans to the City Engineer for all such Public Improvements. The drawings shall be certified and shall reflect the condition of the Public Improvements as constructed, with all changes incorporated therein.

11.0 Security; Surety Bonds. Prior to execution of this Agreement, Developer shall provide City with surety bonds in the amounts and under the terms set forth below ("Security"). Nothing in this Section is intended to prevent City, in its sole discretion, from requiring Developer to submit, or prevent Developer from submitting, security in a form other than bonds which may be allowed under California Government Code Section 66499, et seq. and Chapter 21 of the Woodland Municipal Code, and acceptable to City. The amount of the Security shall be based on the City Engineer's approximation of the actual cost to construct the Public Improvements, including the replacement cost for all public landscaping ("Estimated Costs"). If City determines, in its sole and absolute discretion, that the Estimated Costs have changed, Developer shall adjust the Security in the amount requested by City. Developer's compliance

with this Section shall in no way limit or modify Developer's indemnification obligation under this Agreement.

11.1 Faithful Performance Bond. To guarantee the faithful performance of the Public Improvements and all the provisions of this Agreement, to protect City if Developer is in default as set forth in this Agreement, and to secure Developer's one-year guarantee and warranty of the Public Improvements, including the maintenance of all public landscaping in a vigorous and thriving condition, Developer shall provide City an irrevocable faithful performance bond in the amount of Six Hundred Eighty Three Thousand & 00/00 Dollars (\$683,000), which sum shall be not less than one hundred percent (100%) of the Estimated Costs. The City may, in its sole and absolute discretion, partially release a portion or portions of the security provided under this Section as the Public Improvements are accepted by City, as provided under this Agreement, provided that Developer is not in default on any provision of this Agreement or condition of approval for the Map and that no more than seventy percent (70%) of the security is released prior to full final completion and acceptance of all Public Improvements. All security provided under this Section shall be released no later than the end of the Warranty period, or any extension thereof as provided by this Agreement, provided that Developer is not in default on any provision of this Agreement or condition of approval for the Map.

11.2 Payment Bond. To secure payment to the contractors, subcontractors, laborers, material men, and other persons furnishing labor, materials, or equipment for performance of the Public Improvements and this Agreement, Developer shall provide City an irrevocable payment bond in the amount of Three Hundred Forty One Thousand & 00/00 Dollars (\$341,500), which sum shall not be less than fifty percent (50%) of the Estimated Costs. At the discretion of City, the security provided under this Section may be released by written authorization of the City Engineer six (6) months after the date City accepts the final Public Improvements, or within the time limits established in California Government Code Section 66499.7. The amount of such security shall be reduced by the total of all stop notice or mechanic's lien claims of which City is aware, plus an amount equal to twenty percent (20%) of such claims for reimbursement of City's anticipated administrative and legal expenses arising out of such claims.

11.3 Guarantee and Warranty Bond. Developer hereby guarantees and warrants all Public Improvements against any defective work or labor done, or defective materials furnished in the performance of this Agreement, including the maintenance of all public landscaping within the Property in a vigorous and thriving condition reasonably acceptable to City, for a period of one (1) year following completion of the work and acceptance by City ("Warranty"). During the Warranty, Developer shall repair, replace, or reconstruct any defective or otherwise unsatisfactory portion of the Public Improvements, in accordance with the current ordinances, resolutions, regulations, codes, standards, or other requirements of City, and to the approval of the City Engineer. All repairs, replacements, or reconstruction during the Warranty shall be at the sole cost, expense, and liability of Developer and its surety. As to any Public Improvements which have been repaired, replaced, or reconstructed during the Warranty, Developer and its surety hereby agree to extend the Warranty for an additional one (1) year period following City's acceptance of the repaired, replaced, or reconstructed Public Improvements. Nothing herein shall relieve Developer from any other liability it may have under federal, state, or local law to repair, replace, or reconstruct any Public Improvement

following expiration of the Warranty or any extension thereof. Developer's warranty obligation under this Section shall survive the expiration or termination of this Agreement.

Prior to execution of this Agreement, Developer shall provide City with an irrevocable guarantee and warranty bond in the amount of Sixty Eight Thousand Three Hundred & 00/00 Dollars (\$68,300), which sum shall not be less than ten percent (10%) of the Estimated Costs of the Work to guarantee and warrant the Work, for a period of one year following its completion and acceptance, against any defective work or labor done, or defective materials furnished, as required by California Government Code Section 66499.3(d). Any unused portion of the guarantee and warranty security shall be released one year after acceptance of the required improvements by the City Council.

11.4 Additional Requirements. The surety for any surety bonds provided as Security shall have a current A.M. Best's rating of no less than A:VII, shall be authorized to do business in the State of California or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law, and shall be satisfactory to City. As part of the obligation secured by the Security and in addition to the face amount of the Security, Developer or its surety shall secure the costs and reasonable expenses and fees, including reasonable attorneys' fees and costs, incurred by City in enforcing the obligations of this Agreement. Developer and its surety stipulate and agree that no change, extension of time, alteration, or addition to the terms of this Agreement, the Public Improvements, or the plans and specifications for the Public Improvements shall in any way affect its obligation on the Security.

11.5 Evidence and Incorporation of Security. Evidence of the Security shall be provided on the forms set forth in Exhibit "C", unless other forms are deemed acceptable by the City Engineer and the City Attorney, and when such forms are completed to the satisfaction of City, the forms and evidence of the Security shall be attached hereto as Exhibit "C" and incorporated herein by this reference.

12.0 Lien. To secure the timely performance of Developer's obligations under this Agreement, including those obligations for which security has been provided pursuant to this Agreement, Developer hereby creates in favor of City a lien against all portions of the Property not dedicated to City or some other governmental agency for a public purpose. As to Developer's default on those obligations for which security has been provided pursuant to this Agreement, City shall first attempt to collect against such security prior to exercising its rights as a contract lienholder under this Section.

13.0 Indemnification. Developer shall defend, indemnify, and hold harmless City, its elected officials, officers, employees, agents, and volunteers from any and all actual or alleged claims, demands, causes of action, liability, loss, damage, or injury, to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency, arising out of or incident to any acts, omissions, negligence, or willful misconduct of Developer, its personnel, employees, agents, or contractors in connection with or arising out of construction or maintenance of the Public Improvements, or performance of this Agreement. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and

related costs or expenses, and the reimbursement of City, its elected officials, officers, employees, and/or agents for all legal expenses and costs incurred by each of them. This indemnification excludes only such portion of any claim, demand, cause of action, liability, loss, damage, penalty, fine, or injury, to property or persons, including wrongful death, which is caused solely and exclusively by the negligence or willful misconduct of City as determined by a court or administrative body of competent jurisdiction. Developer's obligation to indemnify shall survive the expiration or termination of this Agreement, and shall not be restricted to insurance proceeds, if any, received by Agency, its elected officials, officers, employees, agents, or volunteers.

14.0 Insurance.

14.1 Types; Amounts. Developer shall procure and maintain, and shall require its contractors and subcontractors to procure and maintain, during construction of any Public Improvement pursuant to this Agreement, insurance of the types and in the amounts described below ("Required Insurance") and without limiting the indemnity provisions of this Agreement. If any of the Required Insurance contains a general aggregate limit, such insurance shall apply separately to this Agreement or be no less than three times the specified occurrence limit. For purposes of this Section 14.0, et seq., the "indemnified parties" shall mean City, its elected officials, officers, employees, agents, and volunteers, as described in this Agreement. The Required Insurance shall contain standard separation of insureds provisions, and shall contain no special limitations on the scope of its protection to City, its elected officials, officers, employees, agents, and volunteers.

14.1.1 Commercial General Liability. Developer, its contractors and subcontractors shall procure and maintain Commercial General Liability Insurance with minimum limits of at least \$1,000,000 per occurrence, and if written with an aggregate, the aggregate shall be double the per occurrence limit. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting coverage for: (1) products and completed operations; (2) contractual liability; (3) third party action over claims; (4) cross liability exclusion for claims or suits by one insured against another; or (5) explosion, collapse or underground hazard (XCU).

14.1.2 Automobile Liability. Developer, its contractors and subcontractors shall procure and maintain automobile liability insurance with minimum limits of \$1,000,000 each accident. Such insurance shall include coverage for the ownership, operation, maintenance, use, loading, or unloading of any vehicle owned, leased, hired, or borrowed by the insured or for which the insured is responsible. If Developer does not own any company vehicles and if requested by City, this requirement may be satisfied by providing a non-owned auto endorsement to the Commercial General Liability policy.

14.1.3 Workers' Compensation. Developer, its contractors and subcontractors shall procure and maintain workers' compensation insurance with limits as required by the Labor Code of the State of California and Employers' Liability Insurance of not less than \$1,000,000 per accident for bodily injury and disease.

14.1.4 Professional Liability. If applicable to this Agreement and required by City, for any consultant or other professional who will engineer or design the Public Improvements, professional liability insurance for errors and omissions with limits not less than \$1,000,000 per occurrence, shall be procured and maintained for a period of three (3) years following completion of the Public Improvements and shall specifically include all work to be performed under the Agreement. If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination of this Agreement.

14.1.5 Contractors Pollution Liability. If applicable to this Agreement and required by City, Contractors Pollution Liability Insurance covering all of Developer's operations to include onsite and offsite coverage for bodily injury (including death and mental injury), property damage, defense costs and cleanup costs with minimum limits of \$5,000,000 per loss and \$10,000,000 total all losses. The policy shall contain no endorsements or provisions limiting contractual liability or coverage for cross liability of claims or suits by one insured against another. Non-owned disposal site coverage shall be provided if handling, storing or generating hazardous materials or any material/substance otherwise regulated under environmental laws/regulations.

For projects involving transportation of hazardous waste/materials, the policy shall include coverage for loading/unloading from the project site to final disposal locations, and all disposal locations shall be scheduled as non-owned disposal sites.

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

14.2 Deductibles. Any deductibles or self-insured retentions must be approved by City in writing and shall protect the indemnified parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

14.3 Certificates; Verification. Developer, its contractors and subcontractors shall furnish City with original certificates of insurance and endorsements effecting coverage for the Required Insurance. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates and endorsements must be received and approved by City prior to the execution of this Agreement and before work pursuant to this Agreement can begin. City reserves the right to require complete, certified copies of all required insurance policies at any time.

14.4 Insurer Rating. Unless approved in writing by City, the insurers for all Required Insurance shall have a current A.M. Best rating of at least A:VII, shall be authorized to do business in the State of California or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law, and shall be satisfactory to City.

14.5 Endorsements.

14.5.1 The Commercial General Liability, Automobile Liability, and Contractors Pollution Liability policies, if the latter is required by City, shall be endorsed as follows:

Additional Insured: The indemnified parties shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of this Agreement. The "Additional Insured Endorsement" shall contain no other modifications to the policy.

Primary Insurance: This insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the indemnified parties shall not contribute with this primary insurance.

Severability: In the event one insured, whether named or additional, incurs liability to any other of the insureds, whether named or additional, the policy shall cover the insured against whom the claim is made or may be made in the same manner as if separate policies had been issued to each insured, except that the limits of insurance shall not be increased thereby.

Cancellation: The policy shall not be canceled or the coverage suspended, voided, reduced, or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City, except ten (10) days prior written notice shall be allowed for non-payment of premium.

Duties: Any failure by the named insured to comply with report provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the indemnified parties.

Applicability: That the coverage provided therein shall apply to the obligations assumed by Developer, its contractors or subcontractors under the indemnity provisions of this Agreement, unless the policy or policies contain a blanket form of contractual liability coverage.

14.5.2 The Workers' Compensation policy or policies required by this Agreement shall be endorsed as follows:

Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified parties.

Cancellation: The policy shall not be canceled or the coverage suspended, voided, reduced, or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City, except ten (10) days prior written notice shall be allowed for non-payment of premium.

14.5.3 The Professional Liability policy or policies required by this Agreement, if required by City, shall be endorsed as follows:

Cancellation: The policy shall not be canceled or the coverage suspended, voided, reduced, or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City, except ten (10) days prior written notice shall be allowed for non-payment of premium.

15.0 Signs and Advertising. Developer understands and agrees to City's ordinances, regulations, and requirements governing signs and advertising structures. Developer hereby agrees with and consents to the removal by City of all signs or other advertising structures erected, placed, or situated in violation of any City ordinance, regulation, or other requirement. Removal shall be at the expense of Developer. Developer shall indemnify and hold City free and harmless from any claim or demand arising out of or incident to signs, advertising structures, or their removal.

16.0 Relationship Between the Parties. The Parties hereby mutually agree that neither this Agreement, any map related to the Property, nor any other related entitlement, permit, or approval issued by City for the Property shall operate to create the relationship of partnership, joint venture, or agency between City and Developer. Developer's contractors and subcontractors are exclusively and solely under the control and dominion of Developer. Nothing herein shall be deemed to make Developer, its contractors or subcontractors an agent, contractor or subcontractor of City.

17.0 General Provisions.

17.1 Authority to Enter Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority make this Agreement and bind each respective Party.

17.2 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

17.3 Construction; References; Captions. It being agreed the Parties or their agents have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days, or period for performance shall be deemed calendar days and not work days. All references to Developer include all personnel, employees, agents, and

subcontractors of Developer, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

17.4 Notices. All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

CITY:

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

DEVELOPER:

Pulte Home Corp., a Michigan Corporation
4196 Douglas Boulevard, Suite 100
Granite Bay, CA 95746
Attn: Vice President of Land

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of seventy-two (72) hours after deposit in the U.S. Mail.

17.5 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

17.6 Waiver. City's failure to insist upon strict compliance with any provision of this Agreement or to exercise any right or privilege provided herein, or City's waiver of any breach of this Agreement, shall not relieve Developer of any of its obligations under this Agreement, whether of the same or similar type. The foregoing shall be true whether City's actions are intentional or unintentional.

17.7 Assignment or Transfer of Agreement. Developer shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without prior written consent of City. Any attempt to do so shall be null and void, and any assignee, hypothecatee, or transferee shall acquire no right or interest by reason of such attempted assignment, hypothecation, or transfer. Unless specifically stated to the contrary in City's written consent, any assignment, hypothecation, or transfer shall not release or discharge Developer from any duty or responsibility under this Agreement. In the event that City consents in writing to such an assignment, any assignee, hypothecatee, or transferee shall expressly assume Developer's obligations hereunder by a written agreement in a form, and containing such security, as is reasonably acceptable to City.

The agreement, hypothecation, or transfer shall be to the satisfaction of the City Attorney and shall include provisions requiring the assignee to post bonds or submit another form of financial security, satisfactory to City and approved by the City Attorney, to guarantee construction of the Public Improvements. The agreement shall survive the recordation of the Final Map and shall be recorded against each of the proposed lots to inform successors and

assigns of the required Public Improvements to be constructed and their time frame for construction.

Following any permitted assignment, hypothecation, or transfer of the Public Improvements as set forth in this Section, City shall release Developer from its obligations so assigned and shall release to Developer any bonds or other security posted to secure the Public Improvements so assigned; provided, however, that City shall not release any security or undertakings given to secure the performance of any of the Public Improvements not assigned, hypothecated, or transferred.

17.8 Binding Effect. Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This Section shall not be construed as an authorization for any Party to assign any right or obligation.

17.9 No Third-Party Beneficiaries. There are no intended third-party beneficiaries of any right or obligation assumed by the Parties.

17.10 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

17.11 Consent to Jurisdiction and Venue. This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Yolo, California. Each Party waives the benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

17.12 Attorneys' Fees and Costs. If any arbitration, lawsuit, or other legal action or proceeding is brought by one Party against the other Party in connection with this Agreement or the Property, the prevailing party, whether by final judgment or arbitration award, shall be entitled to and recover from the other party all costs and expenses incurred by the prevailing party, including actual attorneys' fees ("Costs"). Any judgment, order, or award entered in such legal action or proceeding shall contain a specific provision providing for the recovery of Costs. This Section shall survive the termination or expiration of this Agreement.

17.13 Acquisition and Dedication of Easements or Rights-of-Way. If any of the Public Improvements required by this Agreement are to be constructed on land not within the subdivision or an already-existing public right-of-way, no construction or installation shall be commenced before:

17.13.1 The irrevocable offer of dedication or conveyance to City of appropriate rights-of-way, easements, or other interests in real property, and appropriate authorization from the property owner to allow construction or installation of the Public Improvements or work; or

17.13.2 The issuance of an order of possession by a court of competent jurisdiction pursuant to California's Eminent Domain Law. Developer shall comply in all respects with any such order of possession.

Nothing in this paragraph 17.13 shall be construed as authorizing or granting an extension of time to Developer for completion of the Public Improvements.

17.14 Prevailing Wages. Prevailing wages may apply to some or all work performed in the execution of this Agreement. Notwithstanding any provision of applicable law to the contrary, Developer, and its subcontractors and suppliers, are responsible for determining whether prevailing wages apply, based on applicable laws and regulations. To the extent it is determined that prevailing wages are required Developer, and its subcontractors and suppliers, shall comply with all prevailing wage requirements set forth in the California Labor Code. In the event it is determined that payment of prevailing wages was required for any work performed under this Agreement, and such wages were not paid, Developer shall pay all penalties and wages as required by the California Labor Code and associated regulations. Notwithstanding any applicable law or regulation to the contrary, including but not limited to Sections 1773 and 1781 of the California Labor Code, Developer shall defend, indemnify, and hold City harmless against any action, claim, proceeding, fine, penalty or other action taken, filed, brought, or imposed as a result of any failure to pay prevailing wages where such payment was required.

17.15 Counterparts. This Agreement may be executed in counterpart originals, which taken together, shall constitute one and the same instrument.

CITY OF WOODLAND

**Pulte Home Corporation, a
Michigan corporation**

By: _____
Artemio Pimentel, Mayor

By: _____
Signature

Printed Name

Title

ATTEST:

(Seal)

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
Andrew Morris, City Attorney
Best Best & Krieger LLP

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 20____, before me, _____, the undersigned notary public, personally appeared _____

~ personally known to me OR ~ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____, 20____, before me, _____, the undersigned notary public, personally appeared _____

~ personally known to me OR ~ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Subdivision Map NO. 4992 Starlyn Park, Phase 2 (Unit 3)

The land referred to is situated in the City of Woodland, County of Yolo, State of California and is described as follows:

Parcel 027-800-08

EXHIBIT "B"

LIST OF PUBLIC IMPROVEMENTS

For Subdivision Final Map 4992 Starlyn Park, Phase 2 (Unit 3)

Developer shall perform all work and furnish all materials necessary, in the opinion of the City Engineer and on his order, to complete the following Public Improvements in accordance with the plans and specifications on file with City or with any changes required or ordered by the City Engineer which, in his opinion, are necessary or required to complete this work.

Developer is required to perform the following Public Improvements under this Agreement:

Construction of streets, curbs, gutters, sidewalks, street lights, landscaping, water, sewer, and storm drain, utilities, joint trench for dry utilities, and appurtenances as specified on the plan set for Sub Division 4992 incorporated herein by reference.

