



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, May 19, 2015

6:00 PM

Council Chambers

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY MAY 19, 2015 6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

This is 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

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.

[14-768](#)

SUBJECT: Long Range Calendar

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

Attachments: [Council Long Range Calendar](#)

F. PRESENTATIONS

1. [14-720](#)

SUBJECT: Older Americans Month Proclamation

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation declaring May 2015 as Older Americans Month.

Attachments: [Older Americans Month 2015](#)

2. [14-732](#)

SUBJECT: Proclamation - Public Works Week, May 17 - 23, 2015

Recommendation for Action: Staff recommends that the City Council proclaim May 17-23, 2015 as "Public Works Week" and present the proclamation to a Public Works representative.

Attachments: [Pubic Works Week Proclamation](#)

[Pubic Works Week](#)

3. [14-767](#) SUBJECT: Sacramento-Yolo Mosquito & Vector Control District Presentation

Recommendation for Action: Staff recommends that the City Council receive a presentation by Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District to provide an update regarding mosquitoes, West Nile virus activity, new invasive mosquito species, threats to public health and services offered by the Sacramento-Yolo Mosquito & Vector Control District.

G. CONSENT CALENDAR

4. [14-731](#) SUBJECT: Public Safety Department (Police and Fire) Quarterly Status Report for the period of January 2015 through March 2015

Recommendation for Action: Staff recommends that the City Council accept the Public Safety Department Quarterly Status Report for January 2015 through March 2015.

Attachments: [Qtrly Report - Jan-Mar 2015](#)

5. [14-726](#) SUBJECT: Treasurer's Investment Report Quarter Ending March 31, 2015

Recommendation for Action: Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2015.

Attachments: [Q3 FY 2015 05.19.2015](#)

6. [14-747](#) SUBJECT: Approve Contract Amendment with Mark Thomas for the Main Street Streetscape Improvement Project (Elm to Cleveland), CIP 15-16;

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to authorize the City Manager to execute consultant services Amendment #1 with Mark Thomas & Company for Construction Support in an amount not to exceed \$15,000 for the Main Street Streetscape Improvement Project (Elm to Cleveland); CIP 15-16.

Attachments: [A - Resolution](#)

7. [14-347](#) SUBJECT: Douglass Junior High Sewer Realignment Project CIP 15-14, approve Plans and Specifications, and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the plans and specifications and authorizing bid advertisement for the Douglass Junior High Sewer Realignment Project, CIP 15-14.

Attachments: [A - Resolution](#)
[B - Project Aerial View](#)
[C - Proposed Improvements](#)
[D - Easement Plat & Legal](#)

8. [14-758](#) SUBJECT: Intent to Levy Assessment: Gibson Ranch L&L; North Park L&L; West Wood L&L; and Streng Pond Maintenance Districts

Recommendation for Action: Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park Lighting and Landscaping Districts, and Streng Pond Maintenance District; and 3) Call for a public hearing on June 16, 2015

Attachments: [FY 1516 - Gibson ER to Client 5.5](#)
[FY 1516 - North Park to Client 5.5](#)
[FY 1516 Gibson-Resolution Intent](#)
[FY 1516 North Park-Resolution Intent](#)
[FY 1516 Streng Pond-Resolution Intent](#)
[FY 1516 West Wood-Resolution Intent](#)
[FY 1516-West Wood Unit No to Client 5.5](#)
[FY1516-Streng Pond to Client5.5](#)

9. [14-751](#) SUBJECT: Second Reading of Ordinance No. _____, approving the Second Amendment to the Project Development Agreement between Cal West Investors, LLC and Optimistic Partners, LLC, and the City of Woodland

Recommendation for Action: Staff recommends that the City Council conduct the second reading of Ordinance No. _____, approving the Second Amendment to the Project Development Agreement between Cal West Investors, LLC and Optimistic Partners, LLC, and the City of Woodland (Attachment A).

Attachments: [A - CC Ord for Second Amendment to the Development Agreement](#)
[B - Ex 1 \(to Att A\) - Second Amendment to the Development Agreement](#)
[C - Ex 1 \(to Ex 1\) - Legal Descriptions and APN Map](#)
[D - Ex C \(to Ex 1\) TSM 5075 Conditions of Approval](#)

10. [14-753](#) SUBJECT: Second Reading of Ordinance No. _____, approving the

First Amendment to the Project Development Agreement between Woodland Spring Lake Partnership, L.P. and the City of Woodland

Recommendation for Action: Staff recommends that the City Council conduct the second reading of Ordinance No. _____, approving the First Amendment to the Project Development Agreement between Woodland Spring Lake Partnership, L.P. and the City of Woodland (Attachment A).

Attachments: [A - CC Ord for the First Amendment to DA](#)

[B - Exhibit 1 to \(Att A\) - Development Agreement \(2007\)](#)

[C - Exhibit 2 \(to Att A\) - First Amendment to the Development Agreement](#)

11. [14-740](#) SUBJECT: 2014 Water Quality Report

Recommendation for Action: Staff recommends that the City Council receive and review the 2014 Water Quality Report...body

Attachments: [A - 2014 Water Quality Report](#)

H. PUBLIC HEARINGS

12. [14-765](#) SUBJECT: Public Hearing - Annexation of Property into the Community Facilities District 2004-1 (Spring Lake) and into the Spring Lake Maintenance Community Facilities District

Recommendation for Action: Staff recommends that the City Council open the public hearing and continue it to the June 2, 2015 City Council meeting.

13. [14-769](#) SUBJECT: Public Hearing - Terra Verde / Solar Project - Approval of First Amendment to Power Purchase Agreement and Site Agreement with Hanwha Q Cells/Performance Contracting Inc.

Recommendation for Action: Staff recommends that the City Council:

- (1) Conduct a Public Hearing; and
- (2) Adopt Resolution No. _____, making findings under Government Code section 4217.12 and authorizing the City Manager to execute the proposed First Amendment and Site Agreement with the special purpose entity formed by Hanwha Q Cells/Performance Contracting, Inc. (Hanwha/PCI).

Attachments: [PPA 1st Amendment report Att A - Resolution](#)

[PPA 1st Amendment report Att A Exhibit 1 - PPA](#)

[PPA 1st Amendment report Att A Exhibit 2 - PPA First Amendment w attachmts](#)

[PPA 1st Amendment report Att B - New Solar Project pro forma 05-2015](#)

14. [14-752](#) SUBJECT: Public Hearing - Resolution Proclaiming a Stage Two, Water Warning of the City's Water Shortage Contingency Plan

Recommendation for Action: Staff recommends that the City Council:

- (1) hold a public hearing; and
- (2) Adopt Resolution No. _____, proclaiming a Stage Two, Water Warning of the City's Water Shortage Contingency Plan in Compliance with the State Emergency Regulation for Statewide Urban Water Conservation.

Attachments: [WOODLAND Resolution Declaring a Stage Two, Water warning](#)

15. [14-755](#)

SUBJECT: Public Hearing and Approval of 2015 - 2019 CDBG Consolidated Plan and Analysis of Impediments to Fair Housing

Recommendation for Action: Staff recommends that the City Council approve the 2015 - 2019 Community Development Block Grant Consolidated Plan and the 2015 Analysis of Impediments to Fair Housing.

The City Council's approvals are based on taking the following actions:

1. Hold a public hearing to receive community input on the 2015 - 2019 Community Development Block Grant (CDBG) 2015 - 2019 Consolidated Plan) Attachment A);
2. Adopt Resolution No. _____, to approve the 2015 - 2019 Consolidated Plan (Attachment B);
3. Direct staff to complete the 2015 - 2019 Consolidated Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating any public input received during the public comment period;
4. Adopt Resolution No. _____, to approve the 2015 Analysis of Impediments to Fair Housing (AIFH) Update (Attachment C);
5. Direct staff to complete the 2015 AIFH Update, as well as any other related documents required by HUD, incorporating any public input received during the public comment period; and
6. Direct staff to forward the 2015 - 2019 Consolidated Plan and the 2015 AIFH Update to HUD once completed.

Attachments: [ConPlan CC Reso 19May15](#)

[AIFH CC Reso 19May15doc](#)

[ConPlan+Appendices](#)

[AIFH](#)

I. REPORTS OF THE CITY MANAGER

16. [14-759](#)

SUBJECT: Comments on the Second Administrative Draft of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP)

Recommendation for Action: Staff recommends that the City Council:

- (1) Receive a report regarding the Second Administrative Draft of the Yolo Habitat HCP/NCCP; and
- (2) Review comments; and
- (3) Direct staff to submit comments to the Yolo County HCP/NCCP Joint Powers Agency (JPA) by May 29, 2015, on behalf of the City Council.

Attachments: [A - 3 -31-15 Transmittal letter form the HCP/NCCP](#)

17. [14-756](#) SUBJECT: Approval of the Woodland Visitor Attraction District ("District") Annual Assessment Report for Fiscal Year 2015-2016, Adoption of Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2015-2016 within the Woodland Visitor Attraction District, and Scheduling of Public Hearing
- Recommendation for Action: Staff recommends that the City Council take the following actions:
1. Approve the Visitor Attraction District Annual Assessment Report for FY 2015-2016; and
 2. Adopt a Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2015-2016 within the Woodland Visitor Attraction District; and
 3. Schedule a public hearing for June 16, 2015 to consider any written or oral protests to the levy of the assessment.

Attachments: [YCVB 2015-16 Annual Report -- Woodland](#)

[YCVB Budget 2015-16](#)

[Resolution of Intent May 19](#)

18. [14-770](#) SUBJECT: Zoning and Land Use Considerations - Medical Clinics, Substance Abuse Treatment Facilities and Social Services

Recommendation for Action: Staff is seeking Council direction on review and possible amendments to the City's Zoning Code related to medical clinics, substance abuse treatment facilities, and providers of social services.

19. [14-771](#) SUBJECT: Presentation of FY2015/16 Proposed Budget

J. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland scheduled for May 19, 2015 was posted on May 15, 2015 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.

Legislation Text

File #: 14-768, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Long Range Calendar

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

Staff Contact

Ana Gonzalez, City Clerk - (530) 661-5806, ana.gonzalez@cityofwoodland.org

Background

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

Prepared by: Ana Gonzalez, City Clerk



Paul Navazio, City Manager

Attachment

COUNCIL LONG RANGE CALENDAR
Items subject to removal and/or rescheduling

JUNE 2ND

REGULAR MEETING

REPORTS DUE 5/19

Minutes

Adopt City Council Minutes of May 5th and 19th

Consent Calendar

Consideration of 2015/16 CDBG Consolidated Plan – Impediments to Fair Housing

Vehicle Purchase – Troy Thompson

2nd Reading of Recycled Water Ordinance

COPS Grant

Waste Management Delinquent Garbage/Refuse Accounts – Call for a Public Hearing on July 7, 2015

Public Hearing

Bulls Eye Bail Bonds Project

2015/16 Action Plan and Proposed CDBG Funding Recommendations

1st reading Recycled Water Ordinance and Resolution (Tim Busch) – 14-725

Regular Calendar

FY 15/16 Budget Discussion

Ordinance Amending Chapter 2 of City Code – Council Meetings

Resolution Adopting Rosenberg’s Rules of Parliamentary Procedures

ENA for Hotel on Main Street across from Court House

JUNE 16TH

REGULAR MEETING

REPORTS DUE 6/2

Consent Calendar

2nd reading of Tobacco Retail Licensing Ordinance

City Council Approval of Woodland Recreation Foundation Bylaws

Public Works Quarterly Report

Public Hearing

Intent to Levy - Gibson Ranch; North Park and West Wood L&L’s and Streng Pond Maintenance Districts

Regular Calendar

Adopt Budget

Reappoint/Appoint members to various Boards and Commissions with June 30th expiring terms

WVAD Resolution of Intent

Railroad Crossing Agreement with Sierra Northern

Watering at Parks

JULY 7TH

REGULAR MEETING

REPORTS DUE 6/23

Minutes

City Council Minutes for June 2nd and June 16th

Consent Calendar

Public Hearings

Public Hearing for WM Liens

JULY 21ST

REGULAR MEETING

REPORTS DUE 7/7

Public Hearing

Hold Public Hearing for WM Liens and Adopt Resolution to Lien Properties

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

Update/Revision of Development Impact Fees

FUTURE STUDY SESSIONS (TBD):

Lower Cache Creek Flood Control Feasibility Study

Update Economic Development Strategic Plan

GENERAL PLAN:

Week of May 11th - General Plan Steering Committee Workshop

June - Planning Commission Public Meeting(s) - depending upon scope of the resulting discussion

July - City Council Public Meeting(s) - depending upon scope of the resulting discussion)

Updated 5/15/15

Legislation Text

1.

File #: 14-720, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Older Americans Month Proclamation

Recommendation for Action: Staff recommends that the City Council adopt a Proclamation declaring May 2015 as Older Americans Month.

Staff Contact

Dallas Tringali, Community Services Program Manager - 661-2005, dallas.tringali@cityofwoodland.org

Background

In 1965, the President of the United States designated the month of May as Older Americans Month. May is a time to recognize and celebrate the contributions that older persons provide to our community. It has been a tradition for the City Council to issue a proclamation honoring older Americans during May of each year.

Conclusion

Staff recommends that the City Council adopt a Proclamation declaring May 2015 as Older Americans Month.

Prepared by: Dallas Tringali, Community Services Program Manager



Paul Navazio, City Manager

Attachment: Older Americans Month proclamation

Proclamation Honoring May 2015 as Older Americans Month

- WHEREAS,** the City of Woodland includes a thriving community of older Americans who deserve recognition for their contributions and sacrifices to ensure a better life for future generations; and
- WHEREAS,** the City of Woodland is committed to helping all individuals live longer, healthier lives in the communities of their choice for as long as possible; and
- WHEREAS,** since 1965, the Older Americans Act has provided services that help older adults remain healthy and independent by complementing existing medical and health care systems, helping prevent hospital readmissions, and supporting some of life's most basic functions, such as bathing or preparing meals; and
- WHEREAS,** these programs also support family caregivers, address issues of exploitation, neglect and abuse of older adults, and adapt services to the needs of Native American elders; and
- WHEREAS,** we recognize the value of community engagement and service in helping older adults remain healthy and active while giving back to others; and
- WHEREAS,** our community can provide opportunities to enrich the lives of individuals of all ages by:
- Promoting and engaging in activity, wellness, and social inclusion.
 - Emphasizing home- and community-based services that support independent living.
 - Ensuring community members of all ages benefit from the contributions and experience of older adults.

NOW THEREFORE, be it resolved that the City Council of the City of Woodland do hereby proclaim May 2015 to be Older Americans Month. We urge every resident to take time this month to celebrate older adults and the people who serve and support them as powerful and vital individuals who greatly contribute to the community.

Dated: May 19, 2015

Tom Stallard, Mayor

William L. Marble, Mayor Pro Tem

Sean Denny, Council Member

Jim Hilliard, Council Member

Angel Barajas, Council Member

Legislation Text

2.

File #: 14-732, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Proclamation - Public Works Week, May 17 - 23, 2015

Recommendation for Action: Staff recommends that the City Council proclaim May 17-23, 2015 as “Public Works Week” and present the proclamation to a Public Works representative.

Staff Contact

Johanna Currie
Senior Management Analyst - Public Works, johanna.currie@cityofwoodland.org

Fiscal Impact

None

Background

Woodland’s Public Works Department plays a key role in planning, building, and maintaining infrastructure and facilities that allow current and future generations to enjoy a higher quality of life. Since 1960, the American Public Works Association (APWA) has sponsored National Public Works Week. Across the country, more than 28,000 member agencies use this week to educate the public on the critical contributions of public works to their daily lives.

The 2015 National Public Works Week theme, "Community Begins Here" recognizes that there would be no community without the quality of life public works provides.

Discussion

The mission of the Woodland’s Public Works Department is *“To provide and maintain public works infrastructure, facilities and services in a cost-effective manner in order to meet the current and projected needs of the City.”*

Public Works Week presents an opportunity to convey to both the community and to our own staff a greater understanding of how our services benefit the City of Woodland. Woodland Public Works employees enhance public health and safety and create a resilient community by providing a wide variety of services, including:

- 1 Potable water production and distribution;
- 2 Stormwater and drainage management;

- 3 Wastewater collection and treatment;
- 4 State-certified water quality testing and industrial pretreatment programs;
- 5 Operation and maintenance of streets and roads;
- 6 Street lighting, traffic signals, street signs and road markings;
- 7 Urban forestry and tree maintenance;
- 8 Environmental resource management;
- 9 Management of solid waste collection and recycling;
- 10 Park maintenance, cemetery operations, and pool maintenance; and
- 11 Operation and maintenance of Woodland's fleet and facilities.

In recent years, the City's growth, reductions in resources, aging infrastructure, and an increasingly restrictive regulatory environment have challenged our ability to provide these services in the most efficient and cost-effective manner possible. However, one of the great satisfactions of working in the public works profession is that, regardless of the resource environment, Public Works staff has consistently provided quality services that directly impact quality of life in our community and create a sustainable future for Woodland.

Conclusion

Staff recommends that the City Council proclaim May 17-23, 2015 as "Public Works Week" and present the proclamation to a Public Works representative.

Prepared by: Johanna Currie, Senior Management Analyst

Reviewed by: Gregor Meyer, Public Works Director



Paul Navazio, City Manager

Attachment: Public Works Week Proclamation

**CITY OF WOODLAND
PROCLAMATION
PUBLIC WORKS WEEK 2015**

WHEREAS, Public Works services are an integral part of our community and the everyday lives of our citizens; and

WHEREAS, public infrastructure and facilities such as water systems, sewers, streets, traffic signals, street lights, parks, cemetery, pool, and the wastewater treatment facility are operated and maintained by the Public Works Department, providing services enjoyed and demanded by our community on a 24/7 basis; and

WHEREAS, programs such as fleet & facilities maintenance, water conservation, and waste reduction/recycling are administered by Public Works' professionals; and

WHEREAS, the services provided by our Public Works Department contribute to the health, safety, and comfort of our community members, and to the beauty and cleanliness of our City; and

WHEREAS, the quality and sustainability of our infrastructure, facilities, programs, and services are vitally dependent upon the expertise and dedicated efforts of Public Works employees; and

WHEREAS, the efficiency of these Public Works employees is influenced by the community's attitude, support, and understanding of the work they perform;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Woodland does hereby proclaim the week of May 17-23, 2015 as **PUBLIC WORKS WEEK** in Woodland, and calls upon all citizens and civic organizations to acquaint themselves with the issues involved in providing public works services and to recognize the contributions that Woodland's Public Works employees make everyday to our health, safety, and comfort.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Woodland to be affixed.