EXHIBIT "C"

SURETY BONDS AND OTHER SECURITY

Subdivision 4879/Gibson Ogden

As evidence of understanding the provisions contained in this Agreement, and of Developer's intent to comply with same, Developer has submitted the below described security in the amounts required by this Agreement, and has affixed the appropriate signatures thereto:

FAITHFUL PERFORMANCE BOND: \$ 638,000

Surety: Bond Safeguard Insurance Company
Attorney-in-fact: Jane K. Botting
Address: 900 S. Frontage Rd., Suite 250
Woodridge, IL 60517

PAYMENT BOND: \$ 341,500

Surety: Bond Safeguard Insurance Company
Attorney-in-fact: Jane K. Botting
Address: 900 S. Frontage Rd., Suite 250
Woodridge, IL 60517

GUARANTEE AND WARRANTY SECURITY BOND: \$ 68,300

Surety: Bond Safeguard Insurance Company
Attorney-in-fact: Jane K. Botting
Address: 900 S. Frontage Rd., Suite 250
Woodridge, IL 60517

***PERFORMANCE/PAYMENT/MAINTENANCE BONDS FOR SUBDIVISION
IMPROVEMENT WERE SUBMITTED TO CITY WITH SUBDIVISION MAP No. 4992
IMPROVEMENT AGREEMENT BTWN. CITY OF WOODLAND AND PULTE HOME
CORPORATION, DATED MAY 2013.***

Bonds & Insurance on file with the City Clerk.

**AGREEMENT REGARDING
REIMBURSEMENT OF SOUTHEAST AREA SPECIFIC PLAN IMPROVEMENTS
BY THE CITY OF WOODLAND**

1. Parties and Date

This Agreement is entered into as of the ____ day of _____, 2011 ("Effective Date") by and between Pulte Home Corporation, a Michigan Corporation with its principal office located at 4196 Douglas Blvd, Ste 100 Granite Bay, CA 95746 ("Developer"), and the City of Woodland, a California municipal corporation ("City").

2. Recitals

2.1 In conjunction with the development of the Southeast Area Specific Plan area, Developer has constructed certain infrastructure improvements, including curbs, gutters, sidewalks, bikeways, soundwalls and/or landscaping, and/or agreed to grant real property interests to the City ("Improvements"), as required by City.

2.2 City and Developer are parties to a Southeast Area funding District for Development within the Southeast Area Specific Plan Area ("Reimbursement Agreement"), which provides for City reimbursement to Developer of Excess Costs (as defined therein) of such Improvements, by way of fee credits, or cash received from other benefiting property owners.

2.3 City desires to take ownership of, and responsibility for, the Improvements constructed by Developer and more particularly described in Exhibit "A," attached hereto and incorporated by this reference, and desires therefore to purchase the Improvements from Developer.

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

3. Terms

3.1 Purchase Price. The total purchase price for the Improvements shall be based on actually documented costs in accordance with Section 3.4 of this document and shall not exceed One Hundred Thirty Six Thousand Three Hundred and Eighty Dollars and 00/00 (\$136,380) ("Purchase Price") without prior written amendment to this agreement. The Purchase Price represents those costs reasonably incurred by Developer in constructing the Improvements, as set forth in Exhibit "A", Based on Engineer's Estimates as set forth in Exhibit B attached hereto and incorporated herein by this reference. Notwithstanding any other provision of this Agreement, Purchase Price shall be paid solely by from Southeast Area Infrastructure Fees ("SLIF") collected and Road Impact Development fee cash reimbursements. Developer acknowledges that the Purchase Price cannot be paid from the proceeds of bonds issued by a Community Facilities District.

3.2 Reimbursement. Upon construction and acceptance of improvements and submittal of documentation subject the approval of the City Engineer the City shall set up a reimbursement account in the amount of actual costs not to exceed One Hundred Thirty Six Thousand Three Hundred Eighty and 00/00 Dollars (\$136,380). After July 1 2012 and prior to August 30, 2012, the balance of the reimbursement account shall be paid to the developer.

3.3 Prevailing Wages. Developer is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ('Prevailing Wage Laws'), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Since the Improvements (other than the Improvements consisting solely of dedication of land) are an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since such Improvements will cost more than \$1,000, Developer warrants that it has fully complied with such Prevailing Wage Laws, and caused its contractors and subcontractors to so comply, by paying the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the construction and installation of the Improvements. Developer shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with applicable Prevailing Wage Laws.

3.4 Documentation of Costs. Within forty-five (45) days of the completion of the Reimbursable Improvements and their formal acceptance by City, Developer shall provide City an itemized accounting of the reasonable and actual costs of the Reimbursable Improvements incurred by Developer, and bills and copies of canceled checks (showing the front and back) evidencing the costs incurred for the Reimbursable Improvements. Developer shall also provide City with any additional information as to any items shown on the itemized accounting as requested by City to substantiate the costs. Should Developer fail to provide all required documents to City within such 45-day period, City shall be relieved from its reimbursement obligations as described herein.

3.5 Grant of Easements. Developer hereby grants to City all necessary easements, rights of way and rights of access and egress in and to all real property now or hereafter acquired and owned by Developer, as may be necessary or convenient to enable City to maintain, repair and exercise all other necessary control over the Improvements. Developer covenants that it will execute, deliver and record any and all additional documents as may be required to be executed, delivered and recorded to establish such easements, rights of way and rights of access and egress.

3.6 Title. Upon the transfer of the Improvements to City in accordance with this Agreement, title to the Improvements shall be deemed conveyed to and vested in City. City and Developer shall execute, deliver and cause to be recorded any and all documents necessary to convey such title to City. Said documentation may include, without limitation, a bill of sale or grant deed.

3.7 Documents. Developer shall cause all plans, specifications, records, reports, as-built drawings, construction documents and any other written material regarding the location, construction, maintenance and operation of the Improvements to the City prior to acceptance of improvements.

3.8 State of Title to Improvements. Developer shall transfer the Improvements to the

City free of all liens or encumbrances of any kind of record or known to Developer. Developer agrees to hold City harmless in regard to any liens or encumbrances of any kind which are alleged to have existed or arisen prior to the conveyance of the Improvements to City. Developer shall reimburse City for any and all costs and expenses, including attorneys' fees, which City expends in payment of, or defense against, any such liens or encumbrances which may have existed prior to the conveyance of the Improvements to City.

3.9 Notices. Any notices or correspondence relating to this Agreement shall be sent to the following addresses:

City: City of Woodland
Attn: Chief Financial Officer
With a Copy to: City Engineer
300 First Street
Woodland, CA 95695

Developer: Pulte Home Corporation
Attn: Vice President of Land
4196 Douglas Blvd, Ste 100
Granite Bay, CA 95746

3.10 Indemnification. Developer shall defend, indemnify, and hold harmless City, its officials, officers, agents, and employees from and against any and all claims, demands, causes of action, costs, expenses, liabilities, losses, damages, or injuries of any kind, including attorneys' fees, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to the design, grading, construction or maintenance of the Infrastructure.

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

3.12 Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the matters herein provided for, and may only be amended by a subsequent written agreement signed on behalf of both parties.

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

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

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

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

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

CITY OF WOODLAND

Pulte Home Corporation, a Michigan Corporation

By: _____
Mark Deven, City Manager

by: _____
Signature

Print Name

Its: _____
Title

ATTEST:

City Clerk

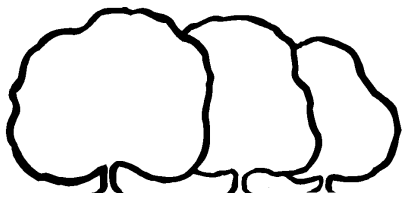
EXHIBIT A
IMPROVEMENTS TO BE Reimbursed

SCHEDULE						
Item No.	CONSTRUCTION ITEM DESCRIPTION	UNITS	QTY	TOTAL ESTIMATED COST	SIF Amount 55%	Road Development Fee Amount 45%
Gibson Road Improvements						
1	Gibson Road Soundwall	LS		\$78,750	\$43,312.50	\$35,437.50
3	Gibson Road Landscaping	LS		\$34,900	\$19,195	\$15,705
4	10% Contingency	LS		\$11,365	\$6,250.75	\$5,114.25
5	10% Engineering	LS		\$11,365	\$6,250.75	\$5,114.25
6	Total	LS		\$136,380	\$75,009	\$61,371

EXHIBIT B

Gibson Road Costs

[illegible]



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: Intent to Levy Assessment: Spring Lake and Gateway Lighting &
Landscaping 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 1) Resolution ____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Resolution ____ to Preliminarily Approve the Engineer’s Annual Levy Report and the Levy and Collection of Annual Assessments; and 3) Resolution ____ Declaring Intention to Conduct a Public Hearing on July 19, 2011 for the Spring Lake and Gateway L&L Districts.

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 Spring Lake and Gateway L&L Districts. A brief description of each District is as follows:

- Spring Lake L&L: All property located in the Spring Lake Specific Plan area, which is located in the southeast portion of the City, generally bounded to the north by Gibson Road, to the east by County Road 102, to the south by County Road 25A and generally to the west by County Road 101. There is a portion of the District immediately north of the extension of County Road 24A that extends west of State Highway 113. The District was formed in 2005 and is currently being assessed at well below the maximum assessment amount. This District formation report included an annual CPI escalator, which can continue indefinitely.

- Gateway L&L: Located in the southeast portion of the City, generally bounded to the north by Interstate 5, to the east by County Road 102, to the south by Bronze Star Drive and generally to the west by the City boundaries. The District was formed in 2008 and is currently being assessed below the maximum assessment amount. This District formation report included an annual CPI escalator, which can continue indefinitely.

Discussion

An annual Engineer's Report is required for each District, which describes the District boundaries and the proposed improvements to be assessed to the property owners located within the District. The Report also shows a calculation of a Maximum Assessment and a Proposed Assessment. The Maximum Assessment is equal to the initial assessment determined at District formation, adjusted each year for inflation; the Maximum Assessment is calculated independent of the District's annual budget and proposed annual assessment. The Proposed Assessment is calculated based on the City's operating budget and estimation of maintenance operations required for the fiscal year. The District Engineer's Reports were prepared by Koppel & Gruber Public Finance and 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 July 19, 2011. Following the public hearing, Council may direct changes to the Engineer's Reports or to the levy, although the levy cannot be increased beyond the maximum approved amount.

Fiscal Impact

If approved, the Spring Lake District would generate \$647,929 in revenues to offset costs of District maintenance. This represents an increase of \$86,191 or 15% from the FY2011 assessment. The primary reason for this increase is that FY12 will be the first full year inclusion of the cost of water purchase for Jack Slaven Park and landscaping areas. The proposed assessment for the Gateway District would generate \$87,781 in revenues, which is consistent with the FY2010 assessment. The contract for landscape maintenance in this District came in under budget in FY2010 and therefore no increase is necessary for FY2011.

The following table shows a comparison, by zoning type, of the maximum assessment, the FY10/11 actual assessment and the proposed FY11/12 assessment:

Zoning	Maximum Levy	Fiscal Year 2011/2012 Proposed Levy	Fiscal Year 2010/2011 Levy
SPRING LAKE L&L DISTRICT			
Single Family Developed Residential R3	\$1,232.56	\$546.57	\$472.62
Single Family Developed Residential R4	\$1,060.05	\$463.41	\$401.62
Single Family Developed Residential R5	\$956.55	\$413.52	\$359.02
Single Family Developed Residential R8	\$801.30	\$338.68	\$295.12
Single Family Developed Residential R15	\$524.05	\$232.63	\$197.06
Single Family Developed Residential R20	\$489.55	n/a	n/a
Single Family Developed Residential R25	\$468.85	\$206.02	\$174.34
Neighborhood Commercial Per Acre	\$12,707.01	\$1,888.21	\$1,578.30
GATEWAY L&L DISTRICT			
Per Acre	\$3,332.60	\$1,703.83	\$1,701.85

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council approve and adopt 1) Resolution ____ to Initiate Proceedings for the Annual Levy and Collection of Assessments; Resolution ____ to Preliminarily Approve the Engineer's Annual Levy Report and the Levy and Collection of Annual Assessments; and 3) Resolution ____ Declaring Intention to Conduct a Public Hearing on July 19, 2011 for the Spring Lake and Gateway L&L Districts.

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
INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND SPRING LAKE
LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION
OF ASSESSMENTS FOR FISCAL YEAR 2011/2012 PURSUANT TO THE PROVISIONS
OF THE LANDSCAPING AND LIGHTING ACT OF 1972**

WHEREAS, the City Council by previous Resolutions formed and approved the maximum annual assessment rates for the City of Woodland Spring Lake Landscaping and Lighting District (“District”), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with section 22500)* (“Act”); and,

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

WHEREAS, the City Council desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year 2011/2012 pursuant to provisions of the Act; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance for the purpose of preparing and filing an Engineer’s Report (the “Report”) with the City Clerk; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The City Council hereby appoints Koppel & Gruber Public Finance as the District Assessment Engineer, and orders Koppel & Gruber Public Finance to prepare the Report concerning the District and the levy of assessments for Fiscal Year 2011/2012, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

The Engineer’s Report shall contain the following:

- a) A Description of Improvements;
- b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2011/2012; and
- d) An exhibit showing the boundaries of the District.

RESOLUTION NO: _____

Upon completion of the Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

Section 2 The proposed improvements for the District include but are not limited to: the maintenance and operation of public landscaping services including neighborhood parks and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

Section 3 The City Council hereby determines that to provide the improvements described in Section 2 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District.

Section 4 The Finance Officer of the City of Woodland is hereby authorized and directed to take any and all action necessary and appropriate in connection with the annual levy and collection of assessments for the District.

RESOLUTION NO: _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2011.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

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: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Artemio Pimentel

Attest:

_____,
City Clerk, Ana Gonzalez

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
PRELIMINARY APPROVING THE CITY OF WOODLAND SPRING LAKE
LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE
LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2011/2012**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2011/2012 Annual Engineer's Report in connection with the City of Woodland Spring Lake Landscaping and Lighting District ("District"), and levy and collection of assessments against lots and parcels of land within the territory for the Fiscal Year commencing July 1, 2011 and ending June 30, 2012, to pay the maintenance, servicing, and operation of the improvements, pursuant to provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act"); and,

WHEREAS, the District Assessment Engineer has prepared and filed with the City Clerk and the City Clerk has now presented to the City Council the Engineer's report entitled "City of Woodland Spring Lake Landscaping and Lighting District Engineer's Report Fiscal Year 2011/2012" (the "Report"); and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE 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) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2011/2012; and
- d) An exhibit showing the boundaries of the District.

Section 3 The Report is hereby preliminary approved, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

RESOLUTION NO: _____

The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2011.

STATE OF CALIFORNIA
COUNTY OF YOLO
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: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members:

Mayor, Artemio Pimentel

Attest:

City Clerk, Ana Gonzalez

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE
MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE
CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT,
FISCAL YEAR 2011/2012 PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972**

WHEREAS, the City Council has by previous Resolution, initiated proceedings for the levy and collection of assessments against lots and parcels of land within the City of Woodland Spring Lake Landscaping and Lighting District (“District”) for Fiscal Year 2011/2012 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (“Act”).

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance as the District Assessment Engineer for the Annual Levy of the District, and to prepare and file an Engineer’s Report (“Report”) with the City Clerk in accordance with the Act, and that said Report has been prepared and filed with the City Clerk and presented to the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND SPRING LAKE LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public’s best interest requires such levy and collection.

Section 3 The territory of the District is within the boundaries and jurisdiction of the District, and the City of Woodland within the County of Yolo, State of California. The boundary map describing the District is on file with the City Clerk and is hereby incorporated by reference into this Resolution. The District is designated as the “City of Woodland Spring Lake Landscaping and Lighting District.”

Section 3 The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services including neighborhood parks and appurtenant

RESOLUTION NO: _____

facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2011/2012 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, July 19th, 2011**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2011/2012, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

Section 6 Pursuant to sections 22626, 22552 and 22553 of the 1972 Act and 6061 of the Government Code, the City Clerk shall give notice of the time and place of the Public Hearing by causing publishing of this Resolution of Intention one time at least 10 days prior to the Public Hearing in the local newspaper, and by posting a copy of this Resolution on the official bulletin City Council customarily used by the City Council for the posting of notices.

Section 7 The Mayor, City Clerk, the City Manager, the City Council and such officers and employees of the City as are appropriate, are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

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: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Artemio Pimentel

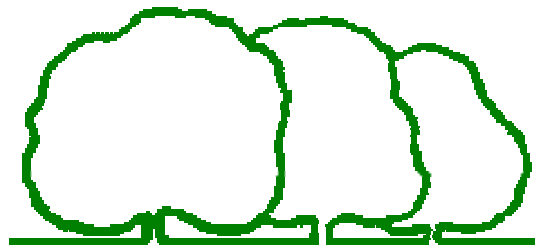
Attest:

_____,
City Clerk, Ana Gonzalez



**CITY OF WOODLAND
SPRING LAKE
LANDSCAPING AND LIGHTING DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2011/2012**

JUNE 20, 2011



KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

TABLE OF CONTENTS

SECTION I. OVERVIEW	1
SECTION II. PLANS AND SPECIFICATION	3
A. GENERAL DESCRIPTION OF THE DISTRICT	3
B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES	3
C. DESCRIPTION OF MAINTENANCE AND SERVICES	4
SECTION III. ESTIMATE OF COSTS	6
A. ESTIMATE OF COSTS TABLE	6
B. DESCRIPTION OF COST ITEMS	7
SECTION IV. METHOD OF APPORTIONMENT	9
A. GENERAL	9
B. SPECIAL BENEFIT ANALYSIS	9
C. ASSESSMENT METHODOLOGY	11
D. ASSESSMENT RANGE FORMULA	18
SECTION V. ASSESSMENT ROLL	19
SECTION VI. DISTRICT DIAGRAM	20
APPENDIX	22

SECTION I. OVERVIEW

A. Introduction

This report constitutes the Fiscal Year 2011/2012 Engineer's Report for the City of Woodland ("City") Spring Lake Landscaping and Lighting District ("District"). This District was formed in March 2005 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street lighting, traffic signals, drainage, neighborhood parks and other improvements or appurtenant facilities within the District's boundaries.

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* ("Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIIC and XIID* ("Proposition 218") desires to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year commencing July 1, 2011 and ending June 30, 2012 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for 2011/2012 as set forth in this Engineer's Report, do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the 2011/2012 assessment rates.

B. Contents of Engineer's Report

This Engineer's Report ("Report") describes the District boundaries and the proposed improvements to be assessed to the property owners located within the district. The Report is made up of the following sections.

Section I. Overview – Provides a general introduction into the Report.

Section II. Plans and Specifications – Contains a general description of the improvements that are to be maintained and serviced by the District.

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses.

Section IV. Method of Apportionment – Describes the basis in which costs have been apportioned to lots and parcels within the Districts, in proportion to the special benefit received by each lot and parcel.

Section V. Assessment Roll – The assessment roll identifies the maximum assessment to be levied to each lot or parcel within the District.

Section VI. Assessment Diagram – Displays a diagram of the District showing the exterior boundaries of the District.

Appendix – This section includes additional information, zoning maps and exhibits which were used to determine the budget and assessments for the different product types.

For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the Yolo County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for Fiscal Year 2011/2012.

SECTION II. PLANS AND SPECIFICATION

A. General Description of the District

The proposed territory within the District consists of all lots, parcels and subdivisions of land located in the Spring Lake Specific Plan Area. The majority of the area contains eighteen (18) large un-subdivided parcels and when combined with recently subdivided parcels will result in approximately 3,851 residential units, four (4) commercial sites, six (6) school sites, four (4) neighborhood parks, one (1) mini park, and one (1) public fire station. The County of Yolo owns three (3) parcels in the specific plan area and there is one (1) existing Woodland Community College parcel and two (2) Woodland Joint Unified School District Parcels. Thirteen final subdivision maps were approved in 2005 through 2010 covering portions of the Spring Lake Area representing 1,004 single family lots, 20 multi-family residential units and 156 apartment units. The assessments for all of the parcels within the District will be calculated based on the method described in Section IV Method of Apportionment of this Report.

The Spring Lake Specific Plan Area is located in the southeast portion of the City generally bounded to the north by East Gibson Road, to the east by County Road 102, to the south by County Road 25A, and generally to the west by County Road 101. There is a portion of the Specific Plan Area immediately north of the extension of County Road 24A that extends west of State Highway 113.

B. Description of Improvements to be Maintained and Services

The proposed improvements to be maintained and services provided by the District are generally described as follows:

Landscaping and Appurtenant Improvements

Landscaping improvements (the “Landscaping Improvements”) include but are not limited to landscaping, planting, ground cover, shrubbery, turf, trees, irrigation and drainage systems, ornamental lighting structures, playground equipment, play courts, public restrooms, masonry block walls and other fencing, entryway monuments and other appurtenant items located in right of ways, parkways, greenbelts, neighborhood parks and other easements dedicated to the City and located within the boundaries of the District.

This will include but is not limited to the following areas:

- Landscape parkways on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, County Road 25A and East Gibson Road;
- Landscape parkways on the local and collector roads including Farmer’s Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector “A” Street and Highway 113 buffer;

- Landscaping along the mixed use channel, the drainage channels and facilities, agricultural interceptors and the offsite regional ponds;
- Landscaping and park equipment provided in neighborhood park areas including Central Park, Park “A”, Park “B”, Park “C”, Mini-Park, the Offsite Pond Park; and
- Graffiti removal, paint, wall and fence repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A, Farmer’s Central Road, Highway 113, the drainage channels and facilities, the offsite regional ponds and the offsite Pond Park.

A more detailed listing of the overall landscape maintenance areas are included the appendix to this report along with the areas specifically budgeted for Fiscal Year 2011/2012.

Street Lighting/Traffic Signals and Appurtenant Improvements

Street lighting improvements (the “Street Lighting Improvements”) include but are not limited to poles, signs, fixtures, bulbs, conduit, conductors, equipment including posts and pedestals, metering devices and appurtenant facilities as required to provide lighting and traffic signals in public streets and sidewalk easements, parks and other easements dedicated to the City and located within the boundaries of the District.

This will include but is not limited to the following:

- Street lighting throughout the arterial, collector, and local roadways totaling approximately 1,740 lights located throughout the project; and
- Traffic signals and appurtenant facilities at eighteen (18) signalized intersections along Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, County Road 25A and Farmer’s Central Road.

A more detailed listing of the street lighting/traffic signal maintenance areas are included the appendix to this report along with the areas specifically budgeted for Fiscal Year 2011/2012.

The estimated annual cost to provide and maintain the improvements within the District shall be allocated to each property in proportion to the special benefits received.

C. Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the Landscaping Improvements and the Street Lighting Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of Landscaping Improvements and the Street Lighting Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Landscaping Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, repair of fencing

and painting of walls and fencing and other improvements to remove or cover graffiti. The Street Lighting Improvements shall be maintained to provide adequate illumination.

Servicing means the furnishing of water and electricity for the Landscaping Improvements including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the Street Lighting Improvements. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District.

SECTION III. ESTIMATE OF COSTS

A. Estimate of Costs Table

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses. A more detailed accounting of the budget based on the EBU methodologies is included in Section IV.

TABLE 1 Fiscal Year 2011/2012 Estimated Costs			
	ZONE DENSITY TYPE COSTS¹	PRODUCT/FRONT FOOTAGE TYPE COSTS²	TOTAL COSTS
DIRECT COST ITEMS			
Landscaping	\$38,591	\$107,119	\$145,710
Greenbelts & Parks	0	179,343	179,343
Tree Maintenance	73,991	51,939	125,930
Street Lights	96,870	36,551	133,421
Traffic Signals	10,515	31,545	42,060
Graffiti & Wall/Fence Repairs	0	0	0
Capital Items	0	0	0
DIRECT COSTS SUBTOTAL	\$219,967	\$406,497	\$626,464
INCIDENTAL COSTS/EXPENSES			
City Administration	\$0	\$21,465	\$9,465
Consultant/County Administration	0	12,000	12,000
Reserve Fund/Contingency	0	0	0
OTHER COSTS SUBTOTAL	\$0	\$33,465	\$21,465
ESTIMATED MAXIMUM ASSESSMENT	\$219,967	\$439,962	\$647,929
Total Assessor Parcels FY 2011/2012			1,049
Total Equivalent Benefit Units Based on Zoning	1,070.53		1,070.53
Total Equivalent Benefit Units Based on Product Type		3,903.78	3,903.78
Total Front Footage		8,191.00	8,191.00
		Maximum Levy Amount Per EBU³	Fiscal Year 2011/2012 Levy Amount
Estimated Single Family Developed Residential R3 Per EBU		\$1,232.56	\$546.57
Estimated Single Family Developed Residential R4 Per EBU		\$1,060.05	\$463.41
Estimated Single Family Developed Residential R5 Per EBU		\$956.55	\$413.52
Estimated Single Family Developed Residential R8 Per EBU		\$801.30	\$338.68
Estimated Multi Family Developed Residential R15 Per EBU		\$524.05	\$232.63
Estimated Multi Family Developed Residential R20 Per EBU ⁴		\$489.55	n/a
Estimated Multi Family Developed Residential R25 Per EBU		\$468.85	\$206.02
Estimated Neighborhood Commercial Per Acre		\$12,707.01	\$1,888.21

1. See "Section IV. Method of Apportionment" for a detailed explanation of the two types of allocation methods.
2. Front Footage applies to the public owned (School Sites, Woodland Community College & Yolo County) properties only.
3. Includes an annual Engineering News Record Common Labor Cost Index rate increase (see section VID) of 22.62% for the past five years.
4. For Fiscal Year 2011/2012 there are not any developed lots with this zoning. These parcels will be subject to the Developed/Undeveloped Rate of \$40.34 per proposed unit.

B. Description of Cost Items

The following is a brief description of the costs of maintenance and services for the district included in the table above.

Direct Cost Items – This includes the costs of maintaining and servicing the landscaping, lighting and traffic signal improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the items that provide a direct benefit to the District.

The line items listed in this section are summarized into the following categories: Landscaping, Greenbelt and Parks, Trees, Street Lights, Traffic Signals, Walls and Fencing and Capital, all of which are included in a more detailed budget provided in the appendix section of this report.

Incidental Costs and Expenses – This includes the indirect costs not included above that are necessary to properly maintain the district on an annual basis.

- **City Administration** – This includes the cost or a portion of the costs to coordinate District services including responding to property owner inquiries relating the assessments and services and contracting with professionals to provide administration, legal, and engineering services to the District that are required on an annual basis. Additionally, this includes the City’s administration cost of managing the Storm Drainage Conservation Habitat Preservation Management Plan contract that is required as a condition of development of the Spring Lake Specific Plan Area.
- **Consultant/County Administration** – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer’s Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.
- **Reserve Fund/Contingency** – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July.

SECTION IV. 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 street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the 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.”

Section 22574 of the 1972 Act also allows the designation of zones of benefit within an assessment district if “by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements.”

In addition, Article XIIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. Special Benefit Analysis

Each of the proposed improvements and the associated costs and assessments within the District has been reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIIID, the Implementation Act, and the Streets and Highways Code Section 22573.

Proper maintenance and operation of landscaping, street trees and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. Below is a discussion of the special benefit that the parcels receive from each of the maintenance categories.

Landscaping Special Benefit

Trees, landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. Specifically they provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

- Street trees within the parkways and greenbelts provide special benefit to those properties directly adjacent to those tree-lined parkways and to those that drive along them to get to their property;
- Landscaping within the parkways provide special benefit to those developments that are directly adjacent to the public parkways and to those that drive through them to get to their property; and,
- Landscaping and play equipment within the park sites provide special benefit to those developments that are within the general vicinity of the parks.

Landscaping General Benefit

There are no general benefits associated with local parkway landscaping.

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.

Street lights Special Benefit

The operation, maintenance and servicing of lighting and traffic signals along local streets, collector and arterial streets of a development provides the following special benefits:

- Improved security of lots and parcels within the development;
- Improved ingress and egress to properties;
- Improved nighttime visibility for the local access of emergency vehicles;
- Improved safety and traffic circulation to and from parcels; and
- Increased deterrence of crime and aid to police and emergency vehicles.

Street lights and signals located at arterials and local streets are considered 100% special benefit to the developments taking direct access at those intersections.

Street lights General Benefit

There are no general benefits related to street lights, signals or appurtenant facilities.

C. Assessment Methodology

To establish the special benefit to the individual lots and parcels within the District an Equivalent Benefit Unit (“EBU”) system is used. The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for 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.

Due to the variety and location of the maintenance requirements throughout the Spring Lake project area, two distinct methods of determining a lot or parcels EBU has been established depending on the specific maintenance item. The two methods are discussed below.

1. Zone Density Equivalent Benefit Units

Each parcel of land is assigned an EBU in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. Maintenance costs under this method are allocated based on density for each of the residential projects located throughout the project. This is an effective way of allocating the special benefit to parcels where the maintenance items relate to acreage or lot size such as more dense local landscaping that occurs in some of the residential areas.

Maintenance costs related to the following are allocated utilizing this method:

- Landscaping and lighting along the local and collector roads including Farmer’s Central Road, Road 24C, Road 101, Matmor Road, Collector One, Collector Two, Collector Four, Collector “A” Street and Highway 113 buffer; and
- Landscaping and lighting along the agricultural interceptors.

The single family detached residential (SFD) property with an R-5 Zoning has been selected as the basic unit for calculating assessments; therefore a SFD R-5 residential parcel equals one Equivalent Benefit Unit (EBU). All other residential zoned units are compared to the R-5 (5 units per acre divided by the zoning designation number of units per acre) to determine the zonings EBUs. Since typically 5 single family residential units could be constructing on one acre of land, commercial property is assigned 5.0 EBUs per acre of land.

Table 2
EBU Application by Land Use Zoning:

Land Use	Zoning*	EBU/Parcel/ Acre/Unit
Single Family Detached Residential	R-3	1.67 EBUs / Parcel
Single Family Detached Residential	R-4	1.25 EBUs / Parcel
Single Family Detached Residential	R-5	1.00 EBU / Parcel
Single Family Detached Residential	R-8	0.63 EBUs / Parcel

Multi Family Detached Residential	R-15	0.33 EBUs / Unit
Multi Family Detached Residential	R-20	0.25 EBUs / Unit
Multi Family Detached Residential	R-25	0.20 EBUs / Unit
Neighborhood Commercial	NC	5.00 EBUs / Acre
Exempt	EX	0.00 EBU / Parcel

*** The above method for calculating the number of EBUs per parcel/unit will be used if additional single family or multi family residential units not included in the above table are approved for development.**

Definitions and Formulas Related to Zoning EBU Method

Single-Family Detached Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map wherein the final map has been recorded with the County as of January 1 of the preceding fiscal year.

Multi-Family Detached Residential — This land use is defined as a residential parcel anticipated to have more than one residential unit that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Neighborhood Commercial — This land use is defined as a commercial parcel that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU. 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 can not be developed; park properties, school properties required as part of the development 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.

2. Product Type Equivalent Benefit Units

Each parcel of land is assigned an EBU in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. Maintenance costs under this method are allocated based on product types (single family residential, multi family residential or commercial) located throughout the project. This is an effective way of allocating the special benefit to parcels where the maintenance items relate to the traffic study and impact fee (drainage and parkway) methodologies that were developed for the Spring Lake Specific Plan Area.

Maintenance costs related to the following are allocated utilizing this method:

- Parkway landscaping and lighting on the major arterial roadways of the project including Pioneer Avenue, Parkway Drive, Road 102, East Gibson Road, and County Road 25A;
- Landscaping and lighting along the mixed use channel, subdivision trail corridor, greenbelts, gateway entries, Highway 113 buffer, drainage channels and facilities, and offsite regional ponds;
- Landscaping and lighting in the neighborhood park areas including Central Park, Park “A”, Park “B”, Park “C”, Mini-Park; and
- Graffiti removal, paint, fence and wall repairs along the block walls and fencing on portions of Pioneer Avenue, Parkway Drive, Road 102, and Highway 113.

The single family detached residential property has been selected as the basic unit for calculating assessments; therefore a SFD residential parcel equals one Equivalent Benefit Unit (EBU). The multi-family residential lots do not receive the same special benefit as single family lots and are therefore assigned less than 1 EBUs per units as determined in the Spring Lake Infrastructure Fee Nexus Study prepared by Economic & Planning Systems Inc., dated June 29, 2004 and shown below.

Table 3
EBU Application by Product

Land Use	Zoning	Traffic EBU/ Parcel or Acre	Drainage EBU/ Parcel/Acre/Unit	Park EBU/ Parcel/Acre/Unit
Single Family Residential	Not applicable	1.00 EBU / Parcel	1.00 EBU / Parcel	1.00 EBU / Parcel
Multi Family Residential	Not applicable	0.70 EBUs / Unit	0.39 EBUs / Unit	0.83 EBUs / Unit
Undeveloped Planned Single Family Residential Development	Not applicable	1.00 EBU / Parcel	1.00 EBU / Parcel	1.00 EBU / Parcel
Undeveloped Planned Multi Family Residential Development	Not applicable	0.70 EBUs / Unit	0.39 EBUs / Unit	0.83 EBUs / Unit
Neighborhood Commercial	Not applicable	32.67 EBUs / Acre	18.97 EBUs / Acre	3.05 EBUs / Acre
Exempt	Not applicable	0.00 EBUs / Parcel	0.00 EBUs / Parcel	0.00 EBUs / Parcel

Definitions and Formulas Related to the Product Type EBU Method

Single-Family Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map wherein the final map has been recorded with the County as of January 1 of the preceding fiscal year.

Multi-Family Residential — This land use is defined as a residential parcel anticipated to have more than one residential unit that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Undeveloped Planned Single Family Residential Development — This land use is defined as any undeveloped property not fully subdivided with a specific number of proposed single family residential parcels/lots or dwelling units to be developed on the parcel. This land use type will only be assessed for the maintenance requirements associated with the major arterial roadways, channel improvements and incidental costs/expenses based on the anticipated number of units to be developed on the property as shown on the Specific Plan or proposed Tentative Map.

Undeveloped Planned Multi Family Residential Development — This land use is defined as any undeveloped property not fully subdivided with a specific number of proposed multi family residential parcels/lots or dwelling units to be developed on the parcel. This land use type will only be assessed for the maintenance requirements associated with the major arterial roadways, channel improvements and incidental costs/expenses based on the anticipated number of units to be developed on the property as shown on the Specific Plan or proposed Tentative Map.

Neighborhood Commercial — This land use is defined as a commercial parcel that is part of a final tract map wherein the final map has been recorded at the County as of January 1 of the preceding fiscal year.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU. 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 can not be developed; park properties, school properties required as part of the development 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.

3. Front Footage Method for Public Owned Properties

Certain public owned properties within the District derive a special benefit from the landscaping and lighting improvements but to a lesser degree than residential or commercial properties. This includes the high school site, the Woodland Community College parcel and the County of Yolo property. Front footage of the landscaped areas and the development standards used outside of the Spring Lake Specific Plan were used to determine the public owned properties special benefit. Since these properties are not subject to the Spring Lake Specific Plan higher landscaping and lighting standard requirements, this is a reasonable method for allocating the maintenance costs that they are benefiting from.

4. Benefit Formula

The benefit formula is applied to each budget line item and then to the parcels within the District based on the preceding Equivalent Benefit Unit (EBU) tables. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EBU (proportional benefit) **for each of the type of improvement items that are applicable to a particular parcel based on its development status:**

.

$$\text{Land Use Zoning EBU} + \text{Traffic EBU} + \text{Drainage EBU} + \text{Park EBU} = \text{Parcel Type EBU}$$

$$\text{Parcel Type EBU} \times \text{Dwelling Units/Parcels/Lots} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBUs) is the sum of all individual EBUs applied to parcels that receive a special benefit from the improvement. An assessment amount per EBU (Rate) for each type of improvement is established by taking the total cost of the type of improvement and dividing that amount by the total number of EBUs of all parcels benefiting from the type of improvement. This Rate is then applied back to each individual parcel's based on their assigned EBUs to determine the parcel's proportionate special benefit and assessment obligation from that type of improvement. This same method is used for all other types of improvements.

$$\text{Maintenance Cost/ Total Number of EBUs} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel EBU} = \text{Maximum Parcel Levy Amount}$$

5. Table of EBUs and Rate by Product Type

Below is a summary of the EBUs and Rates per product type and zoning type.