DATED: May 19, 2015

Tom Stallard, Mayor

William L. Marble, Mayor Pro Tempore

Jim Hilliard, Council Member

Sean Denny, Council Member

Angel Barajas, Council Member



Legislation Text

3.

File #: 14-767, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Sacramento-Yolo Mosquito & Vector Control District Presentation

Recommendation for Action: Staff recommends that the City Council receive a presentation by Gary Goodman, District Manager for the Sacramento-Yolo Mosquito & Vector Control District to provide an update regarding mosquitoes, West Nile virus activity, new invasive mosquito species, threats to public health and services offered by the Sacramento-Yolo Mosquito & Vector Control District.

Staff ContactAna Gonzalez, City Clerk - 530-661-5806, ana.gonzalez@cityofwoodland.org

Prepared by: Ana Gonzalez, City Clerk

Paul Navazio
City Manager

Legislation Text

4.

File #: 14-731, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Public Safety Department (Police and Fire) Quarterly Status Report for the period
of January 2015 through March 2015

Recommendation for Action: Staff recommends that the City Council accept the Public Safety Department Quarterly Status Report for January 2015 through March 2015.

Background

The Public Safety Department Quarterly Status Report includes a summary of all activity within the Department (Police and Fire). In lieu of providing comprehensive monthly status reports to the City Council and department heads via e-mail communication, the City Council now receives Status Reports on a quarterly basis via agenda packet.

Prepared by: Bonnie Sylva, Administrative Secretary

Reviewed by: Dan Bellini, Public Safety Chief



Paul Navazio, City Manager

Attachment: Public Safety Quarterly Report (Jan.-Mar. 2015)



PUBLIC SAFETY DEPARTMENT



Quarterly Report

DATE: April 23, 2015

SUBJECT: QUARTERLY REPORT FOR JANUARY-MARCH 2015

POLICE:

PATROL AND INVESTIGATIONS SIGNIFICANT CASES:

JANUARY:

- *January 9:* the auditor with the Goodwill Store on East Gibson Road reported an employee allowed her friends to steal from the store. The total estimated loss was \$7500. The auditor provided videos of the incidents that had occurred over the previous three months. The videos showed the suspect was the sole employee in the store at the time of the thefts. The suspect admitted her involvement in the thefts, and she was arrested for felony embezzlement.
- *January 16:* several detectives assisted a K-9 officer with the investigation and identification of a suspect. The suspect, later identified as a 23-year-old, male, Woodland resident, and his accomplices took custody of a prisoner from a peace officer's custody following a vehicle pursuit. Detectives wrote search warrants for the suspect's vehicle, cell phones, and secured a warrant for his arrest on several felony crimes. On January 29, a traffic officer spotted the suspect in a vehicle and conducted a car stop resulting in the suspect's arrest on the warrant. Detectives were able to identify other subjects involved in the street-racing incident and additional arrests will follow. This is an active investigation.
- *January 18:* officers responded to the ER at Woodland Memorial Hospital for a report of a carjacking that had just occurred. Witnesses at the hospital stated a female ER patient, described as under the influence of drugs, pulled a knife on the mother of another patient and told her to get in the back seat of the victim's vehicle, which was parked outside the ER entrance doors. The victim moved away from her vehicle and the suspect got into the driver's seat and drove off heading toward West Gibson Road. Later, police received a call from a citizen advising of a vehicle blocking the entrance to Cross Court Athletic Club. Officers discovered the vehicle was the stolen Honda, but it was unoccupied. Approximately an hour later, dispatch received a call of an attempted carjacking in progress at City Park. The female suspect tried to force a 16-year-old female out of the driver's seat of her car and into the passenger's seat. The victim pushed back at the suspect and was able to kick the suspect away from her car. The suspect, described as the same female from the earlier carjacking, used a knife to slash the two tires on the passenger's side of the victim's vehicle before fleeing on foot. A K-9 unit located the suspect on foot in the area of Oak Avenue and Elm Street. The officer ordered the female to the ground. At first, she complied but then got up to flee. The officer gave a warning about the use of the K-9 to apprehend her, but she continued running. The officer released his dog, and the suspect was quickly apprehended and arrested.
- *January 20:* officers were dispatched to Columbia Drive and West Gibson Road for a suspicious package discovered by a citizen. When officers saw the package, it appeared to be an IED. A perimeter was set up, and the Yolo County Bomb Squad was called. Fire and AMR

were also at the scene. After examining the package with a robot, the Bomb Squad determined it was not an explosive device. The package had plastic baggy material with BBs wrapped in it with black tape.

- *January 27:* Detective Esquibel investigated a child molest case involving the father of the victim. Through his investigation, including a Multi-Disciplinary Interview, Detective Esquibel developed probable cause to arrest the suspect for molesting his daughter several times over the last few years. On January 29, Detective Esquibel arrested the father on three charges of child molestation.

- *January 28:* officers located a stolen Toyota Corolla driving on Casa Linda Way. The vehicle was reported stolen in Woodland on January 27. The officers attempted to stop the vehicle, but the driver failed to yield to the officer's signal to stop and used evasive driving tactics to avoid capture. The Toyota was seen driving on West El Dorado Drive at speeds close to 80 mph. The pursuit was terminated due to public safety concerns. A perimeter was established, but the vehicle was not located. Later that evening, officers returned to the area and conducted another search for the vehicle. It was located in tall bushes near County Road 98 just south of West El Dorado Drive. It looked as if the Toyota failed to negotiate a turn due to its speed. At the collision scene, it appeared the driver was able to exit the vehicle through the passenger door and flee the area. It is unknown if the driver was injured. The Toyota was towed for evidence processing.

FEBRUARY:

- *February 13:* an officer noticed a suspicious motorcycle in the area of Cleveland Street and Cross Street. The suspect saw the officer and sped away, committing several vehicle code violations. Officers pursued the motorcycle for several blocks. The suspect abandoned the motorcycle in the area of College Street and Lincoln Avenue. The suspect fled on foot but was apprehended. The suspect was identified as a 29-year-old male, Davis resident. He was arrested for felony evading and violation of probation.

- *February 23:* detectives and patrol officers responded to a family member's report of a woman and her baby that were missing. The 22-year-old Woodland resident and her 2-week-old son had been missing for several hours from their Woodland residence. A multi-agency search commenced. The mother was later located safe in Knights Landing. Unfortunately, the infant's body was not located until the next day in the same vicinity. The Yolo County Sheriff's Department conducted an investigation that led to the arrest of the mother for the murder of her child.

- *February 24:* an officer saw a subject in the area of Quik Stop on East Main Street that he was able to positively identify as a subject wanted for violation of probation. Upon seeing the officer, the suspect fled and jumped a fence into the rear storage yard at the rear lot of Woodland Body Works. The initial officer directed back-up officers to set up a perimeter around the yard. A K-9 was requested, and a West Sacramento K-9 unit was dispatched to the area. A CHP helicopter was also dispatched. The helicopter made several circular passes of the area using an infrared system to attempt to locate the suspect. The helicopter spotter radioed that he was seeing a heat signature from underneath a forklift in the yard and directed officers to the location. Moments later, the K-9 located the suspect under the forklift and bit him while pulling him from underneath the forklift. Once restrained, the suspect was examined by fire and ambulance personnel on scene. He was transported to WMH for a pre-booking examination. The suspect was then transported to the jail and booked on a felony violation of probation.

- *February 28:* officers were dispatched to a report of a gunshot victim in the parking lot of an apartment complex on Community Lane. Officers found the victim, a 32-year-old male, Woodland resident, seated in the parking lot. He sustained gunshot wounds to his upper body,

but he was conscious and breathing. AMR transported him to UC Davis Medical Center in Sacramento by ground ambulance where he was listed in stable, but critical condition. Investigating officers learned the victim had been inside an apartment at the complex with an acquaintance, a 28-year-old male, Woodland resident. The two men had an altercation, and the victim was shot by his acquaintance. The suspect ran from the area following the shooting. Detectives Elliott and Esquibel responded to take over the investigation. Detective Elliott tracked the suspect through his phone GPS signals and narrowed his location to an apartment on West Elliott Street. On March 1, detectives received information that the suspect was inside his home on West Elliott Street. Detectives and patrol officers surrounded the building and attempted to contact him via public address system and telephone. The suspect finally answered the telephone. After ten minutes of conversation, he walked out of his home and was taken into custody. He is being held without bail on charges of attempted homicide and domestic violence.

MARCH:

- *March:* after a promotional process, Detective Ted Ruiz was selected to fill a Corporal assignment in the Patrol Division. Officer Mat Jameson was selected to fill the detective vacancy.
- *March 1:* officers were dispatched to a report of a robbery at gunpoint at the Chevron on West Main Street. Officers did not locate the suspect, described as a white male, approximately 18-21 years of age, wearing a black hooded sweatshirt and khaki pants. An employee said the suspect approached the counter wearing a bandana to hide his face. The suspect pointed a black semi-automatic handgun at the employee and demanded money. The suspect was given an undisclosed amount of cash. The suspect grabbed a store display containing numerous "vape" pen products and ran from the business.
- *March 2:* officers were dispatched to a report of another robbery at gunpoint at the Chevron on West Main Street. The suspect was described as a slim, 20-25 year-old white male, approximately 5'10", wearing a dark baseball cap with a brown emblem, black jacket, black pants, and white shoes. The employee stated the suspect approached the counter wearing a black bandana over his face. The suspect pointed a black semi-automatic handgun at the employee and demanded money. The suspect was given an undisclosed amount of cash. The employee was not injured. Later that day, officers contacted an 18-year-old male, Woodland transient. They found him in possession of property stolen in the robberies. The handgun used in the robberies was also recovered and it was a BB gun. The suspect was booked for two counts of robbery.
- *March 5:* officers responded to a call of several shots fired, and possible gunshot victims, in the parking lot of 655 Cottonwood Street. Fire and ambulance personnel were also dispatched. Officers spoke with a security guard who had witnessed the incident. There were no gunshot victims, and the shots had come from a moving vehicle travelling on West Cross Street. The vehicle was described only as a dark colored sedan, possibly blue. Officers found several bullet casings in the roadway on West Cross Street, between Cottonwood Street and Community Lane. No bullet holes were located in the area and no injured persons were reported.
- *March 8:* officers and Detective Pelle responded to the 300 block of North Walnut Street for several gunshots fired into a residence from a passing vehicle. Officer located several bullet casings in the roadway. A search of the area was conducted, and it was discovered a residence on North Walnut Street had been struck multiple times by gunfire. No injured persons were located or reported. Witnesses stated that shots had come from a moving vehicle. The vehicle was described only as a "boxy" white late model sedan. It appeared there was some type of gang involvement, so the case was forwarded to the Gang Task Force.
- *March 16:* officers were dispatched to La Superior Mercado on West Court Street for a man inside with a large knife. It was reported that the man was confused but did not appear

threatening. As officers were responding to the area, the man walked out of the store. The man then walked onto Court Street where he waved the knife at a Woodland fire engine crew as they drove by. The man walked into McDonalds on West Court Street still holding the knife. He went behind the service counter into the kitchen area. Officers entered the restaurant and told the man to put the knife down. He complied and was taken into custody. The man appeared delusional, so he was transported to WMH for a medical evaluation. The case was forwarded to the District Attorney's office.

▪ *March 18:* officers were dispatched to the area of Saunders Way and Oak Avenue for a report of several shots fired from a vehicle. Officers spoke with a witness who stated he observed a black Hyundai Elantra travelling slowly on Oak Avenue. He said the driver pulled up to the curb and stopped. He saw the driver of the vehicle fire several gunshots from a small caliber handgun in the direction of Saunders Way. The driver drove away on Oak Avenue. Officers located several .22 caliber cartridge casings in the roadway on Oak Avenue. While searching the area for evidence and witnesses, officers located a house on Saunders Way that had been hit with 4-5 bullets. Detective Esquibel was assigned this case and during his investigation, he discovered that at least three of the bullets struck an area of the front porch causing minor damage, one struck a window, and one struck an exterior wall passing through the wall and becoming lodged in a small display area in a room. Nobody was hit by any of the bullets nor was anybody injured by any debris from any of the bullets' impacts. Several bullet slugs were collected as evidence.

In late March: dozens of Woodland citizens reported receiving phone calls from unknown suspect(s) stating that a family member of theirs had been kidnapped and was being held for ransom. These types of scams are known as "Virtual Kidnappings," and one variation or another has been around for years. With the proliferation of spoofing websites and cell phone applications, it can be nearly impossible to trace these calls or identify suspects. However, Detective Elliott has been investigating the calls, writing a search warrant, and working with the FBI. It has been established that all of the calls have been fabricated and all of the victims are Metro PCS cell phone subscribers with a 530 area code and 204 prefix. It is believed one or more suspects may have obtained a customer subscriber list and is simply calling everyone on the list with this area code and prefix in an attempt to extort money. This investigation is active.

A total of 153 transients were arrested for violations ranging from violation of the City's no camping ordinance, drunk in public, narcotic violations, recyclable thefts, and warrants.

SPECIAL ENFORCEMENT TEAM (SET):

S.E.T. had the following activity for the first quarter of 2015:

Activity	Jan.	Feb.	Mar.	Qtr. Total
# PRCS subjects contacted	31	6	30	67
# Probationers not on PRCS contacted	20	14	18	52
# Parolees not on PRCS contacted	1	1	2	4
# Home searches conducted	39	22	35	96
# Vehicle searches conducted	5	2	4	11
# Felony arrests	5	6	7	18
# Misdemeanor arrests	4	2	1	7

SCHOOL RESOURCE OFFICERS (SRO):

The SROs had the following activity for the first quarter of 2015:

Activity	Jan.	Feb.	Mar.	Qtr. Total
Consensual contacts	306	373	787	1,466
Fighting	4	4	10	18
Alcohol violations	2	0	1	3
Gang activity	8	2	8	18
Narcotics	0	1	2	3
Truancy	17	5	6	28
Tobacco use	0	1	0	1
Vandalism	0	1	0	1
Theft	0	1	1	2
Administrative/Home visits	4	16	0	20
Arrests	15	15	12	42
Citations issued	9	5	0	14

STATISTICAL REPORT:

CRIME				Calendar Year 2015	
Category	Jan.	Feb.	Mar.	Reported to CA DOJ	Percent change
Homicide	0	0	0	0	0%
Rape	4	1	0	5	150%
Robbery	4	2	7	13	63%
Aggravated Assaults	21	14	18	53	-11%
Simple Assaults	43	32	36	111	48%
Burglary	19	29	27	75	-52%
Larceny/Thefts	122	110	108	340	5%
Auto Theft	14	13	23	50	-17%
Arson	1	0	4	5	-44%
TOTAL	228	201	223	652	

WORKLOAD				
Calls for Service	Jan.	Feb.	Mar.	TOTAL
Priority 1	110	112	138	360
Priority 2	1981	1754	1988	5723
Priority 3	118	124	140	382
All other calls for service	3649	3539	4102	11290
TOTAL	5858	5529	6368	17755
Response Times				
Priority 1	7:23	7:59	7:03	
Priority 2	9:26	12:01	11:23	
Priority 3	22:35	25:06	27:14	
Reports				
Online Reports/Coplogics	19	21	31	71
Mail-in Reports (MLRs)	114	116	102	332

Other case numbers issued	550	478	589	1617
TOTAL	683	615	722	2020
Graffiti	53	46	34	133
290 Registrant Activity	Jan.	Feb.	Mar.	
Total registrants	115	116	117	
<i>Other Information</i>				
Total transient registrants	12	12	14	
290 PC violation warrants issued	0	0	0	
Not in compliance with annual update	0	0	0	
Personnel				
Jan.-Mar.	Budgeted	Filled		
Sworn	61	60		
Non-sworn (FTE)	14	14		
Non-sworn (PT/Temp.)	2	2		
Total	77	76		

VOLUNTEERS IN POLICING (ViP):

The Department welcomed 10 new volunteers into the ViP program this quarter. The hours worked for the quarter by our ViPs and Chaplains are:

ViP Hours	Jan.	Feb.	Mar.	Total
Chaplains	26	34	91.5	151.5
Volunteers	272	328.25	392.5	992.75

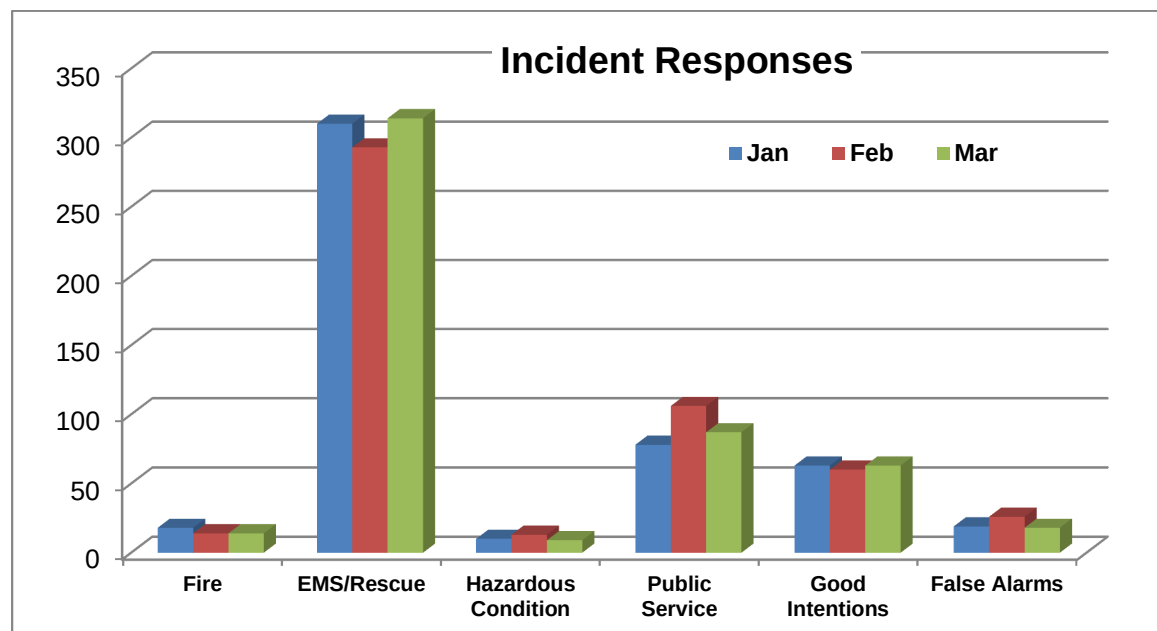
The chaplains' activities included call outs for home deaths, death notifications, officiating funeral services, PD promotional ceremony, PD Annual Awards Ceremony, attending planning meetings for the Every 15 Minutes Program, participating in the Every 15 Minutes Programs at local high schools, and providing support, food, and water to search & rescue teams looking for missing infant.