TABLE 4
SUMMARY OF EBUS AND ALLOCATION OF COSTS
PART 1 OF 2

Allocation Method		Number of Projected Units/Acres	*** PRODUCT TYPE ***				*** PRODUCT TYPE ***				Traffic (1)		Drainage (2)		(3)		Traffic (5)		Drainage (6)		Parks (7)		(5)+(6)+(7) = (8)		Product Type Total Developed & Undeveloped Parcels	(4) + (8) = (9)	
Zoning	Land Use		EBU Per Product Type (Traffic)	Total EBUS or Front Footage (Traffic)	EBU Per Product Type (Drainage)	Total EBUS or Front Footage (Drainage)	Total EBUS or Front Footage (Parks)	EBU Per Product Type (Parks)	Total EBUS or Front Footage (Parks)	Arterial Roads (Pioneer, Parkway, Rd 102, E. Gibson, Rd 25A)	Mixed Use Channel	Other Administration Costs	Base Costs Allocated To Undeveloped Property	Developed Parcels Only (Highway 113 Buffer, Gateway Entries)	Developed Parcels Only (Offsite Channels, Offsite Ponds)	Developed Parcels Only (Subdivision Trail Corridor, Greenbelts, Parks)	Developed Parcel Costs Only										
Main Project (East of Highway 113)																											
R-3	Single Family Residential	382	1.00	382.00	1.00	382.00	1.00	382.00	\$18,900	\$1,816	\$2,100	\$22,816	\$0	\$338	\$9,994	\$10,332	\$33,148										
R-4	Single Family Residential	292	1.00	292.00	1.00	292.00	1.00	292.00	14,447	1,388	1,606	17,441	0	616	18,197	18,814	36,254										
R-5	Single Family Residential	1,335	1.00	1,335.00	1.00	1,335.00	1.00	1,335.00	66,050	6,346	7,341	79,737	0	3,112	91,882	94,993	174,730										
R-8	Single Family Residential	534	1.00	534.00	1.00	534.00	1.00	534.00	26,420	2,538	2,936	31,895	0	1,031	30,428	31,459	63,354										
R-15	Multi-Family Residential	423	0.70	296.10	0.39	164.97	0.83	351.09	14,650	784	1,628	17,062	0	187	11,761	11,948	29,010										
R-20	Multi-Family Residential	314	0.70	219.80	0.39	122.46	0.83	260.62	10,875	582	1,209	12,665	0	0	0	0	12,665										
R-25	Multi-Family Residential	370	0.70	259.00	0.39	144.30	0.83	307.10	12,814	686	1,424	14,924	0	307	19,313	19,620	34,545										
NC	Neighborhood Commercial	11.00	32.71	359.78	18.97	208.67	3.05	33.58	17,800	992	1,978	20,770	0	0	0	0	20,770										
	Sub Total			3,677.68		3,183.40		3,495.39	\$181,956	\$15,132	\$20,222	\$217,310	\$0	\$5,591	\$181,575	\$187,167	\$404,477										
Project West of Highway 113																											
R-5A	Single Family Residential	162	1.00	162.00	1.00	162.00	1.00	162.00	\$0	\$770	\$891	\$1,661	\$0	\$0	\$0	\$0	\$1,661										
R-8A	Single Family Residential	34	1.00	34.00	1.00	34.00	1.00	34.00	0	162	187	\$349	0	0	0	0	349										
R-15A	Multi-Family Residential	43	0.70	30.10	0.39	16.77	0.83	35.69	0	80	166	\$245	0	0	0	0	245										
	Sub Total	239		226.10		212.77		231.69	\$0	\$1,011	\$1,243	\$2,255	\$0	\$0	\$0	\$0	\$2,255										
School & County Sites (Front Footage)																											
FF	High School	50.00	n/a	3,015.00	n/a	0	n/a	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0										
FF	Woodland Community College	120.50	n/a	2,646.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0										
FF	Yolo County	31.00	n/a	2,530.00	n/a	0	n/a	0	0	0	0	0	0	0	0	0	0										
	Sub Total	201.50		8,191.00		0		0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0										
	Total								\$181,956	\$16,144	\$21,465	\$219,565	\$0	\$5,591	\$181,575	\$187,167	\$406,732										

TABLE 4
SUMMARY OF EBUS AND ALLOCATION OF COSTS
PART 2 OF 2

Allocation Method		(X)	*** ZONING TYPE ***				Front Footage		(A)+(B)=(C)	(8)		(C)+(8)=(D)	(9)	(C)+(9)=(D)	(D)/(X)=(10)	(10)+(11)=(12)
Zoning	Land Use	Number of Projected Units/Acres	EBU Per Zone Type	Total EBU's or Front Footage (Zone Type)	Developed Parcels Only (Farmers Central, Rd 24C, Rd 101, Mainmor, Collector and Local Streets, Ag channels)	Developed Parcels Only School and Public Owned Sites	Zoning & Front Footage Total (Developed Property)	(From Above Table) Product Type Total Developed	Total for All Developed Property	(From Above Table) Product Type Total Developed & Undeveloped	Total Cost for All Properties	Base Rate Per Unit/Acre for Either Developed or Undeveloped	Add'l Rate per Unit/Acre for Developed Property Only	Total Rate per Unit/Acre for Developed Property		
Main Project (East of Highway 113)																
R-3	Single Family Residential	67	1.67	111.67	\$22,287	\$0	\$22,287	333	\$10,332	\$32,619	\$55,435	\$59.73	\$486.85	\$546.57		
R-4	Single Family Residential	122	1.25	152.50	30,436	0	30,436	18,814	49,250	66,690	66,690	59.73	403.69	463.41		
R-5	Single Family Residential	616	1.00	616.00	122,942	0	122,942	200	94,993	217,935	297,672	59.73	353.79	413.52		
R-8	Single Family Residential	204	0.63	127.50	25,447	0	25,447	125	31,459	63,354	88,800	59.73	278.95	338.68		
R-15	Multi-Family Residential	95	0.33	31.67	6,320	0	6,320	67	11,948	18,268	35,331	40.34	192.30	232.63		
R-20	Multi-Family Residential	0	0.25	-	0	0	0	0	0	12,665	12,665	40.34	0.00	40.34		
R-25	Multi-Family Residential	156	0.20	31.20	6,227	0	6,227	19,620	25,847	34,545	40,772	40.34	165.69	206.02		
NC	Neighborhood Commercial	0.00	5.00	-	0	0	0	0	0	20,770	20,770	1,888.21	0.00	1,888.21		
	Sub Total	1,260		1,070.53	\$213,658	\$0	\$213,658		\$187,167	\$400,825	\$618,135					
Project West of Highway 113																
R-5A	Single Family Residential	0	1.00	0.00	\$0	\$0	\$0		\$0	\$0	\$1,661	\$10.25	\$0.00	\$10.25		
R-8A	Single Family Residential	0	0.63	0.00	0	0	0		0	0	349	10.25	0.00	10.25		
R-15A	Multi-Family Residential	0	0.33	0.00	0	0	0		0	0	245	5.70	0.00	5.70		
	Sub Total	0		0.00	\$0	\$0	\$0		\$0	\$0	\$2,255					
School & County Sites (Front Footage)																
FF	High School	50.00	n/a	3,015.00	\$0	\$8,901	\$8,901		\$0	\$8,901	\$0	\$0.00	\$178.03	\$178.03		
FF	Woodland Community College	120.50	n/a	2,646.00	0	9,412	9,412		0	9,412	0	0.00	78.11	78.11		
FF	Yolo County	31.00	n/a	2,530.00	0	9,226	9,226		0	9,226	0	0.00	297.62	297.62		
	Sub Total	201.50		8,191.00	\$0	\$27,539	\$27,539		\$0	\$27,539	\$0					
	Total				\$213,658	\$27,539	\$241,197		\$187,167	\$428,364	\$406,732					

D. Assessment Range Formula

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This District provides for an annual adjustment to the Maximum Assessment Rate per EBU based on the Engineering News Record Common Labor Cost Index.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2006/07. Generally, if the proposed annual assessment (levy per EBU) 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 by the percentage increase in the Engineering News Record Common Labor Cost Index rate. Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

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 EBU 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 go up and down as compared to the previous year(s). The Maximum Assessment adjustment is designed to allow for the adjustment of the annual assessment for inflation in order to maintain the original purchasing power of the district budget. 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 Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Cost Index from January 2010 to January 2011 is 1.03%.

SECTION V. ASSESSMENT ROLL

The assessment roll is a listing of the proposed Assessment for Fiscal Year 2011/2012 apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. A listing of parcels proposed to be assessed within this District, along with the Maximum Assessment amounts, is on file with the City Clerk and incorporated into this report by reference.

SECTION VI. DISTRICT DIAGRAM

The parcels within the Spring Lake Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in Spring Lake Specific Plan Area. This includes assessor parcels shown on the current Yolo County Assessor's Parcel Map Book 041 page 07 and Book 042 pages 01, 03 and 35-57. A boundary map of the area is attached.

PROPOSED BOUNDARY OF SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT

CITY OF WOODLAND
COUNTY OF YOLO
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK THIS 15th DAY OF February, 2005.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF SPRING LAKE MAINTENANCE COMMUNITY FACILITIES DISTRICT, CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND AT A REGULAR MEETING THEREOF, HELD ON THE 12th DAY OF February, 2005, BY ITS RESOLUTION NO. 96.11.



Arvan L. Korman
CITY CLERK
CITY OF WOODLAND

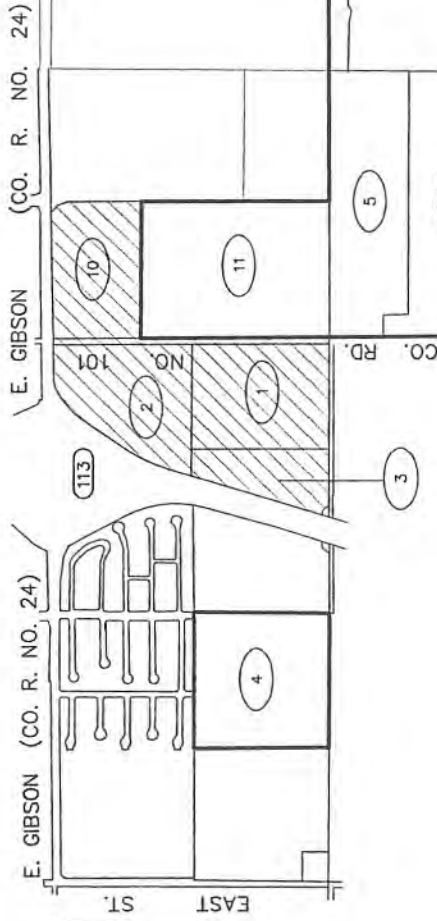
FILED THIS 28th DAY OF February, 2005, AT THE HOUR 12:45 O'CLOCK P.M. IN THE BOOK 2005 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 2-12 AND AS INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF YOLO, STATE OF CALIFORNIA.

FREDDIE OAKLEY

COUNTY RECORDER
COUNTY OF YOLO
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE YOLO COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.

THE YOLO COUNTY ASSESSOR'S MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



LEGEND



PROPOSED BOUNDARY

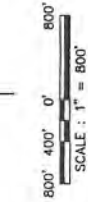


MAP REFERENCE NUMBER



FUTURE ANNEXATION AREA

CTD MAP REF. NO.	ASSESSOR'S PARCEL NO.
4	041-070-43
5	042-010-03
6	042-010-08
7	042-010-17
8	042-010-19
9	042-010-44
11	042-010-57
12	042-010-58
13	042-010-59
15	042-030-14



KOPPEL GRUBER
PUBLIC FINANCE

334 Via Vera Cruz
Suite 251
San Marcos, California 92078
Phone (760) 510-0290 Fax (760) 510-0288

CO. RD. NO. 25

CO. RD. NO. 102

FUTURE ANNEXATION AREA MAP REF. NO.	ASSESSOR'S PARCEL NO.
1	041-070-10
2	041-070-37
3	041-070-38
10	042-010-56
14	042-030-01

CITY OF WOODLAND

Spring Lake Landscaping and Lighting District

Engineer's Report Fiscal Year 2011/2012

Report Submitted by:

Scott Koppel
Koppel & Gruber Public Finance

Registered Engineer

APPENDIX

CITY OF WOODLAND
Spring Lake Subdivision Tract Information
For 2011/2012 Assessment Calculation

Subdivision No.	Developer	Project	Approval Date	No. of Units	ZONING ¹							
					R3 Units	R4 Units	R5 Units	R8 Units	R15 Units	R20 Units	R25 Units	
For Fiscal Year 2006/2007 ¹												
4711	Monley Cronin	Heritage Park 1A	May 05	41		41						
4650	Russell Ranch Dev. Inc.	Heritage Unit 1	May 05	51	51							
4736	Russell Ranch Dev. Inc.	Heritage Unit 2	July 05	16	16							
4752	KB Home	TOC Village 2	Sept 05	145			145					
4764	Russell Ranch Dev. Inc.	Heritage Unit 3/Heritage Village	Aug 05	10				10				
4765	Monley Cronin	Heritage Park 1B/Liberty Village	July 05	10				10				
For Fiscal Year 2007/2008												
4648	KB Home North Bay Inc.	TOC Village 1-B	Mar-06	112				112				
4649	KB Home North Bay, Inc.	TOC Village 1-A	Mar-06	87				87				
4670	Pioneer Investors LLC	Heidrick Ranch, Phase 1	Jun-06	59			59					
4753	KB Home North Bay, Inc.	Village 3	May-06	134			134					
4754	Centex Homes	Village 4	Mar-06	140			140					
4821	HTW West Ventures LLC	Turn of the Century Large Lot Subdivision	Jan-06	156								156
For Fiscal Year 2007/2008												
4778	Centex Homes	Beeghly Ranch	Mar-07	140								
		TOTAL		1,101	67	122	613	199	20	0		156

1. Update Provided by Liz Houck, City of Woodland on 6/13/09
2. Subdivided into 6 lettered lots with Developed Apartments on one of the lots
3. Tract 4675 was approved in early 2011 and will be included as a subdivided project in 2012/2013.

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
INITIATING PROCEEDINGS FOR THE CITY OF WOODLAND GATEWAY
LANDSCAPING AND LIGHTING DISTRICT, AND THE LEVY AND COLLECTION
OF ASSESSMENTS FOR FISCAL YEAR 2011/2012 PURSUANT TO THE PROVISIONS
OF THE LANDSCAPING AND LIGHTING ACT OF 1972**

WHEREAS, the City Council by previous Resolutions formed and approved the maximum annual assessment rates for the City of Woodland Gateway Landscaping and Lighting District (“District”), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with section 22500)* (“Act”); and,

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

WHEREAS, the City Council desires to initiate proceedings for the levy and collection of annual assessments against lots and parcels of land within the District for Fiscal Year 2011/2012 pursuant to provisions of the Act; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance for the purpose of preparing and filing an Engineer’s Report (the “Report”) with the City Clerk; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The City Council hereby appoints Koppel & Gruber Public Finance as the District Assessment Engineer, and orders Koppel & Gruber Public Finance to prepare the Report concerning the District and the levy of assessments for Fiscal Year 2011/2012, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

The Engineer’s Report shall contain the following:

- a) A Description of Improvements;
- b) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2011/2012; and
- d) An exhibit showing the boundaries of the District

RESOLUTION NO: _____

Upon completion of the Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

Section 2 The proposed improvements for the District include but are not limited to: the maintenance and operation of public landscaping services and appurtenant facilities, maintenance and operation of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Report describes in more detail the items to be maintained and serviced.

Section 3 The City Council hereby determines that to provide the improvements described in Section 2 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District.

Section 4 The Finance Officer of the City of Woodland is hereby authorized and directed to take any and all action necessary and appropriate in connection with the annual levy and collection of assessments for the District.

RESOLUTION NO: _____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2011.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

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: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Art Pimentel

Attest:

_____,
City Clerk, Ana Gonzalez

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
PRELIMINARY APPROVING THE CITY OF WOODLAND GATEWAY
LANDSCAPING AND LIGHTING DISTRICT ENGINEER'S REPORT, AND THE
LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2011/2012**

WHEREAS, the City Council has by previous Resolution ordered the preparation of the Fiscal Year 2011/2012 Annual Engineer's Report in connection with the City of Woodland Gateway Landscaping and Lighting District ("District"), and levy and collection of assessments against lots and parcels of land within the territory for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012, to pay the maintenance, servicing, and operation of the improvements, pursuant to provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act"); and,

WHEREAS, the District Assessment Engineer has prepared and filed with the City Clerk and the City Clerk has now presented to the City Council the Engineer's report entitled "City of Woodland Gateway Landscaping and Lighting District Engineer's Report Fiscal Year 2011/2012" (the "Report"); and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, and is preliminarily satisfied with the District, each and all of the budget items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements, operation, maintenance, and services to be performed, as set forth in said Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE 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) The Annual Budget (Costs and Expenses of Services, Operations and Maintenance);
- c) The Method of Apportionment and the proposed amount to be levied and collected against each Assessor Parcel within District for Fiscal Year 2011/2012; and
- d) An exhibit showing the boundaries of the District

Section 3 The Report is hereby preliminary approved, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

RESOLUTION NO: _____

The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2011.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

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: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Art Pimentel

Attest:

_____,
City Clerk, Ana Gonzalez

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND,
DECLARING ITS INTENTION TO CONDUCT A PUBLIC HEARING ON THE
MATTER OF ASSESSMENTS AND ORDER THE LEVY OF ASSESSMENTS FOR THE
CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT,
FISCAL YEAR 2011/2012 PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972**

WHEREAS, the City Council has by previous Resolution, initiated proceedings for the levy and collection of assessments against lots and parcels of land within the City of Woodland Gateway Landscaping and Lighting District (“District”) for Fiscal Year 2011/2012 pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (“Act”).

WHEREAS, the Act provides the City Council the authority to annually levy and collect assessments for the District on the Yolo County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and,

WHEREAS, the City Council has retained Koppel & Gruber Public Finance as the District Assessment Engineer for the Annual Levy of the District, and to prepare and file an Engineer’s Report (“Report”) with the City Clerk in accordance with the Act, and that said Report has been prepared and filed with the City Clerk and presented to the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, FOR THE CITY OF WOODLAND GATEWAY LANDSCAPING AND LIGHTING DISTRICT, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1 The above recitals are all true and correct.

Section 2 The City Council hereby declares its intention to levy and collect assessments against lots and parcels of land within the District for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012, to pay the costs and expenses of the improvements which are described in the Report. The City Council finds that the public’s best interest requires such levy and collection.

Section 3 The territory of the District is within the boundaries and jurisdiction of the District, and the City of Woodland within the County of Yolo, State of California. The boundary map describing the District is on file with the City Clerk and is hereby incorporated by reference into this Resolution. The District is designated as the “City of Woodland Gateway Landscaping and Lighting District.”

Section 3 The proposed improvements for the District are briefly described as the maintenance and operation of and the furnishing of services and materials for the improvements within the District including, but not limited to, the maintenance and operation of public landscaping services and appurtenant facilities, maintenance and operation

RESOLUTION NO: _____

of street lighting and appurtenant facilities, and maintenance and operation of storm drainage and other appurtenant facilities related thereto. The Engineer's Report describes in more detail the items to be maintained and serviced.

Section 4 The District Assessment Engineer has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council a Report, in connection with the proposed improvements, a description of an annual inflationary adjustment that will be applied to the assessments in subsequent fiscal years and levy and collection of assessments against lots and parcels of land within the District for Fiscal Year 2011/2012 in accordance with *Chapter 1, Article 4* of the Act, and the City Council did by Resolution approve such Report. Reference is hereby made to said Report for a detailed description of improvements, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District.

Section 5 The City Council hereby declares its intention to conduct a Public Hearing concerning the improvements and the levy of assessments for the District in accordance with *Chapter 2, Article 1, Section 22590* of the Act. Notice is hereby given that on **Tuesday, July 19th, 2011**, at 6:00 PM; the City Council will hold a Public Hearing for the District for Fiscal Year 2011/2012, or as soon thereafter as feasible. The Public Hearing will be held in the City Council's regular meeting chambers located at 300 First Street, Woodland, California, at the time so fixed. At the hearing, all interested persons shall be afforded the opportunity to hear and be heard.

Section 6 Pursuant to sections 22626, 22552 and 22553 of the 1972 Act and 6061 of the Government Code, the City Clerk shall give notice of the time and place of the Public Hearing by causing publishing of this Resolution of Intention one time at least 10 days prior to the Public Hearing in the local newspaper, and by posting a copy of this Resolution on the official bulletin City Council customarily used by the City Council for the posting of notices.

Section 7 The Mayor, City Clerk, the City Manager, the City Council and such officers and employees of the City as are appropriate, are authorized and directed to execute such other documents and take such further action as shall be consistent with the intent and purpose of this Resolution.

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: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Mayor, Artemio Pimentel

Attest:

_____,
City Clerk, Ana Gonzalez



**CITY OF WOODLAND
GATEWAY LANDSCAPING AND LIGHTING
DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2011/2012**

JUNE 21, 2011



KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

TABLE OF CONTENTS

SECTION I. OVERVIEW	1
SECTION II. PLANS AND SPECIFICATION	3
A. GENERAL DESCRIPTION OF THE DISTRICT.....	3
B. DESCRIPTION OF IMPROVEMENTS TO BE MAINTAINED AND SERVICES	3
C. LANDSCAPING AND APPURTENANT IMPROVEMENTS.....	3
D. STREET LIGHTING/TRAFFIC SIGNALS AND APPURTENANT IMPROVEMENTS.....	4
E. DESCRIPTION OF MAINTENANCE AND SERVICES.....	4
SECTION III. ESTIMATE OF COSTS.....	5
A. ESTIMATE OF COSTS TABLE	5
B. DESCRIPTION OF COST ITEMS	6
SECTION IV. METHOD OF APPORTIONMENT.....	7
A. GENERAL.....	7
B. SPECIAL BENEFIT ANALYSIS	7
C. ASSESSMENT METHODOLOGY	8
D. ASSESSMENT RANGE FORMULA.....	9
SECTION V. ASSESSMENT ROLL.....	11
SECTION VI. DISTRICT DIAGRAM	12

SECTION I. OVERVIEW

A. Introduction

This report constitutes the Engineer's Report for the City of Woodland ("City") Gateway Landscaping and Lighting District ("District") for fiscal year 2011/2012. The District was formed in July 2008 to provide funding for the maintenance of certain public improvements including but not limited to landscaping, street trees, street lighting, traffic signals, drainage, and other improvements or appurtenant facilities within the District's boundaries.

The City Council pursuant to the provisions of the Landscaping and Lighting Act of 1972, Being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "1972 Act"), Article XIID of the Constitution of the State of California ("Article XIID"), and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the 1972 Act, Article XIID and the Implementation Act are referred to collectively as the "Assessment Law") desires to levy and collect annual assessments against lots and parcels within the District in the fiscal year commencing July 1, 2011 and ending June 30, 2012 to pay for the operation, maintenance and servicing of landscaping, lighting, drainage and all appurtenant facilities. The assessment rates set for the 2011/2012 as set forth in this Engineer's Report do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the 2011/2012 assessment rates.

B. Contents of Engineer's Report

This Engineer's Report ("Report") describes the District boundaries and the proposed improvements to be assessed to the property owners located within the district. The Report is made up of the following sections.

Section I. Overview – Provides background information on the proposed District and an introduction to the Report.

Section II. Plans and Specifications – Contains a general description of the improvements that are to be maintained and serviced by the District.

Section III. Estimate of Costs – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses. This includes both the maximum assessment rates and the proposed Fiscal Year 2011/2012 assessment rates.

Section IV. Method of Apportionment – Describes the basis in which costs have been apportioned to lots and parcels within the District, in proportion to the special benefit received by each lot and parcel.

Section V. Assessment Roll – The assessment roll identifies the 2011/2012 assessment to be levied to each lot or parcel within the District.

Section VI. Assessment Diagram – Displays a diagram of the District showing the exterior boundaries of the District at the time the District was formed.

Each lot or parcel within the District is assessed proportionately for only the improvements and services that are determined to be special benefit. For this report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number by the Yolo County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing, the City Council will confirm the Engineer’s Report as submitted or amended and may order the collection of assessments for Fiscal Year 2011/2012.

SECTION II. PLANS AND SPECIFICATION

A. General Description of the District

The territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled “Map of Proposed Boundaries of the City of Woodland Gateway Landscaping and Lighting District” contained within this report in Section VI. At the time of formation the District contained three (3) original large parcels that have subdivided into twelve (12) commercial sites.

The District is generally bounded to the north by Interstate 5, to the east by County Road 102, to the south by Bronze Star Drive, and generally to the west by the City boundaries.

B. Description of Improvements to be Maintained and Services

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping, lighting, drainage and other improvements or appurtenant facilities located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The improvements maintained and services provided by the District are generally described in Sections II C, II D and II E below.

C. Landscaping and Appurtenant Improvements

Landscaping improvements (the “Landscaping Improvements”) include but are not limited to landscaping, planting, ground cover, shrubbery, turf, trees, irrigation and drainage systems, ornamental lighting structures, masonry block walls and other fencing, entryway monuments, bus shelters and other appurtenant items located in right of ways, parkways, greenbelts, and other easements dedicated to the City and located within the boundaries the District or adjacent to the District and that were required to be installed as a condition of the development.

Landscaping Improvements include but are not limited to the following:

- Landscape parkways on the major arterial roadways and collector roads of the project including Maxwell Avenue, American Drive, Veterans Drive, County Road 102 and the future I-5 freeway off ramp;
- Landscaping and plant/debris removal of the offsite detention pond;
- Graffiti removal, paint, wall and fence repairs for the project entry monuments and fencing on the offsite detention pond; and
- Transit facilities including bus shelters.

For the landscaping improvements specifically, the City's costs were estimated assuming the City will provide a Mode II level of service. Mode II is a mid level of service and represents a level of maintenance where some tolerance is allowed to maintenance problems such as litter, weeds, pruning and irrigation repairs.

D. Street Lighting/Traffic Signals and Appurtenant Improvements

Street lighting improvements ("Lighting Improvements") include but are not limited to poles, signs, fixtures, bulbs, conduit, conductors, equipment including posts and pedestals, metering devices, energy costs and appurtenant facilities as required to provide lighting and traffic signals in public streets, sidewalk easements and other easements dedicated to the City and located within the boundaries of the District or adjacent to the District and that were required to be installed as a condition of the development.

Lighting Improvements include but are not limited to the following;

- Street lighting throughout the arterial, collector, and local roadways totaling approximately 32 lights;
- Traffic signals and appurtenant facilities at two (2) signalized intersections located at County Road 102 and Maxwell Avenue and at Bronze Star Drive and American Drive; and
- Lighting facilities located at and for the project entry monuments.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

E. Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of Landscaping Improvements and Lighting Improvements ("Improvements") and appurtenant facilities, including repair, removal or replacement of all or part of any of the Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Landscaping Improvements including cultivation, drainage, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning, sandblasting, repair of fencing and painting of walls and fencing and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the Landscaping Improvements or appurtenant facilities including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the Lighting Improvements. The Lighting Improvements shall be serviced to provide adequate illumination. Servicing also allows for the replacement of the facilities in order to maintain them in proper working order and to provide specific benefit to the District.

SECTION III. ESTIMATE OF COSTS

A. Estimate of Costs Table

Below are the estimated costs of maintenance and services for the District including incidental costs and expenses. This includes both the Maximum Budget expected based on full maturity of the landscaping (subject to an annual inflator – see Section IV D) and the Proposed Fiscal Year 2011/2012 budget.

	MAXIMUM BUDGET	PROPOSED FY 2011/2012 BUDGET
DIRECT COST ITEMS		
Landscaping Maintenance	\$82,730.94	\$39,400.00
Tree Maintenance	29,602.90	12,460.39
Street Lighting	6,613.99	7,977.64
Traffic Signals	26,568.06	10,113.28
Fence Repairs and Maintenance	1,664.71	1,485.00
Graffiti and Entry Way Maintenance	3,868.34	3,369.87
Bus Shelter Repair and Maintenance	1,836.22	1,650.00
Appurtenant Facility Maintenance	4,910.05	4,325.20
DIRECT COST SUBTOTAL	\$157,795.21	\$80,781.38
INCIDENTAL COSTS/EXPENSES		
City Administration	\$3,923.55	\$3,500.00
Consultant/County Administration	3,923.55	3,500.00
Reserve Fund Contingency	6,053.48	0.00
INCIDENTAL COSTS SUBTOTAL	\$13,900.59	\$7,000.00
TOTAL ASSESSMENT	\$171,695.80	\$87,781.38
Total Assessors Parcels	12	12
Total Levied Acreage	51.52	51.52
Assessment Per Acre	\$3,332.60	\$1,703.83

B. Description of Cost Items

The following is a brief description of the cost items for the district included in the table above.

Direct Cost Items – This includes the costs of maintaining and servicing the Improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the Improvements that provide a special benefit to property within the District.

Incidental Costs and Expenses – This includes the indirect costs not included above that are necessary to properly maintain the district on an annual basis.

- **City Administration** – Estimated costs incurred by the City for management and administration of the District, including actions associated with the levy and collection of assessments, education, response to inquiries or concerns of the public and the cost to publish public notices required for City Council action relating to the District.
- **Consultant/County Administration** – This is the estimated annual cost to the District for calculating the annual assessments, monitoring parcel changes and final map approvals, preparing the Engineer's Report for City Council approval, placing the assessments on the County tax roll, and the fees the County charges to collect the assessments on the tax bill.
- **Reserve Fund/Contingency** – The reserve fund provides a funding source to pay for unanticipated infrequent maintenance requirements that may be required for the District. It also provides a source of funds to operate the District from July through December while waiting for the County property tax distributions that typically occur in January and May for the fiscal year beginning in July. It is intended that the reserve fund will be funded by assessments during the initial year of assessment prior to the installation of all of the improvements.

SECTION IV. METHOD OF APPORTIONMENT

A. General

The Implementation 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 street lights, traffic signals, landscaping and drainage facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the 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.”

In addition, Article XIIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

B. Special Benefit Analysis

Each of the proposed improvements and the associated costs and assessments within the District has been reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIIID, the Implementation Act, and the Streets and Highways Code Section 22573.

Proper maintenance and operation of landscaping, street trees and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, the Improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development. Lastly, the maintenance of each of the Improvements listed above were required by the Final Conditions of Approval, Item 87 which was recorded as part of the Memorandum of Agreement between the City and the developer on August 10, 2006, Document number 2006-0031291-00 which is on file with the City Clerk.

Landscaping Special Benefit

Trees, landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. The entry way monuments to the project provide enhanced visibility and a draw for customers thus increasing the benefit to property owners with the District.

Specifically the Landscaping Improvements provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

- Landscaping and street trees within the parkways and the entry way monuments provide special benefit to those developments that are located within the District.

Landscaping General Benefit

The Improvements will be installed to directly benefit the property owners in the District and to enhance business and development opportunities. As part of the project approval process, the project was conditioned to maintain the landscaping, lighting and appurtenant facilities. Therefore, it has been determined that there are no general benefits associated with the Landscaping Improvements.

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.

Public Lighting Special Benefit

The operation, maintenance and servicing of lighting and traffic signals along local streets, collector and arterial streets of a development provides the following special benefits:

- Improved security of lots and parcels within the development;
- Improved ingress and egress to properties;
- Improved nighttime visibility for the local access of emergency vehicles;
- Improved safety and traffic circulation to and from parcels; and
- Increased deterrence of crime and aid to police and emergency vehicles.

Street lights and signals located at arterials and local streets are considered 100% special benefit to the developments taking direct access at those intersections.

Street lights General Benefit

Similar to the Landscaping Improvements described above, the Lighting Improvements are required to be installed and maintained as part of project approval process and confer a special benefit to the property in the District by creating enhanced business and development opportunities. Therefore, it has been determined that there are no general benefits associated with Lighting Improvements.

C. Assessment Methodology

To establish the special benefit to the individual lots and parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be

established. The Improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

The method of assessment is based on the acreage of each parcel located within the District. The parcel's acreage was determined based on Assessor Parcel maps or other sources.

Based on the above formula the Table below provides the proposed rates for Fiscal Year 2011/2012.

No. of Parcels	Total Acreage	Maximum Acreage Rate	Proposed Fiscal Year 2011/2012 Acreage Rate
12	51.52	\$3,332.60 per acre or portion thereof	\$1,703.83 per acre or portion thereof

The following formula is used to calculate each parcel's maximum assessment (proportional benefit):

$$\frac{\text{Total Assessment (Proposed Maximum Budget)} \div \text{Total Acreage}}{\text{Maximum Acreage Rate}} =$$

$$\text{Parcel Acreage} \times \text{Maximum Acreage Rate} = \text{Maximum Levy Rate}$$

The following formula is used to calculate each parcel's Fiscal Year ("FY") assessment (proportional benefit):

$$\frac{\text{Total Assessment (Proposed FY Budget)} \div \text{Total Acreage}}{\text{FY Acreage Rate}} =$$

$$\text{Parcel Acreage} \times \text{FY Acreage Rate} = \text{FY Levy Rate}$$

D. Assessment Range Formula

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring the District to go through the requirements of Proposition 218 in order to get a small increase. This District provides for an annual adjustment to the Maximum Assessment Rate per EBU based on the Engineering News Record Common Labor Cost Index.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2011/2012. Generally, if the proposed annual assessment 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 by the percentage increase in the Engineering News Record Common Labor Cost Index rate.

Beginning in the second fiscal year (Fiscal Year 2009/2010) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual 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 Proposition 218 balloting.

The increase in the Engineering News Record Common Labor Index from April 2010 to April 2011 is 3.39%.

SECTION V. ASSESSMENT ROLL

The assessment roll is a listing of the both Maximum Assessment and the Fiscal Year 2011/2012 Assessment apportioned to each lot or parcel, as shown on the Yolo County last equalized roll of the assessor and reflective of the Assessor's Parcel Map(s) associated with the equalized roll. Though the maximum amount is shown below, it is not anticipated that the maximum assessment will be assessed for many years. A listing of parcels proposed to be assessed within this District is shown on the following table.

Assessor Parcel Number	Owner Name	Approximate Acreage	Maximum Levy Amount	Fiscal Year 2011/12 Levy Amount
027-852-003-000	Target Corporation	10.060	\$33526.01	\$17,140.54
027-852-004-000	Costco Wholesale Corporation	15.170	50,555.62	25,847.12
027-852-010-000	Woodland Development Co. LLC	4.680	15,596.58	7,973.92
027-852-011-000	Woodland Development Co. LLC	1.300	4,332.39	2,214.98
027-852-020-000	Woodland Development Co. LLC	7.460	24,861.23	12,710.58
027-852-013-000	In-N-Out Burgers	1.490	4,965.58	2,538.70
027-852-014-000	Woodland Development Co. LLC	3.480	11,597.46	5,929.32
027-852-015-000	Woodland Development Co. LLC	0.500	1,666.30	851.92
027-852-016-000	Woodland Development Co. LLC	0.770	2,566.11	1,311.94
027-852-017-000	Woodland Development Co. LLC	4.210	14,030.27	7,173.12
027-852-018-000	Woodland Development Co. LLC	1.590	5,298.84	2,709.08
027-852-019-000	Woodland Development Co. LLC	0.810	2,699.41	1,380.10
Total		51.520	\$171,695.80	\$87,781.32

SECTION VI. DISTRICT DIAGRAM

The parcels within the Gateway Landscaping and Lighting District consist of all lots, parcels depicted within the boundaries of the District. The District diagram reflecting the exterior boundaries of the District is on file with the City Clerk.

CITY OF WOODLAND

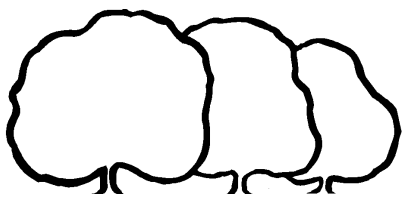
Gateway Landscaping and Lighting District

Engineer's Report Fiscal Year 2011-2012

Report Submitted by:

Scott Koppel
Koppel & Gruber Public Finance

Registered Engineer



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: Special Assessment Tax Roll Collections

Report in Brief

In conjunction with the annual collection of property taxes, Yolo County collects special assessment taxes on behalf of the City of Woodland.

For the 2011-2012 tax levies, Yolo County is requiring resolutions to be passed authorizing the collection of the special assessments by Yolo County and also releasing Yolo County from any liability which may arise regarding the collection of the special assessments. This request has been generated by the need to express formal, specific and written instructions to the County regarding the collections and assessments.

Staff recommends that the City Council adopt five separate resolutions (Resolution No. _____ through Resolution No. _____) Requesting Collection of Charges on Tax Roll for the Lighting and Landscaping Districts, Special Assessment Districts and the Community Facility Districts as described herein.

Background

In conjunction with the annual collection of property taxes, Yolo County collects special assessment taxes on behalf of the City of Woodland. These special assessments include the following:

Lighting and Landscape Districts (Spring Lake, Gateway, Gibson Ranch, North Park, Streg Pond and West Wood);

Assessment Districts (Fire Suppression, Beamer Kentucky and East Main);

Community Facility Districts (Spring Lake Maintenance, Gibson Ranch CFD No. 1, and Spring Lake CFD 2004-1)

For the 2011-2012 tax levies, Yolo County is requiring resolutions to be adopted by the City Council authorizing the collection of the special assessments by Yolo County and also releasing Yolo County from any liability which may arise regarding the collection of the special assessments. The six parts of the resolutions are summarized as follows:

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls the related special assessment(s) detailed on each of the resolutions.
2. The City acknowledges that all special assessments comply with all requirements of state law which includes Proposition 218.
3. The City releases and discharges the County from any potential liability or expenditures arising from the collection of any special assessments authorized by the City.
4. In the event of a judgment against the City arising from the collection of the special assessment(s), the County may offset the amount of the judgment from any monies collected by the County on behalf of the City including property taxes.
5. The City will agree to cooperate with the County in answering questions related to special assessments and the City will not refer inquirers to County staff for response.
6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs related to the collection of the special assessments as provided by Government Code sections 29304 and 51800. The County is charging an annual \$1 levy fee per parcel for all special assessments excluding the East Main and Beamer Kentucky Special Assessments. For the Beamer Kentucky and East Main Special Assessments, the County is charging an annual \$16 levy fee per parcel. Any increase to these levy fees charged by the County would have to be approved by the City and adopted in a separate resolution.

Discussion

The intent of the resolutions is to specify the County and City's respective responsibility regarding the collections of special taxes, fees and assessments as required by Proposition 218. All of the conditions expressed in the resolutions, including compliance with Proposition 218 and collection of the annual assessments, have been in existence throughout the life of each of the assessments discussed herein. Annual approval of these resolutions is required by the County to ensure these practices are documented in a specific and formal manner.

The Auditor-Controller is requiring five separate resolutions based on the specific sections of the Government Code that authorizes the collection of the special taxes, fees and assessments. Each resolution includes the specific section(s) of the Government Code within the first recital.

Fiscal Impact

If the resolutions are approved, total City assessments that would be collected through County property tax rolls for special districts described herein are \$6,940,799. These revenues have been projected in the FY 12 budget; County levies of \$10,178 for collection of assessments are also included in the FY 12 budget.

Recommendation for Action

Staff recommends that the City Council adopt five separate resolutions (Resolution No. _____ through Resolution No. _____) Requesting Collection of Charges on Tax Roll for the Lighting and Landscaping Districts, Special Assessment Districts and the Community Facility Districts as described herein.