The volunteers' activities included assistance with graffiti abatement, administrative work in several divisions (Detectives, Crime Analysis, Records, Property & Evidence), tagging abandoned vehicles, ViP background investigations, assistance with predictive policing, providing extra patrol, and washing and stocking patrol cars.

FIRE:

The Quarterly Status Report includes a wide variety of information in an effort to better inform the public and the City Council.

	Jan	Feb	Mar
Total Incident Responses			
Fire	18	14	14
EMS/Rescue	310	293	314
Hazardous Condition	10	13	9
Public Service	78	106	87
Good Intentions	63	60	63
False Alarms	19	26	18
TOTAL	498	512	505
Mutual/Auto-Aid	6	7	11
Concurrent Incidents	0	0	0
Fire Prevention			
Engine Company Inspections	37	38	29
Inspections	146	125	145
Plan Reviews	21	19	49
TOTAL	204	182	223
Code Enforcement Hours	0.0	0.0	5.0
Fire Investigation Hours	0.5	0	1
Public Education Events			
Fire Prevention	0	0	4
Engine Company	1	0	3
TOTAL	1	0	7



Concurrent Incidents:

These are incidents that come in simultaneously where apparatus and companies (a crew consisting of a Fire Captain, Engineer, and Firefighter) are either all committed to the same incident or committed to separate incidents at the same time. The breakdown of concurrent incidents is shown below:

# of Companies committed simultaneously	Jan.	Feb.	Mar.
2 companies	81	116	99
3 companies	49	54	63
4 companies	16	7	12
5 companies	3	5	2
6+ companies	5	0	0
TOTAL	154	182	176
% of Total Incident Responses	30.92%	35.55%	34.85%

Response Time Average for initial fire engine on-scene (in minutes):

Call Type	Jan	Feb	Mar
Fire	5:20	5:09	5:12
EMS	4:19	4:10	4:06

Automatic or Mutual Aid:

Automatic aid is provided to another agency through formal agreement and occurs automatically on significant events without any special request. Mutual aid occurs when fire departments provide help to one another upon special request when a significant event(s) (large incident or multiple small incidents) takes place. Every fire agency in Yolo County is a signatory to this agreement.

	Jan	Feb	Mar
Aid Received	6	2	1
Aid Given	0	5	10
TOTAL	6	7	11

Significant Calls:

❖ Occupied Home Catches Fire on Frost Drive:

January 3: fire crews responded to a structure fire at a residence at this location. The home, a single-story, was occupied at the time of the incident. There was heavy, black smoke coming from the eaves and garage door top, and E-1 initiated fire attack operations. As E-1 made entry through the front door, visible fire was seen in the garage. The crew located the interior door to the garage in the kitchen area, opened it, and began extinguishing the fire in the garage. E-1 had knockdown within a few minutes then started pulling ceiling while checking for extension into the attic. T-3 provided vertical ventilation and confirmed no fire in the attic area. There was also no fire extension into the residence from the garage because the garage was done with sheet rock on all walls and the ceiling. Primary and secondary searches were conducted, and all

occupants were out of the home. However, the residents' pets were found unconscious and not breathing. Medical aid was performed on the animals by the AMR unit on scene. The pets were eventually transported by animal control. E-2 started overhaul operations with assistance from E-3. T-3 and E-1 started preliminary investigation of the garage, led by Fire Marshal Annis. Upon completion of the fire investigation, an extensive overhaul was done in the garage. All apparatus were placed back into service. Upon completion of all fire related activities, the residence was turned over to the homeowner who was being assisted by a board up contractor. E-1 cleared and returned to quarters. This was declared a working incident and Willow Oak and Davis Fire Departments provided coverage. The incident commander requested Red Cross for the family.

❖ Abandoned Home on Kentucky Avenue:

January 9: crews responded to two fires at an abandoned home on Kentucky Ave. The home had been taken over by area transients. The incident was a chimney fire. Since the home was thought to be abandoned, this was an irregular occurrence. On January 17, crews again responded to a fire at the abandoned residence. This time the home was well involved and crews did not enter the structure, as the building was unsafe putting firefighters at risk for injury. Since the second fire, the Fire Prevention Division has been working with the Yolo County Chief Building Official to have the building demolished due to the hazardous nature of the events and condition of the building.

Highlights:

January	All companies received training on the new FireRMS Mobile platform. This new software will allow crews to complete Fire Safety Inspections while in the field, resulting in less paperwork and higher efficiency.
February	All companies completed 40 hours of Confined Space Rescue Training resulting in all Fire Suppression staff being certified Confined Space Rescue Technicians. This will allow the Department to respond to Confined Space Rescue calls instead of relying on Mutual Aid from other departments within Yolo County.
March	- All companies toured the grounds at PIRMI to see some of PIRMI's newly installed equipment. PIRMI is one of several facilities located within Woodland that is at high risk for a Confined Space Rescue incident. - Companies participated in a joint training with Woodland Memorial Hospital and REACH to demonstrate the newest REACH Helicopter Air Ambulance now stationed in Sacramento.



Legislation Text

5.

File #: 14-726, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Treasurer's Investment Report Quarter Ending March 31, 2015

Recommendation for Action: Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2015.

Staff Contact

Adam Devlin, Senior Accountant - (530) 661-5835, adam.devlin@cityofwoodland.org

Fiscal Impact

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

Background

The City manages its investment portfolio in accordance with the guidelines established by the Council via the adopted investment policy. The City primarily invests in the Local Agency Investment Fund (LAIF) and federal agency obligations because these are generally considered low risk investments. The City's securities are held in custodial care by U.S. Bank N.A., Custody Treasury Division, located in Minneapolis, MN and administered by its Sacramento office. U.S. Bank N.A. provides monthly statements to the City of Woodland. The source of valuations for the securities is marked to market by U.S. Bank N.A.

In determining placements of investments, safety is the number one priority which is followed by liquidity and finally yield on investments.

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

Discussion

Over the past several months staff has been working with the investment firm of Cantor Fitzgerald L.P. to develop an investment strategy with the objective to increase yield and generate additional investment earnings while, at the same time, ensure that the portfolio's primary goal of ensuring safety and liquidity is preserved. This work effort has included an analysis of the City's historical cashflow and liquidity requirements. This analysis reviewed the last three years of monthly cash inflow and outflows to determine an appropriate level of

cash to retain in the easily accessible LAIF accounts, and the amount of cash available for investment in various forms approved in the Investment Policy. Beginning in April, staff began purchasing investments in accordance with the investment plan. Although that is not reflected on the current and attached quarterly report, the next treasurer's investment report for the quarter ended June 30, 2015 will reflect the implementation of this strategy, including revised quarterly reports.

The City Investment Policy has established a benchmark equal to the 90-day U.S. Treasury bill which for the quarter ending March 2015 was 0.03%. The yield on the Local Agency Investment Fund (LAIF) balances for the quarter ending March 2015 was 0.28%. The average yield on the City of Woodland's investments as of March 31, 2015 was 1.65%. As a result, the City has therefore met its goal of obtaining a rate of return greater than the established U.S. Treasury benchmark.

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

Conclusion

Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended March 31, 2015.

Prepared by: Adam Devlin
Senior Accountant

Reviewed by: Kimberly McKinney
Finance Officer/Treasurer



Paul Navazio, City Manager

Attachment: Quarterly Investment Report

**CITY OF WOODLAND
INVESTMENT REPORT**

March-15

SUMMARY OF INVESTMENTS

TYPE OF INVESTMENT	AMOUNT	TOTAL
Local Agency Investment Fund (LAIF)	49,999,041.73	89.2%
TRANS bond proceeds	0.00	0.0%
FHLB Bonds	5,000,000.00	8.9%
FFCP Bonds	0.00	0.0%
FNMA	0.00	0.0%
Freddie Mac	0.00	0.0%
Corporate Securities	1,022,812.92	1.8%
TOTAL	56,021,854.65	100.0%

PORTFOLIO

	<i>Interest</i>	<i>Amount</i>
LAIF		49,999,041.73
TRANS bond proceeds		0.00
SUBTOTAL		49,999,041.73

	<i>Maturity Date</i>	<i>Interest</i>	<i>Call Date</i>	<i>PAR Amount</i>	<i>Purchase Price</i>	<i>Current Market Value</i>	<i>Security ID</i>
Federal Home Loan Bond	6/26/2019	1.00	Qtrly 6/26/2015	5,000,000	5,000,000	4,999,260.00	3130A26L5
Total Agency Investments				5,000,000.00	5,000,000.00	4,999,260.00	
Walt Disney Company	5/30/2019	1.85	N/a	500,000	508,436	0.00	25468PDA1
General Electric Cap Corp	12/11/2019	2.10	N/a	500,000	514,377	0.00	36962G6P4
Total Corporate Investments				1,000,000.00	1,022,812.92	0.00	

Total of LAIF Funds & Investments Detail	56,021,854.65
Check Total (Should be zero)	-

**CITY OF WOODLAND
INVESTMENT REPORT**

CASH ACCOUNTS as of 03/31/15

Bank Accounts with U.S. Bank	\$24,314,570.57
Petty Cash	\$3,290.00
Cash with Fiscal Agent	\$6,949,740.57

INTEREST SUMMARY

Prior Quarters Interest Earned - Investments	\$25,000.00
Prior Quarters Interest Earned - LAIF	\$58,048.56
Total Interest Received	<u>\$83,048.56</u>
Interest Received from January 1, 2015 to March 31, 2015	\$32,041.73
Total Fiscal Year-to-Date Interest Received	<u>\$115,090.29</u>

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

Legislation Text

6.

File #: 14-747, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Approve Contract Amendment with Mark Thomas for the Main Street Streetscape Improvement Project (Elm to Cleveland), CIP 15-16;

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, to authorize the City Manager to execute consultant services Amendment #1 with Mark Thomas & Company for Construction Support in an amount not to exceed \$15,000 for the Main Street Streetscape Improvement Project (Elm to Cleveland); CIP 15-16.

Staff Contact

Clara Olmedo, Assistant Engineer - (530) 661-5824, clara.olmedo@cityofwoodland.org

Fiscal Impact

The Main Street Streetscape Improvement Project (Elm to Cleveland), CIP 15-16, was approved by Council at the November 4th City Council meeting. The project was incorporated into the Capital Budget with a budget of \$1,400,000 of bond proceeds issued in 2007 under the former Redevelopment Agency. Budget included the costs for design, management, inspection and construction.

During the March 17, 2015 meeting, Council awarded the construction contract and approved allocating \$298,419 of additional funding from Measure E to cover the full project budget of \$1,698,419. This budget amount included 20% contingency for the construction phase which will fund this contract amendment for construction support.

There is no impact to the General Fund.

Background

The improvements associated with this project are proposed to enhance the pedestrian experience and improve the overall aesthetic of the block, establishing a sense of arrival into the downtown from the west. The final design incorporates a long arched curb extension in front of the theater. This feature expands the sidewalk creating a small plaza area aligning with a curb extension on the north side of the street, establishing a mid-block pedestrian crossing. The street width is narrowed from 50 feet to 33 feet at the mid-block crossing to help calm traffic and provide a shortened and convenient crossing for pedestrians. The plans include pedestrian actuated in ground crosswalk lighting to indicate when pedestrians are engaged in this crosswalk. Stamped concrete is used to visually narrow the street, serving as a further traffic calming feature.

In addition, the project includes reconstructed sidewalks with decorative exposed aggregate strips and updated ADA ramps at all corners, signal improvements for pedestrians, and street trees on Main Street. The project also includes resurfacing and restriping of the block between Walnut and Cleveland streets. The plans included as bid alternates bulb outs at all corners and installation of street furniture.

Discussion

Staff is requesting that Council approve the consultant service amendment with Mark Thomas & Company to provide construction support including: submittal review, review and preparation of contract change orders as necessary, and responses to any request for information during the duration of construction. Assistance is needed in order to minimize construction conflicts and to expedite project completion.

Construction is anticipated to start at the end of May and should be complete by September.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____, to authorize the City Manager to execute consultant services Amendment #1 with Mark Thomas & Company for Construction Support in an amount not to exceed \$15,000 for the Main Street Streetscape Improvement Project (Elm to Cleveland); CIP 15-16.

Prepared by: Clara Olmedo, Associate Engineer

Reviewed by: Brent Meyer, City Engineer
Ken Hiatt, Community Development Director



Paul Navazio, City Manager

ATTACHMENT: Attachment A- Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING AN AMENDMENT WITH MARK THOMAS & COMPANY FOR
CONSTRUCTION SUPPPORT CONSULTANT SERVICES**

WHEREAS, Main Street Streetscape Improvement (Elm to Cleveland) Project, CIP 15-16 is fully funded by Bond Proceeds and Measure E; and

WHEREAS, the City desires to have the construction support available and performed by an experienced consultant that was selected by a qualifications based selection process; and

WHEREAS, the City Council wishes to approve Amendment #1 to the Agreement dated November 17th, 2014 and authorize its execution through the adoption of this Resolution.

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

Section 1. The City Council hereby approves the consultant services amendment; and authorizes and directs the City Manager to execute the amendment in the amount of \$15,000, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 2. An executed copy of the Agreement will be available and on file in the City Clerk's office, and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

Legislation Text

8.

File #: 14-347, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Douglass Junior High Sewer Realignment Project CIP 15-14, approve Plans and Specifications, and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the plans and specifications and authorizing bid advertisement for the Douglass Junior High Sewer Realignment Project, CIP 15-14.

Staff Contact

Ed Wisniewski, Associate Civil Engineer, 661-5975; ed.wisniewski@cityofwoodland.org

Fiscal Impact

Funding for this project is approved as part of CIP 08-21 Annual Sewer Repair and Rehabilitation with funding provided from the Sewer Enterprise Fund. Projects are typically planned for and designed under CIP project #08-21 and then a new project number is initiated when the project is advertised for construction (#15-14). This allows for better tracking of project costs. Staff will request reallocation of funds from project #08-21 to project #15-14 when Council authorizes bid award in the June/July timeframe.

The total cost of construction including contingency, construction management, and inspection is estimated at \$275,000. The engineer's estimate of construction costs is \$200,000.

Background

Segments of the sewer line at Douglass Junior High School were constructed in 1939 and 1917. Easements were not acquired for the sewer pipes and subsequently, structures were constructed over the pipe. Easements for the new sewer pipe are being finalized with the Woodland Joint Unified School District. The structures have caused settlement on the sewer pipe leading to failure of the pipe. Repairs were made in 2013. The sewer pipe needs to be relocated to avoid additional failures of the pipe.

Discussion

The sewer pipe at Douglass Junior High School is experiencing pipe failure due to loadings from the structures that have been constructed over the pipe. This situation can result in failure of the pipe and loss of sewer service to the residents. The City is also exposed to a risk of a sanitary sewer overflow and pollution of streets and the stormwater collection system. The project generally involves realigning the sewer pipe to the School

District's maintenance road between the existing buildings and obtaining an easement for access and maintenance. The proposed easement will also include the existing sewer lines running east-west through the football field to Elm Street.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, approving the plans and specifications and authorizing bid advertisement for the Douglass Junior High Sewer Realignment Project, CIP 15-14.

Prepared by: Ed Wisniewski, Associate Civil Engineer

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
Ken Hiatt, Community Development Director



Paul Navazio, City Manager

ATTACHMENTS: A - Resolution
B - Project Aerial View
C - Proposed Improvements
D - Easement Plat & Legal

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING
THE PLANS AND SPECIFICATIONS FOR THE DOUGLAS JUNIOR HIGH SEWER
REALIGNMENT PROJECT, AND AUTHORIZING BID ADVERTISEMENT.**

WHEREAS, the City of Woodland approved the 2014/2015 Capital Budget and included CIP 08-21 as part of the Capital Budget (the “Project”); and

WHEREAS, the City has the authority to approve projects for bid; and

WHEREAS, the City Council desires to expend the sewer enterprise funds to design and construct the Project; and

WHEREAS, the Project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and is considered excluded for pipelines of less than one mile, CEQA Section 21080.21

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

Section 1. The City Council hereby approves the plans and specifications for the Douglas Junior High Sewer Realignment Project, CIP 15-14, which are available on file with the City Clerk.

Section 2. The City Council authorizes City staff to advertise the Douglas Junior High Sewer Realignment Project, CIP 15-14 for bids, with bid opening date anticipated to occur in June 2015.

Section 3. The City Council finds that the Project is excluded from CEQA pursuant to CEQA Section 21080.21.

PASSED AND ADOPTED this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

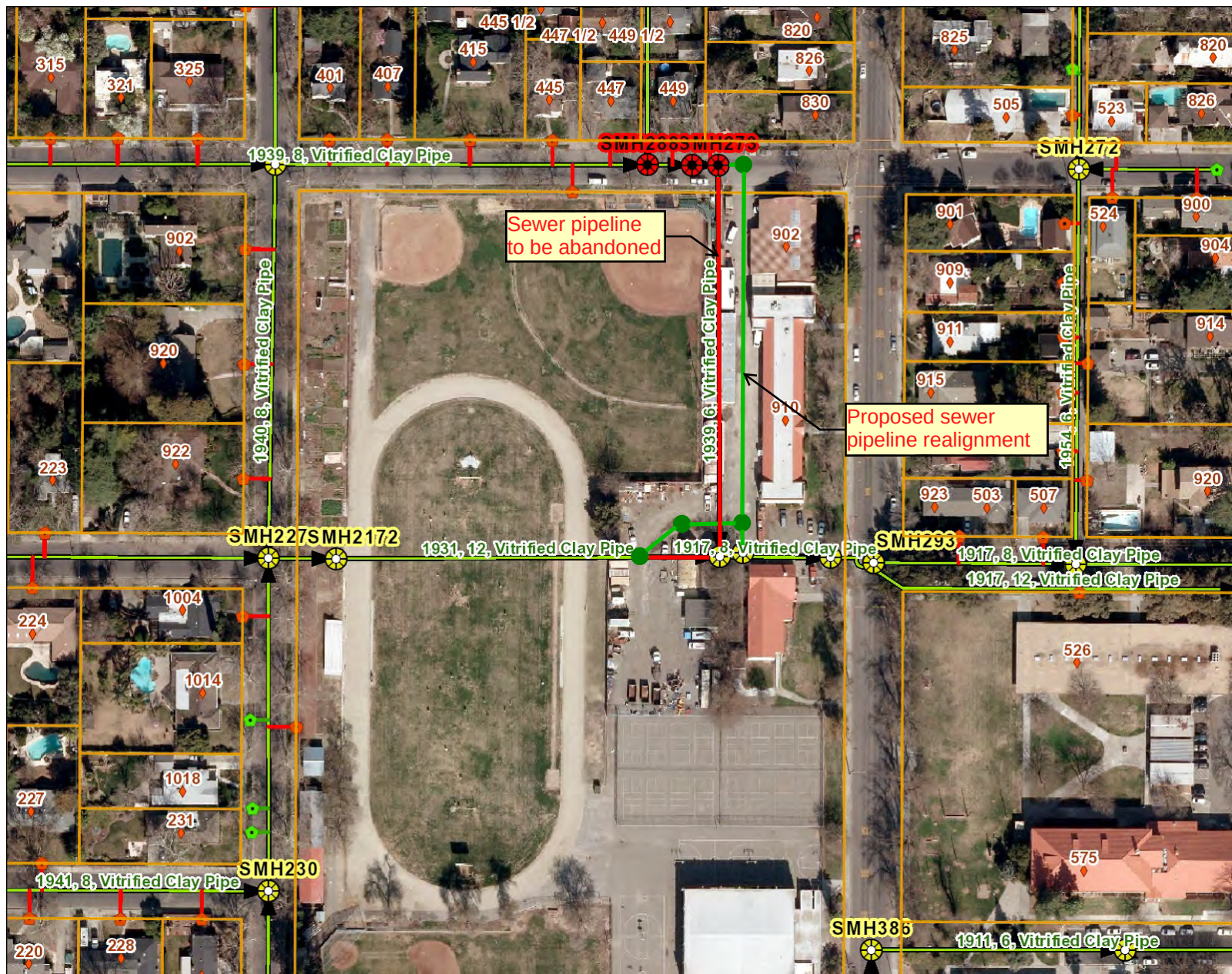
Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk



City of Woodland



Legend

- Address Points
- Parcels
- Sewer Manhole
 - No CS Permit
 - Yes CS Permit
- Cleanout Structure
 - Active
 - Proposed
- Sewer Lateral Line
 - Confirmed Lateral Location
 - Added by Nobel Systems
- Sewer Gravity Main
- Sewer Pressurized Main
- Sewer Scada Sensor
- Imagery2012
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- Heritage_Oaks_5
- Parks_Trees_5
 - 0 to 10; 11 to 20
 - 21 to 30; 31 to 40
 - 41 to 50; 51 +
- City_Boundary_5
- Railroads_5
- Roads_5
 - Freeway
 - Freeway Ramp
 - Major Street
 - Minor Street
- Water_Course_5

1: 1,929

0.1 0 0.03 0.1 Miles

NAD_1983_StatePlane_California_II_FIPS_0402_Feet

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

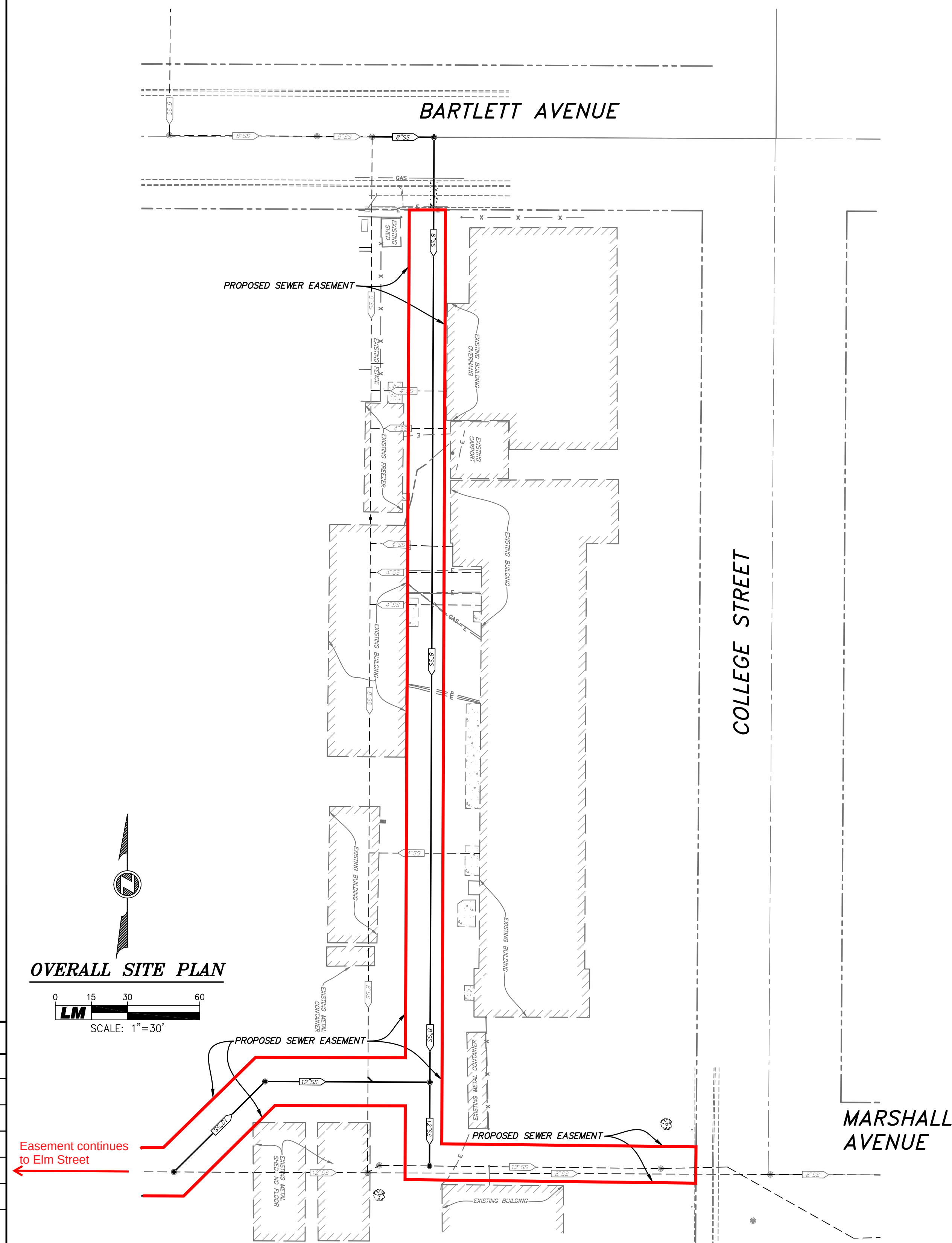
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PROPOSED	EXISTING	
		STORM DRAIN AND MANHOLE
		SANITARY SEWER AND MANHOLE
		SANITARY SEWER FORCE MAIN
		SEWER PUMP STATION
		FIRE HYDRANT AND VALVE ASSEMBLY
		WATER MAIN, VALVE, & BLOWOFF VALVE
		JOINT UTILITY TRENCH
		GAS MAIN
		ELECTRICAL LINE
		TELEPHONE LINE
		STREET LIGHT CONDUIT, WIRING & PULL BOX
		STREET LIGHT SYMBOL POINT AT UTILITY CO. BOX
		STREET LIGHT AND POLE
		UTILITY POLE WITH DOWN GUY & ANCHOR
		POWER POLE, TELEPHONE POLE, JOINT POLE
		FENCE
		VERTICAL CURB, GUTTER & SIDEWALK WITH DRIVEWAY
		CATCH BASIN OR DRAINAGE INLET
		FLOWLINE OF DITCH OR SWALE
		DIRECTION OF SURFACE DRAINAGE FLOW
		CUT OR FILL SLOPE
		RIGHT OF WAY OR PROPERTY LINE
		STREET CENTERLINE OR BASELINE
		SURVEY MONUMENT
		SIGN
		TREE
		TREE TO BE REMOVED
		EXISTING GROUND SURFACE ELEVATION
		EDGE OF PAVEMENT AND ELEVATION
		FLOW LINE GRADE
		TOP OF CURB GRADE/ASPHALT GRADE
		FINISHED CONCRETE GRADE
		PUBLIC UTILITY EASEMENT
		ROLL CURB, GUTTER, & SIDEWALK

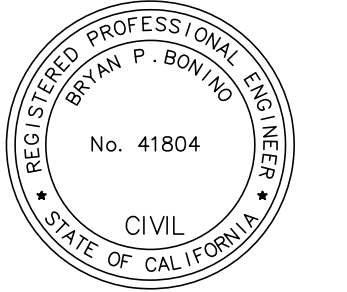
UTILITY	COMPANY	REPRESENTATIVE	PHONE NUMBER
GAS	P.G. & E.	TANYA DILLON	(530) 661-5662
ELECTRICITY	P.G. & E.	TANYA DILLON	(530) 661-5662
TELEPHONE	AT&T	HEATHER BENDER	(707) 258-5142
CABLE TV	WAVE BROADBAND	BARRY EGAN	(916) 375-5614
USA			(800) 227-2600
WATER, SEWER & DRAINAGE	CITY	PUBLIC WORKS DEPARTMENT	(530) 661-5960
FIRE	CITY	FIRE MARSHALL	(530) 661-5533

CITY OF WOODLAND YOLO COUNTY, CA



<i>NO.</i>	<i>DESCRIPTION</i>
<i>1</i>	<i>TITLE</i>
<i>2</i>	<i>ABBREVIATIONS AND GENERAL NOTES</i>
<i>3</i>	<i>PLAN AND PROFILE</i>
<i>4</i>	<i>PLAN AND PROFILE</i>
<i>5</i>	<i>EROSION AND SEDIMENTATION CONTROL PLAN</i>

Proposed sewer easement



PROJECT ENGINEER'S SIGNATURE
BY: _____
BRYAN P. BONINO
DATE: 04-08-15 P.E. 41804

PUBLIC IMPROVEMENTS
FOR

DOUGLAS JUNIOR HIGH
SEWER REALIGNMENT
CIP

BENCH MARK:
ELEVATION: 48.98' DATUM: NAVD 88

DESCRIPTION:
FOUND $\frac{3}{4}$ " REBAR 2'± EAST OF CL OF
COUNTY ROAD 101 AND 0.5 MILE SOUTH
OF GIBSON ROAD. CITY OF WOODLAND
GEODETIC CONTROL POINT P-24.

CITY OF WOODLAND
APPROVED BY:

BRENT MEYER – CITY ENGINEER

DATE:

SCALE: _____
HORIZ. 1"=30' VERT. _____
DATE: 04-08-15

DESIGNED BY	B.BONINO
DRAWN BY	N. BUSCH
REVIEWED BY	B. BONINO
FILE:	449-123_C01.dwg

[illegible]

TITLE

SHEET **1** OF **5**

EXHIBIT A
SANITARY SEWER EASEMENT
for the
CITY OF WOODLAND

ALL that real property in the City of Woodland, County of Yolo, State of California, and being a portion of Section 32, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, being a portion of Lot 33 as described in Book 106 of Official Records, at Page 359, said County Records, together with a portion of former Marshall Avenue, an abandoned Road, and being more particularly described as follows:

PART ONE:

A fifteen-foot (15.00') wide Easement, the centerline of which is described as follows:

BEGINNING at a point on the West line of College Street, said point being distant South $00^{\circ}28'36''$ West 396.30 feet from the Northeast corner of said Lot 33, said point also being the Southwest intersection of the South right-of-way line of Bartlett Street with the West right-of-way line of College Street; thence, leaving said West line, North $89^{\circ}15'10''$ West 113.21 feet; thence North $00^{\circ}20'55''$ East 33.14 feet to Point A; thence continuing North $00^{\circ}20'55''$ East 362.36 feet to a point on the North line of said Lot 33, said line being the South line of Bartlett Street, said point being distant North $89^{\circ}39'20''$ West 114.09 feet from the Northeast corner of said Lot 33.

The North and South lines shall be extended to the West line of College Street and the East and West lines shall be extended to the South line of Bartlett Avenue, as necessary.

PART TWO:

A twenty-foot (20.00') wide Easement, the centerline of which is described as follows:

BEGINNING at Point A as described above; thence North $89^{\circ}39'49''$ West 65.90 feet; thence South $45^{\circ}20'11''$ West 53.35 feet; thence North $89^{\circ}39'49''$ West 383.19 feet to a point on the East line of Elm Street.

The North and South lines shall be extended to the East line of Elm Street, as necessary.

Containing 17,529 square feet (0.402 acres) of land, more or less.

The Basis of Bearings for this description is the centerline of College Street, shown as South $00^{\circ}28'36''$ West in Book 2006 at Page 169, said County Records.

End of description.


Bryan P. Bonino



3/19/15
Date

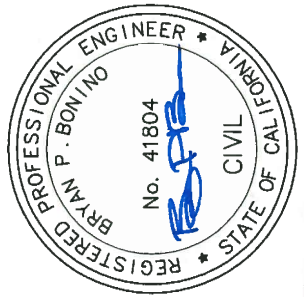
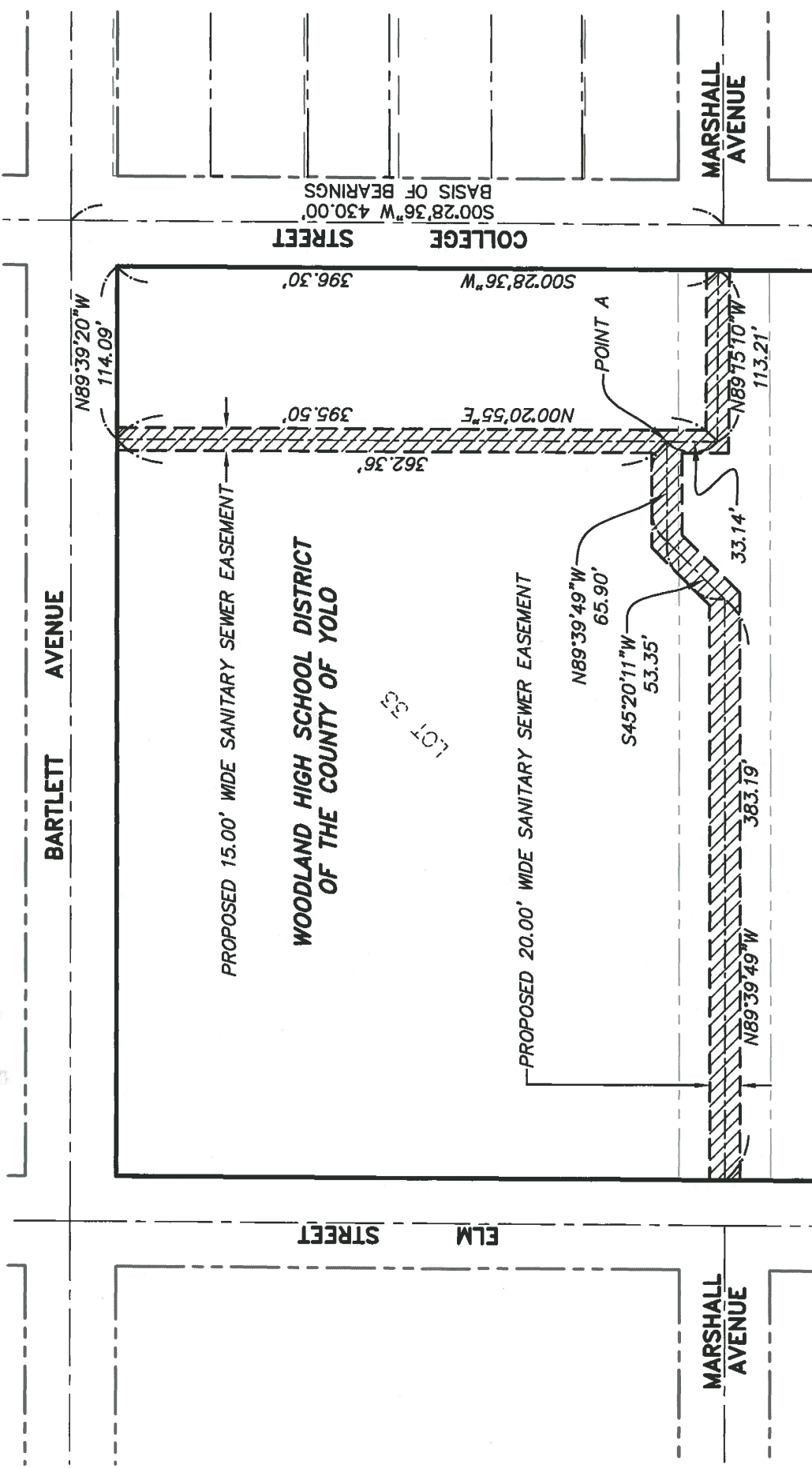


EXHIBIT B
SANITARY SEWER EASEMENT
FOR
CITY OF WOODLAND

LOCATED IN A PORTION OF SECTION 32,
TOWNSHIP 10 NORTH, RANGE 2 EAST,
MOUNT DIABLO MERIDIAN,
CITY OF WOODLAND, YOLO COUNTY,
CALIFORNIA



LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • FAX: (530) 662-4602
X: \Land Projects\449-123\dwg\449-123_Exhibit_Easement-SS



Legislation Text

8.