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
REQUESTING COLLECTION OF CHARGES ON TAX ROLL**

WHEREAS, the City of Woodland (hereinafter “City”) requests the County of Yolo collect on the County tax rolls certain charges which have been imposed pursuant to section 53340 of Government Code of the State of California by the City for the following District:

Spring Lake Maintenance Community Facilities District

WHEREAS, the County has required as a condition of the collection of said charges that the District/City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof,

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

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.
2. The City warrants and represents that the taxes, assessments, fees and/or charges imposed by the City and being requested to be collected by Yolo County comply with all requirements of state law, including but not limited to Articles XIII C and XIII D of the California Constitution (Proposition 218).
3. The City releases and discharges County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action and judgments, in any manner arising out of the collection by County of any taxes, assessments, fees and/or charges on behalf of City,
4. The City agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the “Indemnified Parties”) from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of City’s said taxes, assessments, fees and/or charges requested to be collected by County for City, or in any manner arising out of City’s establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of City’s taxes, assessments, fees and/or charges, the County may offset the amount of the judgment from any other monies collected by County on behalf of City, including property taxes.
5. The City agrees that its officers, agents and employees will cooperate with the County in answering questions referred to City by County from any person concerning the City’s

RESOLUTION NO: _____

taxes, assessments, fees and/or charges, and that City will not refer such persons to County officers and employees for response.

6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collecting the taxes, assessments, fees and/or charges, as provided by Government Code sections 29304 and 51800. The County is charging an annual \$1 levy fee per parcel for all special assessments excluding the East Main and Beamer Kentucky Special Assessments. For the Beamer Kentucky and East Main Special Assessments, the County is charging an annual \$16 levy fee per parcel. Any increase to these levy fees charged by the County would have to be approved by the City and adopted in a separate resolution.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2011.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

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: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Artemio Pimentel, Mayor

Attest:

Ana Gonzalez, City Clerk

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
REQUESTING COLLECTION OF CHARGES ON TAX ROLL**

WHEREAS, the City of Woodland (hereinafter “City”) requests the County of Yolo collect on the County tax rolls certain charges which have been imposed pursuant to section 8682 & 22526(c) of The Streets and Highways Code of the State of California by the City for the following Districts:

East Main Street Assessment District, Series 2001
Reassessment District 93-1 (Beamer Kentucky). Series 2006

WHEREAS, the County has required as a condition of the collection of said charges that the District/City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof,

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

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.
2. The City warrants and represents that the taxes, assessments, fees and/or charges imposed by the City and being requested to be collected by Yolo County comply with all requirements of state law, including but not limited to Articles XIII C and XIII D of the California Constitution (Proposition 218).
3. The City releases and discharges County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action and judgments, in any manner arising out of the collection by County of any taxes, assessments, fees and/or charges on behalf of City,
4. The City agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the “Indemnified Parties”) from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of City’s said taxes, assessments, fees and/or charges requested to be collected by County for City, or in any manner arising out of City’s establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of City’s taxes, assessments, fees and/or charges, the County may offset the amount of the judgment from any other monies collected by County on behalf of City, including property taxes.

RESOLUTION NO: _____

5. The City agrees that its officers, agents and employees will cooperate with the County in answering questions referred to City by County from any person concerning the City's taxes, assessments, fees and/or charges, and that City will not refer such persons to County officers and employees for response.
6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collecting the taxes, assessments, fees and/or charges, as provided by Government Code sections 29304 and 51800. The County is charging an annual \$1 levy fee per parcel for all special assessments excluding the East Main and Beamer Kentucky Special Assessments. For the Beamer Kentucky and East Main Special Assessments, the County is charging an annual \$16 levy fee per parcel. Any increase to these levy fees charged by the County would have to be approved by the City and adopted in a separate resolution.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2011.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

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:	Council members:	_____
NOES:	Council members:	_____
ABSENT:	Council members:	_____
ABSTAIN:	Council members:	_____

Artemio Pimentel, Mayor

Attest:

_____,
Ana Gonzalez, City Clerk

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
REQUESTING COLLECTION OF CHARGES ON TAX ROLL**

WHEREAS, the City of Woodland (hereinafter “City”) requests the County of Yolo collect on the County tax rolls certain charges which have been imposed pursuant to section 50078 of The Government Code of the State of California by the City for the following District:

Fire Suppression Assessment District

WHEREAS, the County has required as a condition of the collection of said charges that the District/City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof,

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

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.
2. The City warrants and represents that the taxes, assessments, fees and/or charges imposed by the City and being requested to be collected by Yolo County comply with all requirements of state law, including but not limited to Articles XIIC and XIID of the California Constitution (Proposition 218).
3. The City releases and discharges County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action and judgments, in any manner arising out of the collection by County of any taxes, assessments, fees and/or charges on behalf of City,
4. The City agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the “Indemnified Parties”) from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of City’s said taxes, assessments, fees and/or charges requested to be collected by County for City, or in any manner arising out of City’s establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of City’s taxes, assessments, fees and/or charges, the County may offset the amount of the judgment from any other monies collected by County on behalf of City, including property taxes.
5. The City agrees that its officers, agents and employees will cooperate with the County in answering questions referred to City by County from any person concerning the City’s

RESOLUTION NO: _____

taxes, assessments, fees and/or charges, and that City will not refer such persons to County officers and employees for response.

6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collecting the taxes, assessments, fees and/or charges, as provided by Government Code sections 29304 and 51800. The County is charging an annual \$1 levy fee per parcel for all special assessments excluding the East Main and Beamer Kentucky Special Assessments. For the Beamer Kentucky and East Main Special Assessments, the County is charging an annual \$16 levy fee per parcel. Any increase to these levy fees charged by the County would have to be approved by the City and adopted in a separate resolution.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2011.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

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AYES: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Artemio Pimentel, Mayor

Attest:

Ana Gonzalez, City Clerk

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
REQUESTING COLLECTION OF CHARGES ON TAX ROLL**

WHEREAS, the City of Woodland (hereinafter “City”) requests the County of Yolo collect on the County tax rolls certain charges which have been imposed pursuant to section 22645 and 22646 of The Streets and Highways Code of the State of California by the City for the following Districts:

Spring Lake Landscaping and Lighting District
Gateway Landscaping and Lighting District
Gibson Ranch Landscaping and Lighting District
North Park Landscaping and Lighting District
Streng Pond Landscape Maintenance District
West Wood Unit No. 1 Landscaping and Lighting District

WHEREAS, the County has required as a condition of the collection of said charges that the District/City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof,

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

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.
2. The City warrants and represents that the taxes, assessments, fees and/or charges imposed by the City and being requested to be collected by Yolo County comply with all requirements of state law, including but not limited to Articles XIIC and XIID of the California Constitution (Proposition 218).
3. The City releases and discharges County, and its officers, agents and employees from any and all claims, demands, liabilities, costs and expenses, damages, causes of action and judgments, in any manner arising out of the collection by County of any taxes, assessments, fees and/or charges on behalf of City,
4. The City agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the “Indemnified Parties”) from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of City’s said taxes, assessments, fees and/or charges requested to be collected by County for City, or in any manner arising out of City’s establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of City’s taxes, assessments, fees and/or charges,

RESOLUTION NO: _____

the County may offset the amount of the judgment from any other monies collected by County on behalf of City, including property taxes.

5. The City agrees that its officers, agents and employees will cooperate with the County in answering questions referred to City by County from any person concerning the City's taxes, assessments, fees and/or charges, and that City will not refer such persons to County officers and employees for response.
6. The City agrees to pay such reasonable and ordinary charges as the County may prescribe to recoup its costs in placing on the tax rolls and collecting the taxes, assessments, fees and/or charges, as provided by Government Code sections 29304 and 51800. The County is charging an annual \$1 levy fee per parcel for all special assessments excluding the East Main and Beamer Kentucky Special Assessments. For the Beamer Kentucky and East Main Special Assessments, the County is charging an annual \$16 levy fee per parcel. Any increase to these levy fees charged by the County would have to be approved by the City and adopted in a separate resolution.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2011.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

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: Council members: _____

NOES: Council members: _____

ABSENT: Council members: _____

ABSTAIN: Council members: _____

Artemio Pimentel, Mayor

Attest:

Ana Gonzalez, City Clerk

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
REQUESTING COLLECTION OF CHARGES ON TAX ROLL**

WHEREAS, the City of Woodland (hereinafter “City”) requests the County of Yolo collect on the County tax rolls certain charges which have been imposed pursuant to Chapter 2.5, Part 1, Division 2, Title 5 (commencing with Section 53311) of the California Government Code by the City for the following Districts:

City of Woodland Community Facilities District No. 1 (Gibson Ranch)
City of Woodland Community Facilities District No. 2004-1 (Spring Lake)

WHEREAS, the County has required as a condition of the collection of said charges that the District/City warrant the legality of said charges and defend and indemnify the County from any challenge to the legality thereof,

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

1. The Auditor-Controller of Yolo County is requested to attach for collection on the County tax rolls those taxes, assessments, fees and/or charges, attached hereto.
2. The City warrants and represents that the taxes, assessments, fees and/or charges imposed by the City and being requested to be collected by Yolo County comply with all requirements of state law, including but not limited to Articles XIII C and XIII D of the California Constitution (Proposition 218).
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4. The City agrees to and shall defend, indemnify and hold harmless the County, its officers, agents and employees (the “Indemnified Parties”) from any and all claims, demands, liabilities, costs and expenses, damages, causes of action, and judgments, in any manner arising out of the collection by County of any of City’s said taxes, assessments, fees and/or charges requested to be collected by County for City, or in any manner arising out of City’s establishment and imposition of said taxes, assessments, fees and/or charges. City agrees that, in the event a judgment is entered in a court of law against any of the Indemnified Parties as a result of the collection of one of City’s taxes, assessments, fees and/or charges, the County may offset the amount of the judgment from any other monies collected by County on behalf of City, including property taxes.

RESOLUTION NO: _____

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PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2011.

STATE OF CALIFORNIA
COUNTY OF YOLO
CITY OF WOODLAND

ss.

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: Council members: _____

NOES: Council members: _____

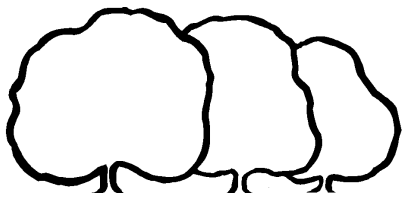
ABSENT: Council members: _____

ABSTAIN: Council members: _____

Artemio Pimentel, Mayor

Attest:

_____,
Ana Gonzalez, City Clerk



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: Waste Management Delinquent Garbage/Refuse Accounts – Call for a
Public Hearing

Report in Brief

This action requests that the City Council set a date for the annual adoption of a Resolution to lien local properties for failure to pay for their Waste Management services.

Staff recommends that the City Council set a Public Hearing for July 19, 2011 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Background

In 1989 the City negotiated a new Franchise Agreement for garbage/yard refuse service with Waste Management of Woodland. One of the changes to the prior Agreement was that Waste Management would assume the billing responsibilities for refuse services to Woodland customers. At that time, Waste Management requested, and permission was granted, to file property liens to recover delinquent accounts. Before filing a lien with the County, a Public Hearing needs to be held to allow protests of the proposed liens. It is requested that this Public Hearing be set for the Council meeting scheduled for July 19, 2011.

Discussion

The utilization of Waste Management for the issuance of service bills has saved the City a tremendous amount of time and resources to issue and collect such bills. There had been some concerns in past years regarding the process and cooperation between the City and Waste Management billing staff on assessing the liens, receiving adequate and prompt information from Waste Management on the lien list, and assistance in resolving customer problems and issues. City staff and Waste Management staff had held several meetings, set up a process and timeline and

established a point of contact at each entity to alleviate many of the concerns. As a result, the process has greatly improved with relatively few problems arising.

When the present Agreement was negotiated in 2007, the billing issue was revaluated. It was determined at that time to maintain Waste Management as the billing agent. With the refining of the processes, there have been relatively few issues and the cooperative resolution of those that do arise occurs in a timely manner.

Fiscal Impact

There is little to no fiscal impact to the City to maintain the current process, other than time constraints for processing and releasing the liens. The fees for the recordings are attached to the total amount liened so the property owner assumes that cost.

Public Contact

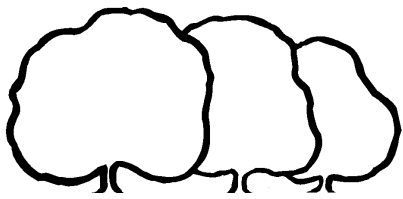
Waste Management provides reminder bills for overdue accounts. As the billing cycle is every two months, if not paid by the end of the cycle, the property owner is two months in arrears. Waste Management also sends a letter to the property owners indicating to them their property will be liened if the service fee is not paid by a designated date. The Public Hearing notice is also published in the newspaper in a timely manner.

Recommendation for Action

Staff recommends that the City Council set a Public Hearing for July 19, 2011 to hear and approve the list of Delinquent Refuse Accounts and direct the Tax Collector of Yolo County to assess liens against real property to collect delinquent payments.

Prepared by: Ana Gonzalez
City Clerk

Mark G. Deven
City Manager



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: Public Hearing: Gibson Ranch Lighting & Landscaping District

Report in Brief

The Gibson Ranch Lighting and Landscaping District (“L&L” or “District”) was formed to provide a funding source for maintenance and servicing of costs of certain improvements located within or adjacent to the District. 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 conduct a public hearing and adopt Resolution No. ____ to approve the Fiscal Year 2011/2012 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

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 Gibson Ranch L&L District.

The Gibson Ranch L&L is located in the southeast portion of the City, generally south of I5, west of County Road 102 and east of County Road 101. The District was formed in 1995 and reached the maximum allowable assessment of \$235.12 per single family home in 2005. The formation documents for the District allow for annual CPI increases without a property owner ballot proceeding.

On June 7, 2011, Council approved resolutions to preliminarily approve the Engineer’s Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 21, 2011. The Public Hearing was continued to July 5 at the June 21st Council meeting. The Engineer’s Report was attached to the June 7 staff report and is available for review in the Finance Department.

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 complete reports are available for review in the Finance Department.

Beginning in FY 2006, an erroneous interpretation of the language in the District formation documents resulted in omission of an annual inflationary escalator; instead annual assessments remained unchanged at the FY 2005 rates. After further review by staff, the City Attorney and the District Administrator, it was determined that these annual escalators should have been applied in each year's assessment. This correction was made with the FY 2011 report and assessment. The FY 2012 Engineer's Report continues to apply an annual escalation factor based on the Engineering News Record Common Labor Cost Index; for FY12 this factor is 4.073%.

State regulations require a two part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the June 7, 2011 Council meeting. The July 5 public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy although the levy may not be increased beyond the maximum approved amount.

Fiscal Impact

The FY 2012 Engineer's Report includes an inflation factor of 4.073%, which increases the assessment of a single family home from \$277.71 in FY11 to \$289.02 in FY12; an increase of \$11.31. If approved, the proposed assessment for the District would generate \$620,687 in revenues.

Public Contact

Posting of the City Council agenda and required noticing in the Daily Democrat.

Recommendation for Action

Staff recommends that the City Council conduct a public hearing and adopt Resolution No. ____ to approve the fiscal year 2011/2012 annual levy report and order the levy and collection of the assessment within the Gibson Ranch Lighting and Landscaping District.

Prepared by: Kim McKinney
Finance Officer

Mark G. Deven
City Manager

Attachment

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN 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, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: 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* (hereafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the "Final Engineer's Annual Report" as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City of Woodland; and

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

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- i) The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District, and
- ii) District includes all of the lands so benefited, and
- iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, arterial and collector street lighting and landscaping, neighborhood street lighting and trees, parks and recreation facilities, soundwalls, irrigation and drainage systems, and all associated appurtenances.

Section 4 The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland Gibson Ranch Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

RESOLUTION NO._____

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2011.

Artemio Pimentel, Mayor
City of Woodland

Ana Gonzalez, City Clerk
City of Woodland

STATE OF CALIFORNIA)

COUNTY OF YOLO) ss.

CITY OF WOODLAND)

I, Ana B. Gonzalez, 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 5th day of July, 2011, by the following vote:

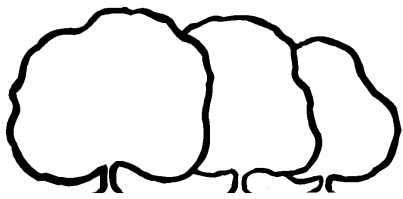
AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Ana B.. Gonzalez, City Clerk
City of Woodland



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: Public Hearing: North Park Lighting & Landscaping District

Report in Brief

The North Park Lighting and Landscaping District (“L&L” or “District”) was formed to provide a funding source for maintenance and servicing of costs of certain improvements located within or adjacent to the District. 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 conduct a public hearing and adopt Resolution No. ____ to approve the fiscal year 2011/2012 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

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 North Park L&L District.

The North Park L&L is 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.

On June 7, 2011, Council approved resolutions to preliminarily approve the Engineer’s Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 21, 2011. The Public Hearing was continued to July 5 at the June 21 Council meeting. The Engineer’s Report was attached to the June 7 staff report and is available for review in the Finance Department.

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 complete reports are available for review in the Finance Department.

State regulations require a two part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the June 7, 2011 Council meeting. The July 5 public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Fiscal Impact

If approved, the proposed assessment for the District would generate \$26,710 in revenues.

Public Contact

Posting of the City Council agenda and required noticing in the Daily Democrat.

Recommendation for Action

Staff recommends that the City Council conduct a public hearing and adopt Resolution No. ____ to approve the Fiscal Year 2011/2012 annual levy report and order the levy and collection of the assessment within the North Park Lighting and Landscaping District.

Prepared by: Kim McKinney
Finance Officer

Mark G. Deven
City Manager

Attachment

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN 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, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: 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* (hereafter referred to as the "Act"); and,

WHEREAS, there has been presented to this City Council the "Final Engineer's Annual Levy Report" as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City of Woodland; and,

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

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- i) The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District.
- ii) District includes all of the lands so benefited; and
- iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, street lighting and park lights, park area and park equipment, park perimeter fencing, noise walls, irrigation and drainage systems, and all associated appurtenances.

Section 4 The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland North Park Lighting and Landscaping District and such money shall be expended only

for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2011.

Artemio Pimentel, Mayor
City of Woodland

Ana Gonzalez, City Clerk
City of Woodland

STATE OF CALIFORNIA)

COUNTY OF YOLO) ss.

CITY OF WOODLAND)

I, Ana B. Gonzalez, 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 5th day of June, 2011, by the following vote:

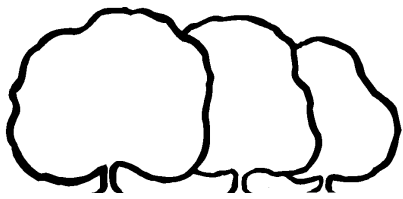
AYES:

NOES:

ABSENT:

ABSTAINED:

Ana B. Gonzalez, City Clerk
City of Woodland



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: Public Hearing: Streng Pond Landscape Maintenance District

Report in Brief

The Streng Pond Landscape Maintenance District (“District”) was formed to provide a funding source for maintenance and servicing of costs of certain improvements located within or adjacent to the District. 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 conduct a public hearing and adopt Resolution No. ____ to approve the fiscal year 2011/2012 annual levy report and order the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

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 Landscape Maintenance District.

The Streng Pond District is 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.

On June 7, 2011, Council approved resolutions to preliminarily approve the Engineer’s Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 21, 2011. The Public Hearing was continued to July 5 at the June 21 Council meeting. The Engineer’s Report was attached to the June 7 staff report and is available for review in the Finance Department.

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 complete reports are available for review in the Finance Department.

State regulations require a two part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the June 7, 2011 Council meeting. The July 5 public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Fiscal Impact

If approved, the proposed assessment for the District would generate \$14,436 in revenues.