File #: 14-758, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

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

Recommendation for Action: Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park Lighting and Landscaping Districts, and Streng Pond Maintenance District; and 3) Call for a public hearing on June 16, 2015

Staff Person

Adam Devlin, Senior Accountant, 530-661-5835, adam.devlin@cityofwoodland.org

Fiscal Impact

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

	FY14/15	FY15/16		Total Revenues
<u>District</u>	<u>Assessment</u>	<u>Assessment</u>	<u>Difference</u>	<u>FY15/16</u>
Streng Pond	\$79.10	\$79.10	\$0.00	\$14,436
North Park	\$215.40	\$215.40	\$0.00	\$26,710
Gibson Ranch	\$311.31	\$319.22	\$7.91	\$685,972
West Wood	\$508.84	\$582.46	\$73.62	\$22,133

With the exception of the Streng Pond L&L the revenues generated with these assessments cover the total budgeted expenditures for FY2015/16. Streng Pond L&L assessment does not generate enough revenue to meet the minimum operational expenditures required to maintain the L&L. To ensure the ongoing operation and maintenance of the Streng Pond L&L the City will advance \$10,000 from the general fund to meet the current expenditures.

Background

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.

The Landscaping and Lighting Act of 1972 ("the Act") authorizes cities to impose assessments on benefitted properties to finance construction of street landscaping, street lighting, traffic signals, parks, street trees, sidewalk repair, recreational improvements; as well as maintenance and servicing of any of these improvements. In accordance with Act, the City

formed the Streng Pond, North Park, Gibson Ranch and West Wood L&L Districts. A brief description of each District is as follows:

- **Streng Pond L&L:** Located in the southwest portion of the City, generally north of Gibson Road, west of Cottonwood Street and east of County Road 98. The District was formed in 1985 and reached the maximum allowable assessment of \$79.10 per single family home in 1995; there are no provisions for future CPI increases. The City attempted a property owner ballot proceeding in 1998 to increase the assessment to cover rising costs within the District, however the effort was unsuccessful. Because the rates do not increase to cover the rising costs of maintenance, a general fund contribution of \$10,000 is budgeted to cover the operating shortfall, and a lower level of service is provided to this District.
- **North Park L&L:** Located in the northeast portion of the City, generally north of Kentucky Avenue, west of North West Street and east of County Road 98. The District was formed in 1993 and reached the maximum allowable assessment of \$215.40 per single family home in 1997; there are no provisions for future CPI adjustments and any rate increases would require a property owner ballot proceeding. Because the rates do not increase to cover increasing costs of maintenance, a lower level of service is provided to this District.
- **Gibson Ranch L&L:** 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 in 2005. After review by the City Attorney and the District Administrator, it was determined that the language in the L&L District formation documents permits annual increases by a CPI factor. This escalation was included in the FY11 proposed assessment and will continue to be applied each year, as applicable.
- **West Wood L&L:** Located in the northeast portion of the City, generally to the north of Kentucky Avenue, south of Quail Drive, east of Dove Drive and west of Mallard Drive. The District was formed in 2004. The City is proposing that the district be assessed at the maximum allowable rate. The City will use the maximum assessed allowable rate to meet the budgeted maintenance and service costs for the district.

Due to the City's restricted ability to increase Districts' assessment rates in a manner that is consistent with rising costs, it has become increasingly difficult to maintain the public improvements to the best extent possible with a limited fund source.

Discussion

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

State regulations require a two part process to complete the annual levy. The first part of the process requires Council to take action to initiate proceedings for the levy, preliminarily approve the Engineer's Reports and call for a public hearing. A public hearing is required to complete the levy process. This public hearing is scheduled for June 16, 2015. Following the public hearing, Council may direct changes to the Engineer's Reports or to the levy, but may not increase the levy beyond the maximum approved amount.

Recommendation for Action

Staff recommends that the City Council approve and adopt resolutions that 1) Initiate Proceedings for the Annual Levy

and Collection of Assessments; 2) Preliminarily Approve the Engineer's Annual Levy Report and Declare its Intention to Levy and Collect Annual Assessments for the Gibson Ranch, West Wood, North Park Lighting and Landscaping Districts, and Streng Pond Maintenance District, and call for a public hearing on June 16, 2015.

Prepared by: Adam Devlin
Senior Accountant

Reviewed by: Kim McKinney
Finance Officer

A handwritten signature in cursive script, appearing to read "Paul Navazio".

Paul Navazio, City Manager



City of Woodland

Gibson Ranch Landscaping and Lighting District

**ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2015/2016**

**Intent Meeting: May 19, 2015
Public Hearing: June 16, 2015**

27368 Via Industria
Suite 200
Temecula, CA 92590
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ENGINEER'S REPORT AFFIDAVIT

Gibson Ranch Landscaping and Lighting District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2015/2016, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30 day of April, 2015.

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

By: Josephine Moses

Josephine Perez-Moses
Senior Project Manager, District Administration Services

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



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I. OVERVIEW

A. INTRODUCTION

The City of Woodland (“City”) annually levies and collects special assessments in order to maintain the improvements within the Gibson Ranch Landscaping and Lighting District (“District”). The District was formed in 1995 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2015/2016. The proposed assessments are based on the historical and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established apportionment.

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

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer’s Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2015/2016 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for fiscal year 2015/2016.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

Pursuant to the California Constitutional Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the improvements and the annual assessment for maintaining the District improvements were part of the original conditions of development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5b, the existing assessments were approved by all the property owners at the time the assessment was created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (Assessment Rates including the Annual Maximum Assessment Cap Formula so approved) are identified as exempt from the procedural requirements of the California Constitution Article XIID Section 4.

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

//. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

- South of Interstate 5; and,
- West of County Road 102; and,
- East of County Road 101.

The District consists of all parcels located in the subdivisions known as Gibson Ranch.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscape and lighting improvements, and associated appurtenances that benefit parcels within the District. The assessable parcels receive benefit from 7.6 acres of parks and recreation facilities throughout the District; sound walls; 50 arterial and collector street lights; 83 neighborhood street lights; entry way and parkway landscaping, arterial and collector street landscaping; street trees and all appurtenant facilities associated with those improvements. The District through annual assessments budgeted and reviewed each fiscal year funds the continued maintenance of these improvements.

The improvements may include, but are not limited to ground cover, turf, shrubs, trees, gardens, irrigation and drainage systems, play areas and play equipment, picnic areas, park facilities, street lighting facilities, electrical systems, sound walls and associated appurtenances. The services provided include all necessary operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition including all labor, maintenance materials and equipment, utilities, and administration costs associated with the improvements and the District.

All assessable parcels identified as being within the District, share in both the costs and the benefits of the improvements. The costs associated with the improvements are equitably spread among benefiting parcels within the District. Only parcels that receive special benefit from the improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected are dispersed and used for only the services and operation provided by the District.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

B. BENEFIT ANALYSIS

Exempt Assessments

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

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

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

Special Benefits

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

The annual assessments outlined in this Report are based on the estimated costs to provide necessary services, operation, administration, and maintenance required to ensure the satisfactory condition and quality of each improvement.

The special benefits associated with the parks and landscaping improvements are specifically:

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

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.

- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

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

C. ASSESSMENT METHODOLOGY

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

The cost to provide maintenance and services of the improvements within the District are fairly and equitably distributed among each assessable parcel based upon the estimated special benefit received by each parcel.

Equivalent Dwelling Units - To equitably spread special benefit to each parcel, it is necessary to establish a relationship between the various types of properties within the District and the improvements that benefit those properties. Each parcel within the District is assigned an Equivalent Dwelling Unit (EDU) factor that reflects its land use, size and development or, development potential. Parcels that receive special benefit from the various District improvements are proportionately assessed for the cost of those improvements based on their calculated EDU. The Equivalent Dwelling Unit method of assessment for this District uses the Single Family Residential parcel as the basic unit of assessment. A Single Family Residential parcel equals one Equivalent Dwelling Unit (EDU). Every other land-use is assigned an EDU factor based on an assessment formula that equates the property's specific land-use and relative special benefits compared to the Single Family Residential parcel.

The EDU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefits to each parcel from the improvements is apportioned as a function of land-use type, size, and development. The following table provides a listing of land use types, the Equivalent Dwelling Unit factors applied to that land use and the multiplying factor used to calculate each parcel's individual EDU for each improvement provided in the District.

LAND USES AND EQUIVALENT DWELLING UNITS

Land Use	Park and Recreation Facilities	Arterial and Collector Landscaping Facilities	Lighting Facilities	Neighborhood Street Lighting	Multiplier
Single Family Residential	1.000	1.000	1.000	1.000	Units
Multi-Family Residential	0.670	N/A	0.700	N/A	Units
Commercial/Institution	2.070	N/A	15.250	N/A	Acreage
Single Family Vacant	0.500	0.500	0.500	N/A	Per Planned Unit
Multi Family Vacant	0.330	N/A	0.350	N/A	Per Planned Unit
Commercial Vacant	1.040	N/A	7.625	N/A	Acreage

EDU Application by Land Use

Single Family Residential - This land use type is charged 1.0 EDU per Unit, for all improvements within the District. This is the base value that all other land use types are compared and weighted against (i.e. Equivalent Dwelling Unit EDU).

Multi-family Residential - This land use type is charged 0.670 EDU per Unit, for Park and Recreation Facilities, and 0.700 EDU per Unit for Arterial and Collector Street Lighting Facilities. Multifamily Residential parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

Commercial/Institution - This land use type is charged at 2.07 EDU per acre for Park and Recreation Facilities; and 15.250 EDU per acre for Arterial and Collector Street Lighting Facilities. Commercial/Institution parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

Single Family Vacant - This land use type is charged at 0.5 EDU per Planned Unit for Park and Recreation Facilities; Arterial and Collector Street Lighting Facilities; and Arterial and Collector Street Landscaping Facilities. Single Family Vacant parcels are not assessed for Neighborhood Street Lighting and Neighborhood Street Trees.

Multi-family Vacant - This land use type is charged at 0.33 EDU per Planned Unit for Park and Recreation Facilities; and 0.35 EDU per Planned Unit for Arterial and Collector Street Lighting Facilities. Multifamily Vacant parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

Commercial Vacant - This land use type is charged 1.04 EDU per Acre for Park and Recreation Facilities; and 7.625 EDU per Acre for Arterial

and Collector Street Lighting Facilities. Commercial Vacant parcels are not assessed for Arterial and Collector Street Landscaping Facilities, Neighborhood Street Lighting and Neighborhood Street Trees.

D. ASSESSMENT RANGE FORMULA

Any new or increased assessments require certain noticing and meeting requirements by law. Legislative changes of the Brown Act in 1993/1994 changed the definition of the term “new or increased assessment” to exclude certain conditions. These conditions included “any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed.” This definition for a new or increased assessment was also addressed in Senate Bill 919 (the implementing legislation for Proposition 218).

When the District was formed in 1995, an Assessment Range Formula was adopted as part of the annual assessments and is applied to all future assessments within the District. The purpose of establishing an Assessment Range Formula is to provide for reasonable increase and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. The following describes the Assessment Range Formula:

The maximum amount of assessment per parcel in 1995 dollars that could be levied in any fiscal year in compliance with the notice requirements of the State of California Government Code Section 54954.6, Subsection (a) is calculated using the formula indicated below. These maximum amounts are increased in the formula by an inflation factor using the Engineering News Record Common Labor Cost Index (CC) beginning at the year of adoption of 1995.

Annual Maximum Assessment Cap Formula

If,

- 1) prior to June 30, 2005 (assumed build out); or
- 2) a notice of the annual hearing that contains those items described in Government Code Section 54954.6 (c) (2) is mailed to all owners of property within the assessment district at least 45 days prior to the hearing;

Then, the maximum amount shall be:

$$((\text{Starting Assessment Fiscal Year 1995/1996}) + (\text{Annual Increase Factor} \times \text{Number of Years since 1995})) \times (\text{Engineering News Record Common Labor Cost Index Inflation Factor (CC Jan. - Year/CC Jan. - 95)})$$

Otherwise,

the maximum amount shall be the assessment amount in the prior year.

A further explanation of the annual Assessment District budgeting process and Annual Maximum Assessment Cap Formula, which was part of the City's staff report to the City Council at the public hearing on January 3, 1995, during which the City Council adopted the amended Engineering Report, which included Appendix D. Annual Maximum Assessment Cap formula in Appendix D is summarized below.

The Annual Maximum Assessment Cap Formula has two components:

- (1) A fixed "Planned Scope Increase" factor to account for the phase-in, over a projected 10 year period of public facilities being maintained by the District. This factor allows for the orderly and known increases that are expected to occur between formation of the District and the year 2005 (build out). The Maximum Assessments due to this factor are shown in Table A below.
- (2) A variable "Cost of Services" factor to account for changes (up or down) in the costs of goods and services. This factor allows the District to continue to provide the same scope of services, despite normal changes in labor rates, utility rates, and the cost of equipment and materials required by the District. This factor continues for the duration the District, but note that it allows for increases and decreases in the cost of goods and services, not just cumulative increases.

Beginning fiscal year 2006/2007 and each fiscal year thereafter, the Maximum Assessment Rate will be recalculated and a new Maximum Assessment Rate established for the fiscal year utilizing the 2nd component of the Assessment Range Formula described above (2). The Maximum Assessment Rate shall be increased based on Engineering News Record Labor Cost Inflation Factor from January of the prior year to January of the current year. The Maximum Assessments rate due to this factor is shown in Table B below.

Table A

The following table reflects the Maximum Assessment Cap Formula used through FY 2005/2006.

MAXIMUM ASSESSMENT CAP FOR FY 2005/06 BASED ON ANNUAL INCREASE FACTOR

Land Use Category	Starting Assessment Fiscal Year 1995/1996	Annual Increase Factor	Number of Years Since 1995/1996	Inflation Adjustment Factor ⁽¹⁾	Maximum Assessment for Fiscal Year 2005/2006
Single Family Residential	\$110.50 per recorded map lot	\$6.46	10	34.28%	\$235.12

⁽¹⁾ Engineering News Record Labor Cost Index in San Francisco (CC Jan. - Year/CC Jan. - 1995)

Table B

The following table reflects the history of Maximum Assessment Cap formula used for FY 2006/2007 through FY 2015/2016.

**MAXIMUM ASSESSMENT CAP FOR FY 2006/2007 THROUGH 2015/2016
BASED ON INFLATION FACTOR**

Fiscal Year	Month	Year	CC ⁽¹⁾	Change from Prior CC	Increase/decrease Percentage	Maximum Assessment
2005/06	Jan	2005	8,229.62	N/A	N/A	\$235.12
2006/07	Jan	2006	8,468.45	2.902%	2.902%	\$241.94
2007/08	Jan	2007	9,100.68	7.466%	7.466%	\$260.01
2008/09	Jan	2008	9,133.56	0.361%	0.360%	\$260.95
2009/10	Jan	2009	9,769.42	6.962%	6.960%	\$279.11
2010/11	Jan	2010	9,720.42	-0.502%	-0.502%	\$277.71
2011/12	Jan	2011	10,116.29	4.073%	4.073%	\$289.02
2012/13	Jan	2012	10,207.79	0.904%	0.904%	\$291.64
2013/14	Jan	2013	10,360.84	1.499%	1.499%	\$296.01
2014/15	Jan	2014	10,896.34	5.168%	5.168%	\$311.31
2015/16	Jan	2015	11,173.16	2.540%	2.540%	\$319.22

⁽¹⁾ Common Labor Cost Index.

The Levy per Equivalent Dwelling Unit, or Rate, applied to each parcel is the result of dividing the total Balance to Levy, by the sum of the EDU's applicable to each improvement provided by the District for the fiscal year. This Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount. The following formulas are used to calculate the assessment for each parcel:

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU}$$

$$\text{Parcel EDU} \times \text{Levy per EDU} = \text{Parcel Levy Amount}$$

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

Capital Improvement Fund Collection/(Contribution) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660*, provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Contribution) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

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

DISTRICT STATISTICS:

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

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

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

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

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2015/2016

BUDGET ITEMS	Park and Recreational Facilities	Arterial and Collector Street Landscaping	Arterial and Collector Street Street Lighting	Neighborhood Street Lighting	TOTAL DISTRICT
DIRECT COSTS					
Maintenance Costs/Labor	\$249,577.00	\$44,043.00	\$25,407.90	\$59,285.10	\$378,313.00
Utilities	211,860.00	23,540.00	4,102.50	9,572.50	249,075.00
Equipment & Supplies	18,193.50	2,021.50	2,478.00	5,782.00	28,475.00
Repairs/Miscellaneous Expenses	48,453.30	5,383.70	5,455.20	12,728.80	72,021.00
Direct Costs (Subtotal)	\$528,083.80	\$74,988.20	\$37,443.60	\$87,368.40	\$727,884.00
ADMINISTRATION COSTS					
District Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
County Administration Fee	1,609.20	178.80	30.00	70.00	1,888.00
Administration Costs (Subtotal)	\$1,609.20	\$178.80	\$30.00	\$70.00	\$1,888.00
LEVY BREAKDOWN					
Total Direct and Admin. Costs	\$529,692.94	\$75,167.00	\$37,473.60	\$87,438.40	\$729,771.94
Reserve Collection/(Contribution)	(48,483.49)	(12,604.76)	15,245.39	2,043.20	(43,799.66)
General Fund Contribution	0.00	0.00	0.00	0.00	0.00
CIP Collection	0.00	0.00	0.00	0.00	0.00
Balance to Levy	\$481,209.45	\$62,562.24	\$52,718.99	\$89,481.60	\$685,972.28
DISTRICT STATISTICS					
Total Number of Parcels	1,888	1,872	1,888	1,872	
Total Parcels Levied	1,888	1,872	1,888	1,872	
Total Equivalent Dwelling Units	2,212.25	1,872.00	2,574.17	1,872.00	
Levy Per EDU⁽¹⁾	\$217.52	\$33.42	\$20.48	\$47.80	\$319.22
Prior Year Levy Per EDU	\$212.13	\$32.59	\$19.97	\$46.61	\$311.30
Maximum Assessment Per EDU	\$217.52	\$33.42	\$20.48	\$47.80	\$319.22
Prior Year Maximum Assessment Per EDU	\$212.13	\$32.59	\$19.97	\$46.61	\$311.31
Percent (%) change in Max Rate	2.54%	2.54%	2.54%	2.54%	2.54%
RESERVE INFORMATION					
Beginning Projected Reserve Balance	\$333,331.07	\$47,301.92	\$23,581.80	\$55,024.20	\$459,239.00
Transfer to CIP Fund	92,726.35	16,020.80	(2,777.69)	10,283.40	116,252.86
CIP Collection	0.00	0.00	0.00	0.00	0.00
Ending Projected CIP Fund Balance	92,726.35	16,020.80	(2,777.69)	10,283.40	116,252.86
Reserve Fund Activity	(48,483.49)	(12,604.76)	15,245.39	2,043.20	(43,799.66)
Ending Projected Reserve Balance	\$240,604.73	\$31,281.12	\$26,359.50	\$44,740.80	\$342,986.14

⁽¹⁾ Levy per EDU shown above is based on FY 2015/16 budget. This District's maximum rate have been increased by Engineering News Record Labor Cost Index Inflation Factor. Please reference page 8 through page 10 of this report for more detailed information.

**C. SUMMARY OF REVENUE APPLIED FOR FISCAL YEAR
2015/2016**

Based on the Budget for fiscal year 2015/2016 and the established Method of Apportionment, the following table provides a summary of the assessment revenues generated by each of the various land uses within the District.

Land Use	Park and Recreational Facilities	Arterial and Collector Street Landscaping	Arterial and Collector Street Lighting	Neighborhood Street Lighting	Total Revenue
Single Family Residential	\$407,197.33	\$62,562.24	\$38,338.49	\$89,481.60	\$597,579.66
Multi Family Residential	62,084.56	0.00	6,107.14	0.00	68,191.70
Commercial/Institution	11,927.56	0.00	8,273.36	0.00	20,200.92
Commercial Vacant	0.00	0.00	0.00	0.00	0.00
Total	\$481,209.45	\$62,562.24	\$52,718.99	\$89,481.60	\$685,972.28

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

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

APPENDIX B - 2015/2016 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared. Non-assessable lots or parcels include land principally encumbered by public or utility rights-of-way and common areas. These parcels will not be assessed.

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2015/2016 Assessment Roll".

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-490-001-000	2 ARELLANO CT	\$74,524.00	\$170,745.00	\$245,269.00	\$319.22
027-490-002-000	6 ARELLANO CT	79,894.00	202,816.00	282,710.00	319.22
027-490-003-000	10 ARELLANO CT	81,302.00	183,548.00	264,850.00	319.22
027-490-004-000	14 ARELLANO CT	75,000.00	185,000.00	260,000.00	319.22
027-490-005-000	18 ARELLANO CT	76,726.00	145,784.00	222,510.00	319.22
027-490-006-000	22 ARELLANO CT	81,302.00	186,119.00	267,421.00	319.22
027-490-007-000	26 ARELLANO CT	80,000.00	260,000.00	340,000.00	319.22
027-490-008-000	939 FARNHAM AVE	74,525.00	145,101.00	219,626.00	319.22
027-490-009-000	935 FARNHAM AVE	88,835.00	214,250.00	303,085.00	319.22
027-490-010-000	931 FARNHAM AVE	110,299.00	173,329.00	283,628.00	319.22
027-490-011-000	927 FARNHAM AVE	85,000.00	215,000.00	300,000.00	319.22
027-490-012-000	1928 MAXWELL AVE	70,330.00	164,953.00	235,283.00	319.22
027-490-013-000	1932 MAXWELL AVE	70,330.00	134,215.00	204,545.00	319.22
027-490-014-000	1936 MAXWELL AVE	75,000.00	200,000.00	275,000.00	319.22
027-490-015-000	1940 MAXWELL AVE	75,000.00	275,000.00	350,000.00	319.22
027-490-016-000	1944 MAXWELL AVE	81,970.00	154,719.00	236,689.00	319.22
027-490-017-000	1948 MAXWELL AVE	76,480.00	176,975.00	253,455.00	319.22
027-490-018-000	1952 MAXWELL AVE	85,000.00	265,000.00	350,000.00	319.22
027-490-019-000	1956 MAXWELL AVE	70,330.00	155,109.00	225,439.00	319.22
027-490-020-000	900 BURNS WAY	73,531.00	127,866.00	201,397.00	319.22
027-490-021-000	904 BURNS WAY	105,298.00	147,418.00	252,716.00	319.22
027-490-022-000	908 BURNS WAY	85,000.00	205,000.00	290,000.00	319.22
027-490-023-000	912 BURNS WAY	75,000.00	245,000.00	320,000.00	319.22
027-490-024-000	916 BURNS WAY	70,330.00	182,859.00	253,189.00	319.22
027-490-025-000	920 BURNS WAY	75,000.00	250,000.00	325,000.00	319.22
027-490-026-000	1969 WITHAM DR	79,710.00	156,066.00	235,776.00	319.22
027-490-028-000	1947 MAXWELL AVE	66,422.00	88,674.00	155,096.00	319.22
027-490-029-000	1943 MAXWELL AVE	61,477.00	102,463.00	163,940.00	319.22
027-490-030-000	1939 MAXWELL AVE	61,477.00	107,586.00	169,063.00	319.22
027-490-031-000	1935 MAXWELL AVE	50,227.00	110,398.00	160,625.00	319.22
027-490-036-000	1973 WITHAM DR	71,634.00	157,462.00	229,096.00	319.22
027-490-037-000	1977 WITHAM DR	75,000.00	265,000.00	340,000.00	319.22
027-490-038-000	1981 WITHAM DR	71,634.00	119,685.00	191,319.00	319.22
027-490-039-000	1985 WITHAM DR	70,330.00	158,558.00	228,888.00	319.22
027-490-040-000	1989 WITHAM DR	75,000.00	250,100.00	325,100.00	319.22
027-490-041-000	1993 WITHAM DR	80,363.00	213,967.00	294,330.00	319.22
027-490-042-000	931 WITHAM DR	84,353.00	245,208.00	329,561.00	319.22
027-490-044-000	1967 SCHLOTZ CT	76,726.00	207,467.00	284,193.00	319.22
027-490-045-000	1971 SCHLOTZ CT	88,835.00	147,257.00	236,092.00	319.22
027-490-046-000	1975 SCHLOTZ CT	75,000.00	245,000.00	320,000.00	319.22
027-490-047-000	1979 SCHLOTZ CT	70,330.00	131,702.00	202,032.00	319.22
027-490-048-000	1983 SCHLOTZ CT	85,000.00	205,000.00	290,000.00	319.22
027-490-049-000	1987 SCHLOTZ CT	70,330.00	164,953.00	235,283.00	319.22
027-490-050-000	1991 SCHLOTZ CT	70,330.00	144,791.00	215,121.00	319.22
027-490-051-000	1995 SCHLOTZ CT	110,299.00	141,815.00	252,114.00	319.22
027-490-052-000	1996 SCHLOTZ CT	75,000.00	275,000.00	350,000.00	319.22
027-490-053-000	1992 SCHLOTZ CT	70,330.00	191,094.00	261,424.00	319.22
027-490-054-000	1988 SCHLOTZ CT	70,330.00	129,786.00	200,116.00	319.22
027-490-055-000	1984 SCHLOTZ CT	70,330.00	176,080.00	246,410.00	319.22
027-490-056-000	1980 SCHLOTZ CT	75,000.00	280,000.00	355,000.00	319.22
027-490-057-000	1976 SCHLOTZ CT	70,330.00	138,940.00	209,270.00	319.22
027-490-058-000	1972 SCHLOTZ CT	70,330.00	147,688.00	218,018.00	319.22
027-490-059-000	1968 SCHLOTZ CT	75,000.00	255,000.00	330,000.00	319.22
027-500-001-000	30 ROMAN CT	85,000.00	205,000.00	290,000.00	319.22
027-500-002-000	26 ROMAN CT	75,350.00	171,264.00	246,614.00	319.22

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-500-003-000	22 ROMAN CT	82,202.00	163,274.00	245,476.00	319.22
027-500-004-000	18 ROMAN CT	75,353.00	136,999.00	212,352.00	319.22
027-500-005-000	14 ROMAN CT	75,000.00	185,000.00	260,000.00	319.22
027-500-006-000	10 ROMAN CT	75,000.00	270,000.00	345,000.00	319.22
027-500-007-000	6 ROMAN CT	82,202.00	161,659.00	243,861.00	319.22
027-500-008-000	932 FARNHAM AVE	68,953.00	191,678.00	260,631.00	319.22
027-500-009-000	936 FARNHAM AVE	88,835.00	152,587.00	241,422.00	319.22
027-500-010-000	50 ROMAN CT	85,000.00	210,000.00	295,000.00	319.22
027-500-011-000	46 ROMAN CT	75,000.00	185,000.00	260,000.00	319.22
027-500-012-000	42 ROMAN CT	65,000.00	300,000.00	365,000.00	319.22
027-500-013-000	38 ROMAN CT	68,953.00	137,912.00	206,865.00	319.22
027-500-014-000	34 ROMAN CT	85,000.00	215,000.00	300,000.00	319.22
027-500-015-000	960 FARNHAM AVE	75,350.00	172,212.00	247,562.00	319.22
027-500-016-000	956 FARNHAM AVE	76,847.00	165,990.00	242,837.00	319.22
027-500-017-000	952 FARNHAM AVE	110,299.00	148,118.00	258,417.00	319.22
027-500-018-000	948 FARNHAM AVE	74,524.00	171,748.00	246,272.00	319.22
027-500-019-000	54 ROMAN CT	76,726.00	153,459.00	230,185.00	319.22
027-500-020-000	1936 WITHAM DR	74,525.00	121,944.00	196,469.00	319.22
027-500-021-000	1940 WITHAM DR	106,226.00	218,420.00	324,646.00	319.22
027-500-022-000	1944 WITHAM DR	74,525.00	159,373.00	233,898.00	319.22
027-500-023-000	1948 WITHAM DR	75,000.00	185,000.00	260,000.00	319.22
027-500-024-000	1952 WITHAM DR	60,000.00	230,000.00	290,000.00	319.22
027-500-025-000	1956 WITHAM DR	75,000.00	185,000.00	260,000.00	319.22
027-500-026-000	1960 WITHAM DR	75,000.00	245,000.00	320,000.00	319.22
027-500-027-000	1964 WITHAM DR	87,761.00	219,410.00	307,171.00	319.22
027-500-028-000	1968 WITHAM DR	75,000.00	185,000.00	260,000.00	319.22
027-500-029-000	1972 WITHAM DR	74,525.00	144,386.00	218,911.00	319.22
027-500-030-000	1973 HACKETT DR	74,525.00	132,785.00	207,310.00	319.22
027-500-031-000	1969 HACKETT DR	74,524.00	133,248.00	207,772.00	319.22
027-500-032-000	1965 HACKETT DR	128,578.00	230,908.00	359,486.00	319.22
027-500-033-000	1961 HACKETT DR	74,525.00	171,833.00	246,358.00	319.22
027-500-034-000	1957 HACKETT DR	74,525.00	132,785.00	207,310.00	319.22
027-500-035-000	1953 HACKETT DR	74,525.00	161,545.00	236,070.00	319.22
027-500-036-000	1949 HACKETT DR	65,000.00	230,000.00	295,000.00	319.22
027-500-037-000	1945 HACKETT DR	74,525.00	121,944.00	196,469.00	319.22
027-500-038-000	1941 HACKETT DR	88,835.00	171,399.00	260,234.00	319.22
027-500-039-000	1972 HACKETT DR	120,804.00	215,350.00	336,154.00	319.22
027-500-040-000	1968 HACKETT DR	73,066.00	129,962.00	203,028.00	319.22
027-500-041-000	1964 HACKETT DR	73,066.00	160,647.00	233,713.00	319.22
027-500-042-000	1960 HACKETT DR	75,000.00	185,000.00	260,000.00	319.22
027-500-043-000	1956 HACKETT DR	115,827.00	194,802.00	310,629.00	319.22
027-500-044-000	1952 HACKETT DR	85,000.00	205,000.00	290,000.00	319.22
027-500-045-000	1948 HACKETT DR	71,634.00	148,806.00	220,440.00	319.22
027-500-046-000	1944 HACKETT DR	73,066.00	173,577.00	246,643.00	319.22
027-500-047-000	1947 HOWARD DR	99,286.00	198,573.00	297,859.00	319.22
027-500-048-000	971 FARNHAM AVE	75,000.00	275,000.00	350,000.00	319.22
027-500-049-000	975 FARNHAM AVE	94,061.00	184,745.00	278,806.00	319.22
027-500-050-000	979 FARNHAM AVE	82,966.00	175,156.00	258,122.00	319.22
027-500-051-000	983 FARNHAM AVE	110,299.00	171,228.00	281,527.00	319.22
027-500-052-000	987 FARNHAM AVE	73,066.00	174,023.00	247,089.00	319.22
027-500-053-000	991 FARNHAM AVE	73,066.00	126,210.00	199,276.00	319.22
027-500-054-000	995 FARNHAM AVE	73,066.00	148,241.00	221,307.00	319.22
027-500-056-000	1976 WITHAM DR	71,634.00	167,516.00	239,150.00	319.22
027-500-057-000	1980 WITHAM DR	70,330.00	125,410.00	195,740.00	319.22
027-500-058-000	1984 WITHAM DR	52,094.00	140,006.00	192,100.00	319.22

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-500-059-000	1988 WITHAM DR	71,634.00	134,092.00	205,726.00	319.22
027-500-060-000	1989 HACKETT DR	71,634.00	132,732.00	204,366.00	319.22
027-500-061-000	1985 HACKETT DR	75,000.00	245,000.00	320,000.00	319.22
027-500-062-000	1981 HACKETT DR	75,000.00	185,000.00	260,000.00	319.22
027-500-063-000	1977 HACKETT DR	72,089.00	216,148.00	288,237.00	319.22
027-500-064-000	1976 HACKETT DR	75,000.00	185,000.00	260,000.00	319.22
027-500-065-000	1980 HACKETT DR	60,272.00	204,926.00	265,198.00	319.22
027-500-066-000	1984 HACKETT DR	71,634.00	195,055.00	266,689.00	319.22
027-500-067-000	1988 HACKETT DR	75,000.00	260,000.00	335,000.00	319.22
027-500-068-000	951 WITHAM DR	115,553.00	210,097.00	325,650.00	319.22
027-500-069-000	947 WITHAM DR	82,744.00	120,476.00	203,220.00	319.22
027-500-070-000	943 WITHAM DR	84,353.00	210,891.00	295,244.00	319.22
027-500-071-000	939 WITHAM DR	56,834.00	148,607.00	205,441.00	319.22
027-500-072-000	935 WITHAM DR	70,330.00	147,049.00	217,379.00	319.22
027-500-073-000	999 FARNHAM AVE	71,634.00	112,664.00	184,298.00	319.22
027-511-001-000	979 HUSTON CIR	75,000.00	160,000.00	235,000.00	319.22
027-511-002-000	983 HUSTON CIR	78,384.00	94,061.00	172,445.00	319.22
027-511-003-000	987 HUSTON CIR	65,000.00	130,000.00	195,000.00	319.22
027-511-004-000	991 HUSTON CIR	65,000.00	140,000.00	205,000.00	319.22
027-511-005-000	995 HUSTON CIR	62,685.00	87,761.00	150,446.00	319.22
027-511-006-000	999 HUSTON CIR	65,000.00	140,000.00	205,000.00	319.22
027-511-007-000	1003 HUSTON CIR	81,943.00	163,892.00	245,835.00	319.22
027-511-008-000	1007 HUSTON CIR	66,601.00	85,044.00	151,645.00	319.22
027-511-009-000	1011 HUSTON CIR	66,422.00	113,621.00	180,043.00	319.22
027-511-010-000	1015 HUSTON CIR	66,422.00	143,753.00	210,175.00	319.22
027-511-011-000	1019 HUSTON CIR	61,477.00	89,655.00	151,132.00	319.22
027-511-012-000	1023 HUSTON CIR	65,000.00	140,000.00	205,000.00	319.22
027-511-013-000	1027 HUSTON CIR	65,000.00	130,000.00	195,000.00	319.22
027-511-014-000	1031 HUSTON CIR	65,000.00	140,000.00	205,000.00	319.22
027-511-015-000	1035 HUSTON CIR	65,000.00	130,000.00	195,000.00	319.22
027-511-016-000	1039 HUSTON CIR	88,835.00	108,692.00	197,527.00	319.22
027-511-017-000	1992 HUSTON CIR	68,498.00	131,758.00	200,256.00	319.22
027-511-018-000	1988 HUSTON CIR	68,498.00	116,225.00	184,723.00	319.22
027-511-019-000	1984 HUSTON CIR	62,685.00	111,520.00	174,205.00	319.22
027-511-020-000	1980 HUSTON CIR	61,477.00	69,674.00	131,151.00	319.22
027-511-021-000	1976 HUSTON CIR	94,767.00	103,191.00	197,958.00	319.22
027-511-022-000	1972 HUSTON CIR	65,000.00	160,000.00	225,000.00	319.22
027-511-025-000	1960 MORRIS CIR	63,938.00	95,908.00	159,846.00	319.22
027-511-026-000	1956 MORRIS CIR	67,750.00	100,880.00	168,630.00	319.22
027-511-027-000	1964 MORRIS CIR	67,751.00	92,130.00	159,881.00	319.22
027-511-029-000	1968 HUSTON CIR	68,498.00	125,723.00	194,221.00	319.22
027-512-001-000	996 HUSTON CIR	67,750.00	122,585.00	190,335.00	319.22
027-512-002-000	992 HUSTON CIR	65,000.00	140,000.00	205,000.00	319.22
027-512-003-000	988 HUSTON CIR	99,794.00	136,510.00	236,304.00	319.22
027-512-004-000	984 HUSTON CIR	65,000.00	190,000.00	255,000.00	319.22
027-512-005-000	980 HUSTON CIR	66,422.00	90,323.00	156,745.00	319.22
027-512-006-000	976 HUSTON CIR	75,000.00	160,000.00	235,000.00	319.22
027-512-007-000	972 HUSTON CIR	66,422.00	90,323.00	156,745.00	319.22
027-512-008-000	968 HUSTON CIR	73,066.00	85,569.00	158,635.00	319.22
027-512-009-000	1959 STEPHENS LN	65,000.00	190,000.00	255,000.00	319.22
027-512-010-000	1963 STEPHENS LN	66,422.00	100,213.00	166,635.00	319.22
027-512-011-000	1967 STEPHENS LN	65,000.00	190,000.00	255,000.00	319.22
027-512-012-000	1971 STEPHENS LN	66,422.00	96,966.00	163,388.00	319.22
027-512-013-000	1975 STEPHENS LN	65,000.00	140,000.00	205,000.00	319.22
027-512-014-000	1979 STEPHENS LN	66,422.00	107,996.00	174,418.00	319.22