Public Contact

Posting of the City Council agenda and required noticing in the Daily Democrat.

Recommendation for Action

Staff recommends that the City Council conduct a public hearing and adopt Resolution No. ____ to approve the Fiscal Year 2011/2012 annual levy report and order the levy and collection of the assessment within the Streng Pond Landscape Maintenance District.

Prepared by: Kim McKinney
Finance Officer

Mark G. Deven
City Manager

Attachment

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN 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, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: 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* (hereafter referred to as the "Act"); and,

WHEREAS, there has been presented to this City Council the "Final Engineer's Annual Levy Report" as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City of Woodland; and,

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

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- i) The land within the District will receive special benefit by the operation, maintenance and servicing of improvements, located within the boundaries of the District; and,
- ii) The District includes all of the lands so benefited; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for ground cover, turf, shrubs, and trees; irrigation and drainage systems and all necessary appurtenances.

Section 4 The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland Streng Pond Landscaping Maintenance District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the final approval of the Report.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2011.

Artemio Pimentel, Mayor
City of Woodland

Ana B. Gonzalez, City Clerk
City of Woodland

STATE OF CALIFORNIA)

COUNTY OF YOLO) ss.

CITY OF WOODLAND)

I, Ana B. Gonzalez, 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 5th day of June, 2011, by the following vote:

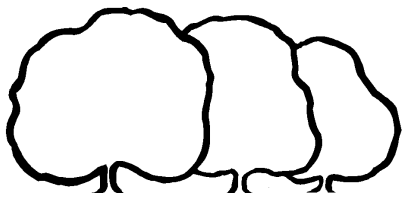
AYES:

NOES:

ABSENT:

ABSTAINED:

Ana B. Gonzalez, City Clerk
City of Woodland



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: Public Hearing: West Wood Lighting & Landscaping District

Report in Brief

The West Wood Lighting and Landscaping District (“L&L” or “District”) was formed to provide a funding source for maintenance and servicing of costs of certain improvements located within or adjacent to the District. 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 conduct a public hearing and adopt Resolution No. ____ to approve the Fiscal Year 2011/2012 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

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 West Wood L&L District.

The West Wood L&L is 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.

On June 7, 2011, Council approved resolutions to preliminarily approve the Engineer’s Report and to initiate proceedings for the annual levy, which included setting the public hearing date for June 21, 2011. The Public Hearing was continued to July 5 at the June 21 Council meeting. The Engineer’s Report was attached to the June 7 staff report and is available for review in the Finance Department.

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 complete reports are available for review in the Finance Department.

State regulations require a two part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing; this occurred at the June 7, 2011 Council meeting. The July 5 public hearing is required to complete the levy process. Following the public hearing, Council may direct changes to the Engineer's Report or to the levy, but may not increase the levy beyond the maximum approved amount.

Fiscal Impact

The FY 2011 Engineer's Report includes an inflation adjustment, based on the Consumer Price Index, of 1.7%, which increases the assessment on a single family home from \$517.35 in FY 2011 to \$526.14 in FY 2012. If approved, the proposed assessment for the District would generate \$19,993 in revenues, which would be an increase of \$334 over FY 2011 revenues.

Public Contact

Posting of the City Council agenda and required noticing in the Daily Democrat.

Recommendation for Action

Staff recommends that the City Council conduct a public hearing and adopt Resolution No. ____ to approve the Fiscal Year 2011/2012 annual levy report and order the levy and collection of the assessment within the West Wood Lighting and Landscaping District.

Prepared by: Kim McKinney
Finance Officer

Mark G. Deven
City Manager

Attachment

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, AMENDING AND/OR APPROVING THE ANNUAL LEVY REPORT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN 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, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: 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* (hereafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the "Final Engineer's Annual Report" as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIII D of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Woodland agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and taxbills for the City of Woodland; and

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

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- i) The land within the District will be benefited by the operation, maintenance and servicing of improvements, located within the boundaries of the District, and
- ii) District includes all of the lands so benefited, and
- iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2010, and ending June 30, 2011, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services and materials for the landscaping improvements, Local Street lighting facilities, parks and related equipment replacement, fencing and block walls, storm drainage detention basin, and all associated appurtenances.

Section 4 The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Woodland West Wood Unit No. 1 Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2011.

Artemio Pimentel, Mayor
City of Woodland

Ana B. Gonzalez, City Clerk
City of Woodland

STATE OF CALIFORNIA)

COUNTY OF YOLO) ss.

CITY OF WOODLAND)

I, Ana B. Gonzalez, 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 5th day of June, 2011, by the following vote:

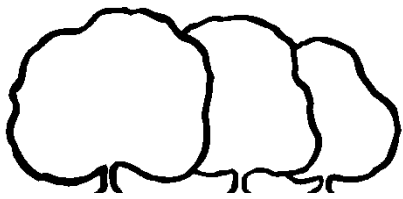
AYES:

NOES:

ABSENT:

ABSTAINED:

Ana B. Gonzalez, City Clerk
City of Woodland



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: 2010 Urban Water Management Plan Public Hearing

Report in Brief

The proposed 2010 Urban Water Management Plan (2010 UWMP) has been prepared in accordance with the requirements of the Urban Water Management Planning Act (the Act) and the Water Conservation Act of 2009, also known as SBX7-7. Among other things, SBX7-7 established requirements for urban retail water suppliers to prepare and report their “urban water use targets” in accordance with the legislative goal of reducing statewide daily per capita water use 15 percent by the year 2015 and 20 percent by the year 2020.

The City’s 2010 UWMP establishes the framework for managing the City’s water resources over the next 20-year planning horizon during normal, single-dry, and multiple-dry year periods to ensure an adequate and reliable supply for the City’s existing and future customers. The 2010 UWMP also assists in establishing the City’s eligibility for certain grant and loan funding opportunities administered by state agencies for water related projects and programs.

Staff recommends that City Council conduct public hearing for the 2010 UWMP in which Method 1 under Section 10608.20(b) was used for determining the City’s 2015 and 2020 urban water use targets as described herein.

Background

As set forth by the UWMP Act, the purpose of the City’s 2010 UWMP generally is to provide information regarding the City’s existing and projected sources of water supply, existing and projected water demands, water service reliability, demand management measures, and water shortage contingency planning. The 2010 UWMP must consider a minimum 20-year planning horizon and account for normal, single-dry and multiple-dry year scenarios. Pursuant to Section 10631 of the UWMP Act, the City’s 2010 UWMP provides information regarding matters including, but not limited to:

- A description and identification of the City's water service area, including current and projected population and climate.
- The City's existing and planned sources of water, including a detailed description and analysis of the location, amount, and sufficiency of its groundwater supplies.
- The reliability of the City's water supplies and vulnerability to seasonal, climatic, legal, environmental, water quality and other factors.
- A description of the City's past, current and projected water demands among its different water use sectors.
- A description and evaluation of the City's demand management measures, including a schedule of implementation.
- A description of the water supply projects and programs that may be undertaken by the City to meet its total projected water demands as described in the 2010 UWMP.

As further described below, the City has undertaken various procedures in accordance with the UWMP Act and SBX7-7 to ensure that members of the public and other relevant public agencies have been involved in the City's 2010 UWMP process.

Discussion

The Urban Water Management Planning Act (UWMP Act) requires every urban water supplier to update and adopt its Urban Water Management Plan (UWMP) at least once every five (5) years. Generally, the purpose of an UWMP is to provide information regarding an urban water supplier's existing and projected sources of water supply, existing and projected water demands, water service reliability, demand management measures, and water shortage contingency planning. An UWMP must consider a minimum 20-year planning horizon and account for normal, single-dry and multiple-dry year scenarios. For purposes of the UWMP Act, an "urban water supplier" is a supplier providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre feet of water annually.

The Water Conservation Act of 2009 (also known as SBX7-7) is one of four policy bills enacted as part of the November 2009 Comprehensive Water Package. Notably, SBX7-7 added specific new requirements that apply to UWMPs adopted by "urban *retail* water suppliers." Under SBX7-7, an urban retail water supplier is defined as a water supplier that directly provides potable municipal water to more than 3,000 end users or that supplies more than 3,000 acre-feet of potable water annually at retail for municipal purposes. Under this definition, the City is an urban retail water supplier and therefore must comply with the requirements of SBX7-7.

Among other things, SBX7-7 established the goals of reducing statewide daily per capita water use 15 percent by the year 2015 and 20 percent by the year 2020. In an effort to achieve those goals, SBX7-7 requires each urban retail water supplier to determine its baseline water use and establish urban water use targets for reducing per capita demand by 2015 and 2020. The two primary calculations required by SBX7-7, each of which is measured in terms of Gallons Per Capita per Day (GPCD), are as follows:

- Base Daily Per Capita Water Use (average GPCD used in past years)
- Compliance Water Use Targets (targets for GPCD in 2015 and 2020)

An agency's Base Daily Per Capita Water Use is calculated according to gross water use and service area population during a continuous ten-year baseline period ending no earlier than 2004 and no later than 2010. An agency can use up to a 15-year baseline period if at least ten percent of its 2008 measured retail water demand was met with recycled water. Because the City had no recycled water deliveries in 2008, a 10-year baseline period (1995 to 2004) was used to calculate the City's Base Daily Per Capita Water Use of 289 GPCD.

Next, Section 10608.20(b) of SBX7-7 establishes four alternative methods for calculating the Compliance Water Use Targets, and an agency's 2010 UWMP must identify which method is being used for determining its targets. Generally, the alternative methods, shown below as Methods 1-4 are:

1. 80 percent of the water supplier's Base Daily Per Capita Use;
2. Per capita water use estimated using the sum of performance standards applied to indoor residential use, landscaped area water use and CII uses;
3. 95 percent of the applicable state hydrologic region target as stated in the State's April 30, 2009 draft 20x2020 Water Conservation Plan; or
4. The provisional target method developed by DWR pursuant to SBX7-7.

Using Method 1 above, and based on the City's Base Daily Per Capita Water Use of 289 GPCD, the City's 2015 Interim Urban Water Use Target is 260 GPCD and its 2020 Urban Water Use Target is 231 GPCD.

As fully described in the City's 2010 UWMP, the City currently relies entirely on groundwater to meet its demands. The City's groundwater is generally considered to be a very reliable supply, yet ongoing water quality issues and aging infrastructure led the City several years ago to pursue alternative sources of supply to meet future demands.

As a result, the City has partnered with the City of Davis and the University of California Davis (collectively referred to as the Davis Woodland Water Supply Project or DWWSP) to provide surface water supplies for use within each of their service areas by 2016. While those supplies are

subject to periodic reductions based on Term 91 of the State Board Permit and Shasta Critical Year determinations, the information and analyses in the 2010 UWMP demonstrate the overall reliability of those supplies. Once available, the City will rely on surface water as its primary supply and will utilize groundwater as a supplemental supply to meet summer peak demands and for emergency conditions.

Public Participation and Related Procedural Issues

As authorized by Water Code section 10620(e), the City has prepared its 2010 UWMP with its own staff, with the assistance of consulting professionals (West Yost Associates), and in cooperation with other governmental agencies, and has utilized and relied upon industry standards and the expertise of industry professionals in preparing the 2010 UWMP. In addition, City staff and consultants have prepared the 2010 UWMP and calculated the required information for SBX7-7 using the California Department of Water Resources (DWR) *Guidebook to Assist Urban Water Suppliers to Prepare a 2010 Urban Water Management Plan* (March 2011) and the DWR *Methodologies for Calculating Baseline and Compliance Urban Per Capita Water Use (For the Consistent Implementation of the Water Conservation Act of 2009)* (February 2011).

As indicated above, City staff and consultants have undertaken certain procedural steps in accordance with the UWMP Act and SBX7-7 to ensure adequate notification, coordination, and public involvement in connection with the preparation and adoption of the 2010 UWMP. For instance, because the City provides water service within Yolo County, City staff notified the County at least sixty (60) days prior to the public hearing on the 2010 UWMP that the City would be updating its UWMP. (Water Code § 10621(b).) In addition, staff coordinated the preparation of the 2010 UWMP with other appropriate agencies in the area, including other water suppliers that share a common water source, water management agencies, and other relevant public agencies to the extent practicable. (Water Code § 10620(d) (2).) By way of example, the City coordinated the preparation of its 2010 UWMP with the County, Yolo County Flood Control and Water Conservation District, Reclamation District 2035, the Farm Bureau, the Woodland Chamber of Commerce Water Task Force, the City of Davis, the Water Resources Association of Yolo County and its member agencies, and the Woodland-Davis Clean Water Agency.

In accordance with Water Code sections 10608.26 and 10642, and Government Code section 6066, the City twice published notice within its jurisdiction of the July 5, 2011 public hearing on the 2010 UWMP, once on June 20, 2011 and again on June 27, 2011. Within that time, the City also made copies of the Draft 2010 UWMP available for public review at the Woodland Public Library, the City's Public Works Department and the City Manager's office.

The Draft 2010 UWMP was also posted on the City's web page and distributed to various interested parties. Furthermore, as provided by the UWMP Act and SBX7-7, the City's public hearing on the 2010 UWMP will be conducted to encourage the active involvement of diverse social, cultural, and economic elements of the population within the City's service area with regard to the preparation of the 2010 UWMP; to allow input by members of the public and any other interested entities regarding all aspects of the 2010 UWMP; to allow community input regarding the City's implementation plan for complying with SBX7-7, to consider the economic impacts of the implementation plan; to

propose adoption of Method 1 pursuant to Water Code section 10608.20(b) for determining the City's water use targets; and to consider any other relevant and appropriate matters related to the 2010 UWMP.

The City intends to achieve SBX7-7 reduction by metering the whole City and implementing a tier water rate structure. Currently the City is implementing a Water Meter Phase 2 Project; the project is scheduled to be completed by July 2011. At the completion of this project, the City is expected to be wholly metered except for some town houses. These town houses would be metered in a Water Meter Phase 3 Project which is expected to go to bid in early September, 2011. There are positive economic impacts that would emerge from compliance with SBX7-7. The reduction in water consumption should generate savings in capital investment that would otherwise have been required, including construction of new wells and maintenance cost.

No later than thirty (30) days after adoption of the 2010 UWMP by the City Council, copies of the 201 UWMP must be submitted to the California Department of Water Resources (DWR), the California State Library, and to any city or county within which the City provides water supplies. In addition, no later than thirty (30) days after submitting its 2010 UWMP to DWR, the City must make the UWMP available for public review during normal business hours.

Fiscal Impact

Aside from the economic impacts of the City's implementation plan for complying with SBX7-7 (above), there are no costs specifically associated with the adoption of this 2010 UWMP. The cost of developing the 2010 UWMP was budgeted in Public Works Operations and Maintenance for Fiscal Year 2010. As indicated above, the 2010 UWMP will assist the City in establishing its eligibility for certain grant and loan funding opportunities administered by state agencies for water related projects and programs. If such funding is pursued and received, those amounts may be available to offset the implementation costs of complying with SBX7-7.

Alternative Courses of Action

1. Conduct public hearing for the 2010 UWMP in which Method 1 under Section 10608.20(b) was used for determining the City's 2015 and 2020 urban water use targets as described herein.
2. Provide alternate direction to staff.

Recommendation for Action

Staff recommends that City Council approve Alternative No. 1.

Prepared by: Akin Okupe
Senior Civil Engineer

Reviewed by: Doug Baxter
Principal Civil Engineer

Reviewed by: Greg Meyer
Director of Public Works

Mark G. Deven
City Manager

Attachment: 2010 Urban Water Management Plan Executive Summary



Table of Contents

Executive Summary

ES.1 Introduction.....	ES-1
ES.2 Plan adoption	ES-1
ES.3 plan overview	ES-2
ES.3.1 Service Area	ES-2
ES.3.2 Water Demand.....	ES-2
ES.3.3 Demand Management and Water Conservation	ES-3
ES.3.4 Projected Water Supply	ES-3
ES.3.5 Water Shortage Contingency Plan	ES-4
ES.4 On-Line Submittal to DWR Using DOST	ES-5
ES.5 Deomonstration of Plan Completeness	ES-5

List of Table

Table ES-1. City of Woodland Projected Water Use	ES-3
Table ES-2. City of Woodland Current and Planned Water Supplies, af/yr	ES-4

List of Figures

Figure ES 3-1. Service Area.....	ES-6
Figure ES 3-2. Existing System Facilities.....	ES-7



Executive Summary

ES.1 INTRODUCTION

This 2010 Urban Water Management Plan (UWMP) has been prepared for the City of Woodland (City) by West Yost Associates (West Yost). This 2010 UWMP for the City describes the current and future water uses, sources of supply and its reliability, and existing and planned conservation measures.

This 2010 UWMP complies with the Urban Water Management Planning Act (UWMP Act), which was originally established by Assembly Bill 797 (AB 797) on September 21, 1983. The law requires water suppliers in California providing water for municipal purposes either directly or indirectly to more than 3,000 customers or supplying more than 3,000 acre-feet per year (AFY) of water to prepare and adopt an UWMP every five years.

Several changes to the UWMP Act have been approved in recent years. Revisions to the UWMP Act include requiring a robust supply and demand comparison, as well as detailed discussion of groundwater resources, water recycling and desalination. Also, this 2010 UWMP is required to comply with the requirements of the Water Conservation Act of 2009 Senate Bill x7-7 (SBx7-7) which was enacted in November 2009. SBx7-7 requires urban retail water suppliers, such as the City, to develop per capita water use targets to be met by 2015 and 2020. The overall statewide objective of SBx7-7 is to reduce per capita water use by 20 percent by the year 2020.

The requirements of SBx7-7 extended the deadline for adoption of the 2010 UWMPs for urban retail water suppliers from December 31, 2010 to July 1, 2011.

ES.2 PLAN ADOPTION

The City adopted this 2010 UWMP on _____, 2011. Copies of the adoption resolution are included in Appendix C.

Following plan adoption, the 2010 UWMP was submitted to the Department of Water Resources (DWR) and to the California State Library. Copies of the adopted 2010 UWMP were also provided to the following agencies within 30 days of adoption:

- | | |
|--|--|
| • Yolo County Flood Control District | • Water Resources Association of Yolo County |
| • RD 2035 | • Yolo County |
| • Farm Bureau | • City of Davis |
| • Woodland Chamber of Commerce, Water Task Force | • Woodland-Davis Clean Water Agency |

Within 30 days of submitting the adopted 2010 UWMP to DWR, copies of the adopted 2010 UWMP will be made available during normal business hours at the following location:

- City of Woodland, Public Utilities Department Engineering Division, 655 North Pioneer Avenue



Executive Summary

The adopted 2010 UWMP will also be available on the City's website (www.cityofwoodland.org).

Should this 2010 UWMP be amended or changed, copies of amendments or changes to the plan shall be submitted to DWR, the California Stat Library, and any city or county within which the City provides water supplies within 30 days after adoption.

ES.3 PLAN OVERVIEW

ES.3.1 Service Area

The City and water service area encompass an area of approximately 14.5 square miles. Located within an important agricultural region, the City is completely surrounded by agricultural lands. The City serves the entire area encompassed by its City Limits including residential, commercial, industrial, and fire use. Municipal water supply for the City is currently based solely on groundwater. However, a joint project between the City of Woodland, the City of Davis, and the University of California, Davis is currently under way to incorporate surface water as a primary water supply source.