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027-512-015-000	1983 STEPHENS LN	50,227.00	155,703.00	205,930.00	319.22
027-512-016-000	1987 STEPHENS LN	65,818.00	114,610.00	180,428.00	319.22
027-513-001-000	1988 STEPHENS LN	78,384.00	78,384.00	156,768.00	319.22
027-513-002-000	1984 STEPHENS LN	61,477.00	97,339.00	158,816.00	319.22
027-513-003-000	1980 STEPHENS LN	71,795.00	93,922.00	165,717.00	319.22
027-513-004-000	1976 STEPHENS LN	50,000.00	146,000.00	196,000.00	319.22
027-513-005-000	1972 STEPHENS LN	75,000.00	160,000.00	235,000.00	319.22
027-513-006-000	1968 STEPHENS LN	68,498.00	118,107.00	186,605.00	319.22
027-513-007-000	1967 HUSTON CIR	78,384.00	100,331.00	178,715.00	319.22
027-513-008-000	1971 HUSTON CIR	67,750.00	98,903.00	166,653.00	319.22
027-513-009-000	1975 HUSTON CIR	62,685.00	96,536.00	159,221.00	319.22
027-513-010-000	1979 HUSTON CIR	50,227.00	170,771.00	220,998.00	319.22
027-513-011-000	1983 HUSTON CIR	50,000.00	148,450.00	198,450.00	319.22
027-513-012-000	1987 HUSTON CIR	75,000.00	160,000.00	235,000.00	319.22
027-514-001-000	963 HUSTON CIR	71,724.00	112,709.00	184,433.00	319.22
027-514-002-000	967 HUSTON CIR	66,422.00	111,582.00	178,004.00	319.22
027-514-003-000	971 HUSTON CIR	73,066.00	97,266.00	170,332.00	319.22
027-515-003-000	1004 FARNHAM AVE	66,422.00	104,656.00	171,078.00	319.22
027-515-004-000	1008 FARNHAM AVE	65,000.00	140,000.00	205,000.00	319.22
027-515-005-000	1012 FARNHAM AVE	50,000.00	178,300.00	228,300.00	319.22
027-515-006-000	1016 FARNHAM AVE	50,227.00	145,658.00	195,885.00	319.22
027-515-007-000	1020 FARNHAM AVE	66,422.00	83,681.00	150,103.00	319.22
027-515-008-000	1024 FARNHAM AVE	66,422.00	92,224.00	158,646.00	319.22
027-515-009-000	1028 FARNHAM AVE	65,000.00	155,000.00	220,000.00	319.22
027-515-010-000	1032 FARNHAM AVE	65,818.00	117,225.00	183,043.00	319.22
027-515-011-000	1036 FARNHAM AVE	62,685.00	122,867.00	185,552.00	319.22
027-515-012-000	1040 FARNHAM AVE	65,000.00	130,000.00	195,000.00	319.22
027-520-095-000	1975 MAXWELL AVE	1,360,000.00	15,664,000.00	17,024,000.00	18,728.70
027-530-001-000	944 CAMPBELL CIR	75,000.00	195,000.00	270,000.00	319.22
027-530-002-000	940 CAMPBELL CIR	73,066.00	100,488.00	173,554.00	319.22
027-530-003-000	936 CAMPBELL CIR	73,066.00	90,323.00	163,389.00	319.22
027-530-004-000	932 CAMPBELL CIR	71,634.00	98,988.00	170,622.00	319.22
027-530-005-000	928 CAMPBELL CIR	70,000.00	170,000.00	240,000.00	319.22
027-530-006-000	924 CAMPBELL CIR	75,000.00	165,000.00	240,000.00	319.22
027-530-007-000	920 CAMPBELL CIR	70,000.00	170,000.00	240,000.00	319.22
027-530-008-000	916 CAMPBELL CIR	71,634.00	92,462.00	164,096.00	319.22
027-530-009-000	912 CAMPBELL CIR	84,353.00	147,019.00	231,372.00	319.22
027-530-010-000	1080 BARNES CIR	94,767.00	118,460.00	213,227.00	319.22
027-530-011-000	1076 BARNES CIR	105,173.00	157,220.00	262,393.00	319.22
027-530-012-000	1072 BARNES CIR	74,525.00	128,599.00	203,124.00	319.22
027-530-013-000	1068 BARNES CIR	75,353.00	103,991.00	179,344.00	319.22
027-530-014-000	1064 BARNES CIR	75,350.00	132,800.00	208,150.00	319.22
027-530-015-000	1060 BARNES CIR	75,353.00	107,449.00	182,802.00	319.22
027-530-016-000	1056 BARNES CIR	70,000.00	170,000.00	240,000.00	319.22
027-530-017-000	1052 BARNES CIR	75,353.00	131,397.00	206,750.00	319.22
027-530-018-000	1048 BARNES CIR	85,000.00	160,000.00	245,000.00	319.22
027-530-019-000	1044 BARNES CIR	81,302.00	156,207.00	237,509.00	319.22
027-530-020-000	1040 BARNES CIR	73,066.00	125,322.00	198,388.00	319.22
027-530-021-000	1036 BARNES CIR	70,330.00	108,698.00	179,028.00	319.22
027-530-022-000	1032 BARNES CIR	81,302.00	100,878.00	182,180.00	319.22
027-530-023-000	1028 BARNES CIR	74,524.00	123,544.00	198,068.00	319.22
027-530-024-000	1024 BARNES CIR	66,601.00	143,448.00	210,049.00	319.22
027-530-025-000	1020 BARNES CIR	89,503.00	147,418.00	236,921.00	319.22
027-530-026-000	1016 BARNES CIR	74,525.00	109,280.00	183,805.00	319.22
027-530-027-000	1012 BARNES CIR	67,134.00	135,258.00	202,392.00	319.22

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027-530-028-000	1008 BARNES CIR	74,525.00	102,657.00	177,182.00	319.22
027-530-029-000	1004 BARNES CIR	55,000.00	187,500.00	242,500.00	319.22
027-530-030-000	1000 BARNES CIR	74,525.00	96,075.00	170,600.00	319.22
027-530-031-000	996 CAMPBELL CIR	74,525.00	104,000.00	178,525.00	319.22
027-530-032-000	992 CAMPBELL CIR	74,525.00	100,379.00	174,904.00	319.22
027-530-033-000	988 CAMPBELL CIR	74,525.00	122,338.00	196,863.00	319.22
027-530-034-000	984 CAMPBELL CIR	74,525.00	100,411.00	174,936.00	319.22
027-530-035-000	980 CAMPBELL CIR	74,525.00	98,320.00	172,845.00	319.22
027-530-036-000	976 CAMPBELL CIR	66,601.00	138,325.00	204,926.00	319.22
027-530-037-000	972 CAMPBELL CIR	74,525.00	98,764.00	173,289.00	319.22
027-530-038-000	968 CAMPBELL CIR	73,821.00	159,681.00	233,502.00	319.22
027-530-039-000	964 CAMPBELL CIR	75,340.00	190,862.00	266,202.00	319.22
027-530-040-000	960 CAMPBELL CIR	74,524.00	104,061.00	178,585.00	319.22
027-530-041-000	956 CAMPBELL CIR	74,525.00	126,569.00	201,094.00	319.22
027-530-042-000	952 CAMPBELL CIR	74,525.00	115,046.00	189,571.00	319.22
027-530-043-000	948 CAMPBELL CIR	60,000.00	179,000.00	239,000.00	319.22
027-530-044-000	939 CAMPBELL CIR	74,524.00	109,372.00	183,896.00	319.22
027-530-045-000	935 CAMPBELL CIR	75,000.00	165,000.00	240,000.00	319.22
027-530-046-000	931 CAMPBELL CIR	71,634.00	100,759.00	172,393.00	319.22
027-530-047-000	927 CAMPBELL CIR	71,724.00	163,428.00	235,152.00	319.22
027-530-048-000	923 CAMPBELL CIR	94,767.00	146,363.00	241,130.00	319.22
027-530-049-000	919 CAMPBELL CIR	70,000.00	170,000.00	240,000.00	319.22
027-530-050-000	915 CAMPBELL CIR	71,634.00	102,245.00	173,879.00	319.22
027-530-051-000	1077 BARNES CIR	75,350.00	107,977.00	183,327.00	319.22
027-530-052-000	1073 BARNES CIR	83,609.00	118,098.00	201,707.00	319.22
027-530-053-000	1069 BARNES CIR	70,000.00	170,000.00	240,000.00	319.22
027-530-054-000	1065 BARNES CIR	67,134.00	114,453.00	181,587.00	319.22
027-530-055-000	1061 BARNES CIR	81,339.00	166,903.00	248,242.00	319.22
027-530-056-000	1057 BARNES CIR	94,061.00	141,091.00	235,152.00	319.22
027-530-057-000	1053 BARNES CIR	78,384.00	132,729.00	211,113.00	319.22
027-530-058-000	1025 BARNES CIR	65,000.00	224,000.00	289,000.00	319.22
027-530-059-000	1021 BARNES CIR	74,525.00	112,357.00	186,882.00	319.22
027-530-060-000	1017 BARNES CIR	75,000.00	165,000.00	240,000.00	319.22
027-530-061-000	1013 BARNES CIR	79,894.00	135,208.00	215,102.00	319.22
027-530-062-000	1009 BARNES CIR	70,000.00	170,000.00	240,000.00	319.22
027-530-063-000	1005 BARNES CIR	75,000.00	215,000.00	290,000.00	319.22
027-530-064-000	1001 BARNES CIR	75,000.00	165,000.00	240,000.00	319.22
027-530-065-000	995 CAMPBELL CIR	70,000.00	170,000.00	240,000.00	319.22
027-530-066-000	991 CAMPBELL CIR	70,000.00	170,000.00	240,000.00	319.22
027-530-067-000	987 CAMPBELL CIR	70,000.00	170,000.00	240,000.00	319.22
027-530-068-000	983 CAMPBELL CIR	71,724.00	126,029.00	197,753.00	319.22
027-530-069-000	979 CAMPBELL CIR	75,000.00	185,000.00	260,000.00	319.22
027-530-070-000	975 CAMPBELL CIR	61,477.00	138,325.00	199,802.00	319.22
027-530-071-000	971 CAMPBELL CIR	105,048.00	152,320.00	257,368.00	319.22
027-540-001-000	985 BOURN DR	76,821.00	164,095.00	240,916.00	319.22
027-540-002-000	979 BOURN DR	71,634.00	118,512.00	190,146.00	319.22
027-540-003-000	973 BOURN DR	75,000.00	245,000.00	320,000.00	319.22
027-540-004-000	967 BOURN DR	110,568.00	64,878.00	175,446.00	319.22
027-540-005-000	961 BOURN DR	71,634.00	111,361.00	182,995.00	319.22
027-540-006-000	955 BOURN DR	70,330.00	147,065.00	217,395.00	319.22
027-540-007-000	949 BOURN DR	71,634.00	135,023.00	206,657.00	319.22
027-540-008-000	943 BOURN DR	61,199.00	130,251.00	191,450.00	319.22
027-540-009-000	937 BOURN DR	80,000.00	255,000.00	335,000.00	319.22
027-540-010-000	960 DUNCAN CIR	86,039.00	156,720.00	242,759.00	319.22
027-540-011-000	956 DUNCAN CIR	70,317.00	261,180.00	331,497.00	319.22

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027-540-012-000	952 DUNCAN CIR	105,298.00	146,363.00	251,661.00	319.22
027-540-013-000	948 DUNCAN CIR	68,953.00	143,555.00	212,508.00	319.22
027-540-014-000	944 DUNCAN CIR	75,222.00	191,700.00	266,922.00	319.22
027-540-015-000	940 DUNCAN CIR	72,089.00	140,981.00	213,070.00	319.22
027-540-016-000	936 DUNCAN CIR	71,634.00	115,906.00	187,540.00	319.22
027-540-017-000	932 DUNCAN CIR	75,000.00	245,000.00	320,000.00	319.22
027-540-018-000	928 DUNCAN CIR	157,384.00	202,992.00	360,376.00	319.22
027-540-019-000	924 DUNCAN CIR	75,000.00	255,000.00	330,000.00	319.22
027-540-020-000	920 DUNCAN CIR	75,000.00	255,000.00	330,000.00	319.22
027-540-021-000	916 DUNCAN CIR	78,146.00	130,768.00	208,914.00	319.22
027-540-022-000	912 DUNCAN CIR	76,847.00	169,064.00	245,911.00	319.22
027-540-023-000	908 DUNCAN CIR	60,272.00	172,780.00	233,052.00	319.22
027-540-024-000	904 DUNCAN CIR	71,724.00	169,064.00	240,788.00	319.22
027-540-025-000	900 DUNCAN CIR	73,748.00	170,855.00	244,603.00	319.22
027-540-026-000	896 DUNCAN CIR	71,634.00	149,775.00	221,409.00	319.22
027-540-027-000	892 DUNCAN CIR	73,748.00	167,169.00	240,917.00	319.22
027-540-028-000	888 DUNCAN CIR	94,061.00	161,994.00	256,055.00	319.22
027-540-029-000	1665 BRENNEN DR	50,000.00	165,000.00	215,000.00	319.22
027-540-030-000	884 DUNCAN CIR	67,134.00	81,188.00	148,322.00	319.22
027-540-031-000	4 MAST CT	87,093.00	153,694.00	240,787.00	319.22
027-540-032-000	8 MAST CT	67,134.00	154,414.00	221,548.00	319.22
027-540-033-000	12 MAST CT	75,222.00	152,958.00	228,180.00	319.22
027-540-034-000	20 LUCERO PL	85,000.00	285,000.00	370,000.00	319.22
027-540-035-000	24 LUCERO PL	74,524.00	142,220.00	216,744.00	319.22
027-540-036-000	28 LUCERO PL	73,066.00	156,755.00	229,821.00	319.22
027-540-037-000	32 LUCERO PL	73,066.00	127,688.00	200,754.00	319.22
027-540-038-000	996 DUNCAN CIR	60,272.00	131,594.00	191,866.00	319.22
027-540-039-000	992 DUNCAN CIR	83,609.00	171,399.00	255,008.00	319.22
027-540-040-000	988 DUNCAN CIR	70,675.00	244,616.00	315,291.00	319.22
027-540-041-000	984 DUNCAN CIR	73,066.00	116,539.00	189,605.00	319.22
027-540-042-000	980 DUNCAN CIR	79,894.00	226,783.00	306,677.00	319.22
027-540-043-000	976 DUNCAN CIR	75,000.00	185,000.00	260,000.00	319.22
027-540-044-000	972 DUNCAN CIR	73,066.00	127,527.00	200,593.00	319.22
027-540-045-000	968 DUNCAN CIR	81,339.00	247,525.00	328,864.00	319.22
027-540-046-000	964 DUNCAN CIR	88,835.00	202,753.00	291,588.00	319.22
027-540-047-000	951 DUNCAN CIR	90,000.00	125,000.00	215,000.00	319.22
027-540-048-000	967 DUNCAN CIR	80,000.00	135,000.00	215,000.00	319.22
027-540-049-000	947 DUNCAN CIR	71,634.00	164,356.00	235,990.00	319.22
027-540-050-000	943 DUNCAN CIR	71,634.00	137,529.00	209,163.00	319.22
027-540-051-000	939 DUNCAN CIR	75,000.00	245,000.00	320,000.00	319.22
027-540-052-000	935 DUNCAN CIR	100,033.00	236,816.00	336,849.00	319.22
027-540-053-000	931 DUNCAN CIR	71,634.00	136,750.00	208,384.00	319.22
027-540-054-000	925 DUNCAN CIR	73,748.00	106,322.00	180,070.00	319.22
027-540-055-000	907 DUNCAN CIR	73,748.00	114,311.00	188,059.00	319.22
027-540-056-000	903 DUNCAN CIR	90,000.00	125,000.00	215,000.00	319.22
027-540-057-000	1655 SANTONI LN	71,724.00	102,463.00	174,187.00	319.22
027-540-058-000	1647 SANTONI LN	73,066.00	195,023.00	268,089.00	319.22
027-540-059-000	1643 SANTONI LN	73,066.00	130,064.00	203,130.00	319.22
027-540-060-000	1639 SANTONI LN	75,000.00	185,000.00	260,000.00	319.22
027-540-061-000	1635 SANTONI LN	71,634.00	149,775.00	221,409.00	319.22
027-540-062-000	1631 SANTONI LN	73,066.00	138,722.00	211,788.00	319.22
027-540-063-000	971 DUNCAN CIR	52,647.00	84,765.00	137,412.00	319.22
027-540-064-000	1627 SANTONI LN	67,134.00	95,777.00	162,911.00	319.22
027-540-065-000	1628 SANTONI LN	60,272.00	110,499.00	170,771.00	319.22
027-540-066-000	989 DUNCAN CIR	74,525.00	79,251.00	153,776.00	319.22