The City's population has grown at an average rate of 1.2% from 2000 through 2010 according to population estimates from DOF. Growth in the last few years has slowed significantly due to the national and statewide economic downturn.

For this 2010 UWMP, growth projections are based on recently updated growth projections from the Sacramento Area Council of Governments (SACOG) which takes into consideration the economic downturn and other local events. The recently published projections available from SACOG provide population estimates for the years 2013, 2018, and 2035. A straight-line interpolation was used to determine the population for the years ending in 0 or 5.

ES.3.2 Water Demand

Unlike past UWMPs, the projected water demand in this 2010 UWMP is primarily driven by the per capita water use targets mandated by the Water Conservation Act of 2009 (SBx7-7). As part of the City's compliance with SBx7-7, the City has established its baseline per capita water use and has established and adopted a 2015 interim per capita water use target and a 2020 final per capita water use target. The development of the City's baseline and target per capita water use are described in Chapter 4 and Appendix E and are summarized as follows:

- Baseline Per Capita Water Use: 289 gallons per capita per day (gpcd)
- 2015 Interim Per Capita Water Use Target: 260 gpcd
- 2020 Final Per Capita Water Use Target: 231 gpcd

Projected water demands were then determined by multiplying the per capita water use targets by the projected service area populations. Projected water demands are summarized in Table ES-1.

**Table ES-1. City of Woodland Projected Water Use^(a)**

Service Area	2015 Water Use, af/yr	2020 Water Use, af/yr	2025 Water Use, af/yr	2030 Water Use, af/yr	2035 Water Use, af/yr
City of Woodland	16,400	15,650	16,600	17,550	18,500
(a) Based on projected population multiplied by the SBx7-7 per capita water use targets.					
(b) Totals rounded to nearest 10 af/yr.					

ES.3.3 Demand Management and Water Conservation

The City's compliance with the established SBx7-7 targets will be achieved through the implementations of the City's conservation efforts. As described in Chapter 8, the City has implemented or is in the process of implementing several of the Best Management Practices (BMPs) included in the California Urban Water Conservation Council (CUWCC) Memorandum of Understanding (MOU).

Implementation of these programs will allow the City to achieve the water reduction goals required by SBx7-7. In particular, the City's residential meter implementation program and billing based on metered usage, anticipated to be completed by the end of 2011, will help the City to monitor and track actual water use and reduce per capita water use through the City's water service area. The completion of the metering program will also allow the City to perform system water audits and assist the City in identifying and reducing system losses due to pipeline leaks.

ES.3.4 Projected Water Supply

As described in Chapter 5, the City currently relies solely on groundwater to meet all customer demand needs. However, plans are proceeding to integrate surface water as a supply source into the system. The City is currently not pursuing recycled water opportunities beyond the current effluent discharge to Tule Canal primarily due to the high EC levels in the effluent. Once surface water is integrated into the City's supply system, the City will determine the economic feasibility of including recycled water in the future.

The City currently relies completely on groundwater to meet all system water demands. Even though the City is able to achieve compliance with drinking water standards, the City will struggle more and more in the future to meet its wastewater discharge requirements because of natural concentrations of salinity, boron, and selenium in its groundwater supply. In addition, while the City meets all current drinking water standards changes in the requirements may severely impact the City's ability to meet chromium IV (Cr 6) based on proposed standards. The current proposed public health goal (PHG) is 0.02 µg/l. The groundwater wells within the City have been tested for Cr 6 and the results show a range of 10 to 35 µg/l and an average of 19 µg/l. The introduction of surface water as a primary supply source in the future will greatly improve the water quality for these constituents. While the City is planning to use surface water as a primary supply starting in 2016, groundwater will continue to supply all water needs until 2016 and will be used to supplement surface water in the future.



Executive Summary

The City currently does not use surface water supplies to meet demands. However, the City has partnered with the City of Davis (Davis) and the University of California at Davis (UCD) (collectively referred to as the Woodland-Davis Clean Water Agency (WDCWA)) for a joint project that would provide surface water supply for use within each of their service areas to meet a portion of their respective water supply needs. The new surface water supply will be integrated into a conjunctive use supply program, with surface water serving as the City's primary water supply in the future, and groundwater being used to help meet summer peak and emergency demands. The new surface water supply will be somewhat limited in summer months during drought periods, and groundwater pumping will be used in these periods to provide a larger portion of the water supply.

Table ES-2 summarizes the anticipated use of available water supplies to meet future demands.

Table ES-2. City of Woodland Current and Planned Water Supplies, af/yr						
Water Supply	Existing and Future Water Supplies during Normal Years					
	2010 (actual)	2015	2020	2025	2030	2035
Primary Water Right (30358) ^(a,b,c)	—	—	11,470	12,158	12,684	13,197
CPG Water Right ^(a,b)	—	—	5,750	5,750	5,750	5,750
Available Groundwater ^(d)	13,921	16,400	14,7050	13,620	12,550	12,550
^(a) Surface water treatment plant to be on-line in 2016. ^(b) Initial phase of surface WTP to be constructed to a capacity of 40 mgd. Woodland capacity of WTP approximately 57.5 percent. ^(c) Three months of Term 91 restrictions (June through August) for normal years based on historic Term 91 information. ^(d) Groundwater supplies all water needs through 2015. After surface water is available, the City will maintain adequate groundwater to meet emergency conditions in the future.						

As described in Chapter 7, based on the anticipated reliability of the City's water supplies and conservation measures during normal, single dry, and multiple dry years, the City anticipates that it has adequate water supplies to meet projected water demands during all hydrologic conditions through 2035.

ES.3.5 Water Shortage Contingency Plan

During events of water shortages due to prolonged drought conditions or other water supply outages, the City has an established Water Conservation Regulations Ordinance which specifies reduction objectives ranging from 15 to 50 percent of normal demand, depending on the water shortage stage declared. Currently the stages of action are determined by the City Council based on hydrologic conditions. In the future, with the addition of surface water as the primary water supply, the City is reviewing the triggers for declaring the various stages based on Term 91 and Shasta Critical Year Reduction information. The City plans to have updated triggers for the declaration of a Stage of Action for the 2015 UWMP.

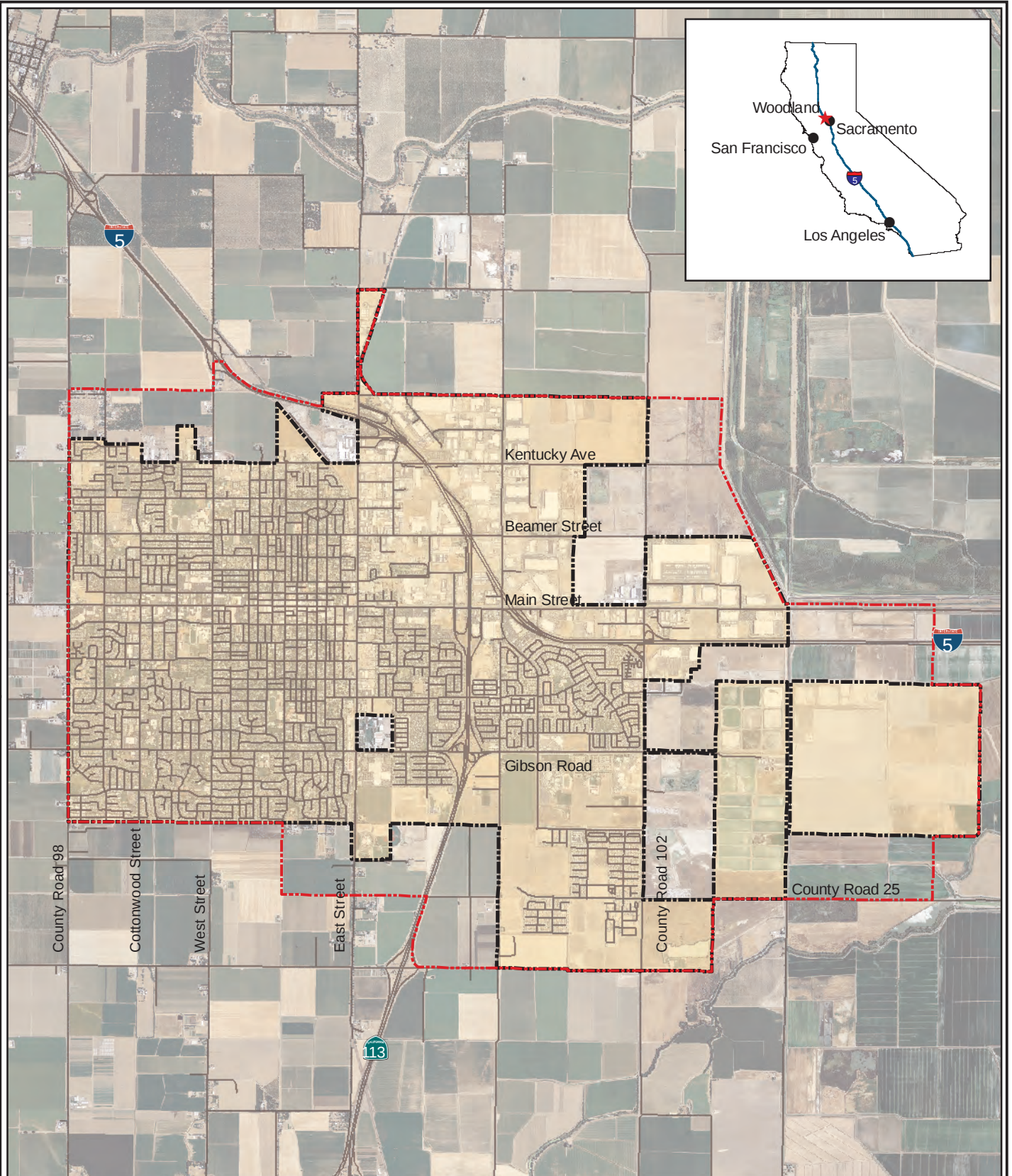


ES.4 ON-LINE SUBMITTAL TO DWR USING DOST

This 2010 UWMP will be submitted to DWR using the DWR On-line Submittal Tool (DOST) when the DOST system becomes available.

ES.5 DEMONSTRATION OF PLAN COMPLETENESS

This 2010 UWMP complies with the requirements of the Urban Water Management Planning Act, as amended by recently enacted legislation. DWR's Urban Water Management Plan Checklist, as provided in the 2010 UWMP Guidebook as completed by West Yost to demonstrate the plan's compliance with applicable requirements. A copy of the completed checklist is included in Chapter 10.



LEGEND

- Planning Area Boundary
- City Limits

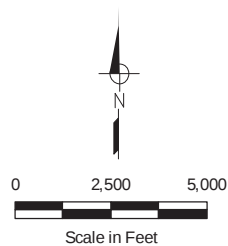
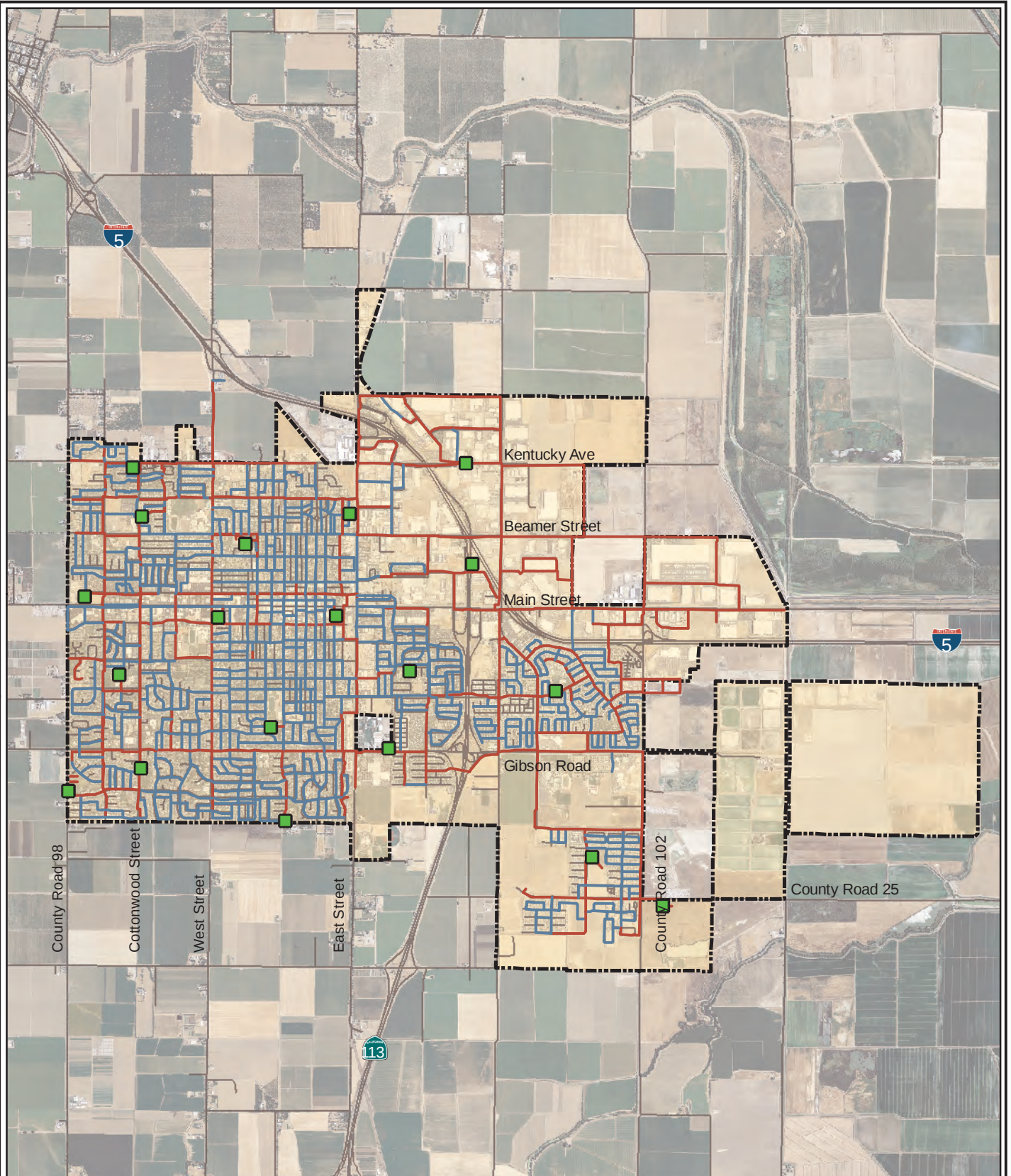


FIGURE ES-1

City of Woodland
Urban Water Management Plan 2010

SERVICE AREA





LEGEND

- Existing Well
- 8" and less diameter
- 10" and greater diameter
- City Limits

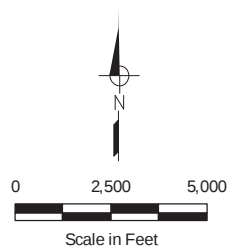
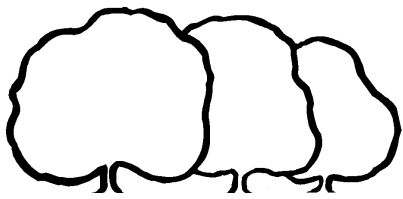


FIGURE ES-2

City of Woodland
Urban Water Management Plan 2010

EXISTING SYSTEM FACILITIES





REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: July 5, 2011

SUBJECT: Update on Redistricting Process

Report in Brief

During the June 21 Council meeting, the City Council requested that the July 5 agenda include a discussion of the Federal and State redistricting plans currently under consideration. With the exception of requesting that the redistricting plans be placed on the agenda, there was no further direction provided by the City Council. Staff does understand that the City Council has concerns regarding the geographic alignment of the redistricting plans and the division of Yolo County into additional districts that will significantly change the future election of State Legislators and members of the United States House of Representatives.

Staff recommends that the City Council receive an update of the State and Federal redistricting process as described herein and provide further direction regarding future actions.

Background

In November 2008, voters approved Proposition 11—the Voters FIRST Act (Act). The Act authorizes the creation of the new 14-member Citizens Redistricting Commission (commission). This commission will be responsible for drawing the district lines for the State Senate, Assembly, State Board of Equalization and the United States House of Representatives.

In accordance with the Act, the California State Auditor randomly selected the first eight members of the first Citizens Redistricting Commission (Commission) on November 18, 2010. These first eight commissioners were part of the 36 eligible applicants that were originally selected by State legislators. These eight commissioners selected an additional six members to fill out the 14-member commission as required by the Act.

The 14-member Commission must draw the district lines in conformity with strict, nonpartisan rules designed to create districts of relatively equal population that will provide fair representation for all Californians. The Commission must hold public hearings and accept public comment. After hearing from the public and drawing the maps for the House of Representatives districts, 40 Senate districts,

80 Assembly districts, and four Board of Equalization districts, the Commission must vote on the new maps to be used for the next decade. To approve the new maps, the maps must receive nine “yes” votes from the Commission—three “yes” votes from members registered with the two largest parties, and three “yes” votes from the other members.

On June 10, the commission released a first draft of district maps and is encouraging public input on the proposals. There will be a second draft issued July 12. The final map as recommended by the commission must be presented to the Secretary of State on August 15.

The commission’s first draft maps divide Yolo County into three separate districts for each level of representation, including the State Assembly and Senate and US House of Representatives. This would result in Yolo County with 200,000 residents having nine separate representatives in the California Legislature and US Congress.

The proposed maps assign Davis and West Sacramento to districts that are primarily populated by residents of downtown Sacramento. Woodland and Winters become a part of a district that stretches to Lodi and Galt. The Capay Valley is split off and assigned to Yuba County. The area within the boundaries of the Davis Joint Unified School District is divided into two separate State Assembly and Senate Districts. Despite placing Davis and West Sacramento in the same legislative districts, these two cities are placed in two separate congressional districts.

Discussion

In response to the first draft of redistricting maps, many Yolo County leaders have expressed concerns regarding the fragmentation of the County into other geographic areas. This concern is associated with the belief that the residents of Yolo County share a common vision, economy, social fabric, governance and collaborative spirit. Cities such as Woodland, Davis, West Sacramento and Winters have far more in common with each other than with the urban core of Sacramento or the cities in San Joaquin County. The rural area of the County also shares a common vision based on agriculture, open space and small yet very close communities.

The City Council’s request to place this item on the July 5 agenda suggests that the Council may be interested in expressing a formal position on the redistricting process. If that is the Council’s desire, staff suggests the following options for consideration:

1. Appoint a City Council committee to research this issue and work with staff to develop a resolution that will facilitate the expression of a formal position that could be considered during the July 19 Council meeting;
2. Direct staff to work with the Mayor or other appropriate Council member to write a letter formally expressing the City Council’s position on the first draft of the redistricting plan; or
3. Provide alternate direction to staff.

Staff understands the Council's concern regarding this issue and will support the Council in implementing the desired action.

Fiscal Impact

Selection of a method to express the City Council's formal position regarding the redistricting process will be accommodated within existing resources and will not have an impact on the General Fund.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council receive an update of the State and Federal redistricting process as described herein and provide further direction regarding future actions.

Mark G. Deven
City Manager