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-540-067-000	1632 SANTONI LN	75,000.00	250,000.00	325,000.00	319.22
027-540-068-000	1636 SANTONI LN	75,000.00	185,000.00	260,000.00	319.22
027-540-069-000	1640 SANTONI LN	76,847.00	170,088.00	246,935.00	319.22
027-540-070-000	1644 SANTONI LN	65,295.00	176,799.00	242,094.00	319.22
027-540-071-000	1648 SANTONI LN	85,000.00	205,000.00	290,000.00	319.22
027-540-072-000	1656 SANTONI LN	78,326.00	127,736.00	206,062.00	319.22
027-540-073-000	887 DUNCAN CIR	63,938.00	88,721.00	152,659.00	319.22
027-550-001-000	1112 POWERS CIR	121,092.00	168,477.00	289,569.00	319.22
027-550-002-000	1108 POWERS CIR	60,000.00	256,000.00	316,000.00	319.22
027-550-003-000	1104 POWERS CIR	74,525.00	176,167.00	250,692.00	319.22
027-550-004-000	1100 POWERS CIR	74,525.00	140,933.00	215,458.00	319.22
027-550-005-000	1096 POWERS CIR	74,525.00	129,157.00	203,682.00	319.22
027-550-006-000	1092 POWERS CIR	73,158.00	148,930.00	222,088.00	319.22
027-550-007-000	1088 POWERS CIR	71,634.00	112,013.00	183,647.00	319.22
027-550-008-000	1084 POWERS CIR	72,841.00	159,027.00	231,868.00	319.22
027-550-009-000	1080 POWERS CIR	95,000.00	245,000.00	340,000.00	319.22
027-550-010-000	1076 POWERS CIR	74,525.00	129,954.00	204,479.00	319.22
027-550-011-000	1072 POWERS CIR	75,000.00	185,000.00	260,000.00	319.22
027-550-012-000	1068 POWERS CIR	61,477.00	178,183.00	239,660.00	319.22
027-550-013-000	1064 POWERS CIR	73,158.00	146,317.00	219,475.00	319.22
027-550-014-000	1060 POWERS CIR	75,000.00	260,000.00	335,000.00	319.22
027-550-015-000	1056 POWERS CIR	83,609.00	138,181.00	221,790.00	319.22
027-550-016-000	1052 POWERS CIR	83,609.00	167,219.00	250,828.00	319.22
027-550-017-000	1048 POWERS CIR	82,966.00	214,492.00	297,458.00	319.22
027-550-018-000	1044 POWERS CIR	74,525.00	135,975.00	210,500.00	319.22
027-550-019-000	1040 POWERS CIR	80,396.00	140,910.00	221,306.00	319.22
027-550-020-000	1036 POWERS CIR	82,202.00	162,555.00	244,757.00	319.22
027-550-021-000	1051 BOURN DR	94,543.00	136,562.00	231,105.00	319.22
027-550-022-000	1045 BOURN DR	71,724.00	125,004.00	196,728.00	319.22
027-550-023-000	1039 BOURN DR	84,353.00	195,223.00	279,576.00	319.22
027-550-024-000	1033 BOURN DR	133,936.00	169,296.00	303,232.00	319.22
027-550-025-000	1027 BOURN DR	84,353.00	218,120.00	302,473.00	319.22
027-550-026-000	1021 BOURN DR	83,609.00	169,309.00	252,918.00	319.22
027-550-027-000	1608 AMMONS ST	50,227.00	118,033.00	168,260.00	319.22
027-550-028-000	1015 BOURN DR	74,525.00	87,868.00	162,393.00	319.22
027-550-029-000	1003 BOURN DR	74,525.00	86,590.00	161,115.00	319.22
027-550-030-000	1607 AMMONS ST	73,158.00	109,737.00	182,895.00	319.22
027-550-031-000	997 BOURN DR	89,503.00	168,477.00	257,980.00	319.22
027-550-032-000	991 BOURN DR	81,339.00	224,748.00	306,087.00	319.22
027-550-033-000	1000 DUNCAN CIR	85,000.00	205,000.00	290,000.00	319.22
027-550-034-000	1004 DUNCAN CIR	60,272.00	239,080.00	299,352.00	319.22
027-550-035-000	1008 DUNCAN CIR	73,066.00	123,283.00	196,349.00	319.22
027-550-036-000	1612 AMMONS ST	74,525.00	77,553.00	152,078.00	319.22
027-550-037-000	1016 POWERS CIR	74,525.00	90,189.00	164,714.00	319.22
027-550-038-000	1020 POWERS CIR	60,000.00	240,000.00	300,000.00	319.22
027-550-039-000	1024 POWERS CIR	60,000.00	240,000.00	300,000.00	319.22
027-550-040-000	1028 POWERS CIR	60,272.00	160,224.00	220,496.00	319.22
027-550-041-000	1032 POWERS CIR	76,847.00	219,270.00	296,117.00	319.22
027-550-042-000	1029 POWERS CIR	85,000.00	205,000.00	290,000.00	319.22
027-550-043-000	1025 POWERS CIR	85,000.00	205,000.00	290,000.00	319.22
027-550-044-000	1021 POWERS CIR	85,000.00	205,000.00	290,000.00	319.22
027-550-045-000	1017 POWERS CIR	83,609.00	184,986.00	268,595.00	319.22
027-550-046-000	1013 POWERS CIR	74,525.00	138,223.00	212,748.00	319.22
027-550-047-000	1009 DUNCAN CIR	85,000.00	205,000.00	290,000.00	319.22
027-550-048-000	4 LUCERO PL	74,525.00	152,476.00	227,001.00	319.22

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027-550-049-000	8 LUCERO PL	74,525.00	144,860.00	219,385.00	319.22
027-550-050-000	12 LUCERO PL	79,710.00	137,290.00	217,000.00	319.22
027-550-051-000	16 LUCERO PL	75,000.00	275,000.00	350,000.00	319.22
027-550-052-000	16 MAST CT	79,894.00	174,543.00	254,437.00	319.22
027-550-053-000	20 MAST CT	13,168.00	52,485.00	65,653.00	319.22
027-550-054-000	24 MAST CT	71,634.00	154,445.00	226,079.00	319.22
027-550-055-000	28 MAST CT	93,391.00	207,878.00	301,269.00	319.22
027-550-056-000	1103 POWERS CIR	67,134.00	187,348.00	254,482.00	319.22
027-550-057-000	1099 POWERS CIR	81,970.00	130,128.00	212,098.00	319.22
027-550-058-000	1095 POWERS CIR	75,000.00	245,000.00	320,000.00	319.22
027-550-059-000	1091 POWERS CIR	74,525.00	133,615.00	208,140.00	319.22
027-550-060-000	1087 POWERS CIR	74,525.00	89,155.00	163,680.00	319.22
027-550-061-000	1069 POWERS CIR	90,000.00	125,000.00	215,000.00	319.22
027-550-062-000	4 BAIRD CT	162,067.00	99,109.00	261,176.00	319.22
027-550-063-000	8 BAIRD CT	71,634.00	119,826.00	191,460.00	319.22
027-550-064-000	12 BAIRD CT	74,524.00	161,381.00	235,905.00	319.22
027-550-065-000	16 BAIRD CT	94,767.00	134,781.00	229,548.00	319.22
027-550-066-000	20 BAIRD CT	87,093.00	160,808.00	247,901.00	319.22
027-550-067-000	24 BAIRD CT	93,391.00	255,359.00	348,750.00	319.22
027-550-068-000	28 BAIRD CT	75,222.00	165,495.00	240,717.00	319.22
027-550-069-000	32 BAIRD CT	85,000.00	220,000.00	305,000.00	319.22
027-550-070-000	36 BAIRD CT	75,350.00	203,741.00	279,091.00	319.22
027-550-071-000	40 BAIRD CT	85,000.00	205,000.00	290,000.00	319.22
027-550-072-000	1045 POWERS CIR	74,525.00	154,213.00	228,738.00	319.22
027-550-073-000	1049 POWERS CIR	74,524.00	137,932.00	212,456.00	319.22
027-570-001-000	850 PIONEER AVE	630,168.00	4,615,676.00	5,245,844.00	3,698.54
027-570-002-000	825 LAUGENOUR CT	85,000.00	275,000.00	360,000.00	319.22
027-570-003-000	829 LAUGENOUR CT	95,000.00	270,000.00	365,000.00	319.22
027-570-004-000	833 LAUGENOUR CT	79,710.00	188,140.00	267,850.00	319.22
027-570-005-000	837 LAUGENOUR CT	78,146.00	216,772.00	294,918.00	319.22
027-570-006-000	841 LAUGENOUR CT	85,000.00	280,000.00	365,000.00	319.22
027-570-007-000	845 LAUGENOUR CT	56,946.00	182,352.00	239,298.00	319.22
027-570-008-000	849 LAUGENOUR CT	85,000.00	275,000.00	360,000.00	319.22
027-570-009-000	853 LAUGENOUR CT	75,000.00	185,000.00	260,000.00	319.22
027-570-010-000	857 LAUGENOUR CT	71,634.00	176,941.00	248,575.00	319.22
027-570-011-000	861 LAUGENOUR CT	71,634.00	147,169.00	218,803.00	319.22
027-570-012-000	860 LAUGENOUR CT	88,835.00	188,122.00	276,957.00	319.22
027-570-013-000	856 LAUGENOUR CT	76,847.00	153,694.00	230,541.00	319.22
027-570-014-000	852 LAUGENOUR CT	75,000.00	215,000.00	290,000.00	319.22
027-570-015-000	848 LAUGENOUR CT	72,089.00	115,970.00	188,059.00	319.22
027-570-016-000	840 LAUGENOUR CT	79,710.00	130,183.00	209,893.00	319.22
027-570-017-000	836 LAUGENOUR CT	99,286.00	161,994.00	261,280.00	319.22
027-570-018-000	832 LAUGENOUR CT	73,066.00	185,986.00	259,052.00	319.22
027-570-019-000	828 LAUGENOUR CT	73,066.00	174,079.00	247,145.00	319.22
027-570-020-000	824 LAUGENOUR CT	83,121.00	194,383.00	277,504.00	319.22
027-570-021-000	1632 GILLETTE DR	73,066.00	152,770.00	225,836.00	319.22
027-570-022-000	1628 GILLETTE DR	73,066.00	119,552.00	192,618.00	319.22
027-570-023-000	1624 GILLETTE DR	85,000.00	265,000.00	350,000.00	319.22
027-570-024-000	1620 GILLETTE DR	71,634.00	110,698.00	182,332.00	319.22
027-570-025-000	1621 CRAFT DR	65,000.00	285,000.00	350,000.00	319.22
027-570-026-000	1625 CRAFT DR	71,634.00	91,171.00	162,805.00	319.22
027-570-027-000	1629 CRAFT DR	68,953.00	176,128.00	245,081.00	319.22
027-570-028-000	1633 CRAFT DR	120,804.00	217,712.00	338,516.00	319.22
027-570-029-000	1637 CRAFT DR	85,000.00	265,000.00	350,000.00	319.22
027-570-030-000	1641 CRAFT DR	65,295.00	203,318.00	268,613.00	319.22

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027-570-031-000	1645 CRAFT DR	105,298.00	147,418.00	252,716.00	319.22
027-570-032-000	1649 CRAFT DR	65,295.00	177,259.00	242,554.00	319.22
027-570-033-000	1653 CRAFT DR	70,317.00	243,098.00	313,415.00	319.22
027-570-034-000	1657 CRAFT DR	71,634.00	115,035.00	186,669.00	319.22
027-570-035-000	1658 CRAFT DR	70,330.00	143,227.00	213,557.00	319.22
027-570-036-000	1654 CRAFT DR	70,330.00	162,410.00	232,740.00	319.22
027-570-037-000	1650 CRAFT DR	65,295.00	175,292.00	240,587.00	319.22
027-570-038-000	1632 CRAFT DR	73,066.00	166,055.00	239,121.00	319.22
027-570-039-000	1628 CRAFT DR	37,977.00	108,233.00	146,210.00	319.22
027-570-040-000	1624 CRAFT DR	73,066.00	148,984.00	222,050.00	319.22
027-570-041-000	1620 CRAFT DR	73,066.00	126,199.00	199,265.00	319.22
027-570-042-000	871 PRATHER CT	80,000.00	235,000.00	315,000.00	319.22
027-570-043-000	879 PRATHER CT	73,066.00	179,342.00	252,408.00	319.22
027-570-044-000	887 PRATHER CT	74,525.00	197,799.00	272,324.00	319.22
027-570-045-000	888 PRATHER CT	85,000.00	180,000.00	265,000.00	319.22
027-570-046-000	880 PRATHER CT	115,827.00	172,688.00	288,515.00	319.22
027-570-047-000	872 PRATHER CT	75,000.00	245,000.00	320,000.00	319.22
027-570-048-000	864 PRATHER CT	105,048.00	99,794.00	204,842.00	319.22
027-570-049-000	856 PRATHER CT	75,000.00	215,000.00	290,000.00	319.22
027-570-050-000	848 PRATHER CT	74,525.00	138,206.00	212,731.00	319.22
027-570-051-000	840 PRATHER CT	88,780.00	174,160.00	262,940.00	319.22
027-570-052-000	832 PRATHER CT	74,525.00	137,442.00	211,967.00	319.22
027-570-053-000	824 PRATHER CT	105,048.00	115,553.00	220,601.00	319.22
027-570-054-000	825 BOURN DR	76,847.00	158,817.00	235,664.00	319.22
027-570-055-000	833 BOURN DR	71,634.00	152,459.00	224,093.00	319.22
027-570-056-000	841 BOURN DR	115,553.00	203,794.00	319,347.00	319.22
027-570-057-000	849 BOURN DR	73,158.00	182,337.00	255,495.00	319.22
027-570-058-000	857 BOURN DR	85,000.00	205,000.00	290,000.00	319.22
027-570-059-000	865 BOURN DR	71,634.00	139,528.00	211,162.00	319.22
027-570-060-000	873 BOURN DR	67,134.00	153,053.00	220,187.00	319.22
027-570-061-000	881 BOURN DR	60,000.00	235,000.00	295,000.00	319.22
027-570-062-000	889 BOURN DR	105,048.00	157,572.00	262,620.00	319.22
027-570-063-000	897 BOURN DR	71,634.00	154,027.00	225,661.00	319.22
027-580-001-000	46 DARBY CT	73,066.00	254,965.00	328,031.00	319.22
027-580-002-000	42 DARBY CT	73,066.00	175,063.00	248,129.00	319.22
027-580-003-000	38 DARBY CT	115,553.00	220,603.00	336,156.00	319.22
027-580-004-000	34 DARBY CT	71,634.00	210,114.00	281,748.00	319.22
027-580-005-000	30 DARBY CT	81,302.00	205,302.00	286,604.00	319.22
027-580-006-000	26 DARBY CT	81,302.00	141,049.00	222,351.00	319.22
027-580-007-000	22 DARBY CT	79,710.00	235,148.00	314,858.00	319.22
027-580-008-000	18 DARBY CT	80,000.00	280,000.00	360,000.00	319.22
027-580-009-000	14 DARBY CT	85,000.00	265,000.00	350,000.00	319.22
027-580-010-000	10 DARBY CT	74,525.00	191,616.00	266,141.00	319.22
027-580-011-000	6 DARBY CT	84,353.00	222,942.00	307,295.00	319.22
027-580-012-000	2 DARBY CT	73,748.00	176,667.00	250,415.00	319.22
027-580-014-000	901 CRANSTON DR	126,057.00	236,254.00	362,311.00	319.22
027-580-015-000	905 CRANSTON DR	85,000.00	215,000.00	300,000.00	319.22
027-580-016-000	909 CRANSTON DR	70,330.00	225,272.00	295,602.00	319.22
027-580-017-000	913 CRANSTON DR	71,634.00	191,404.00	263,038.00	319.22
027-580-018-000	917 CRANSTON DR	85,000.00	205,000.00	290,000.00	319.22
027-581-001-000	1884 OLVERA DR	70,330.00	189,777.00	260,107.00	319.22
027-581-002-000	900 CRANSTON DR	76,847.00	193,142.00	269,989.00	319.22
027-581-003-000	902 CRANSTON DR	75,000.00	275,000.00	350,000.00	319.22
027-581-004-000	1880 OLVERA DR	70,330.00	209,910.00	280,240.00	319.22
027-581-005-000	1876 OLVERA DR	131,310.00	178,583.00	309,893.00	319.22

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Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-581-006-000	908 CRANSTON DR	67,134.00	160,365.00	227,499.00	319.22
027-581-007-000	912 CRANSTON DR	70,330.00	221,465.00	291,795.00	319.22
027-581-008-000	1872 OLVERA DR	70,330.00	203,257.00	273,587.00	319.22
027-581-009-000	1868 OLVERA DR	70,330.00	191,402.00	261,732.00	319.22
027-581-010-000	916 CRANSTON DR	71,634.00	245,367.00	317,001.00	319.22
027-581-011-000	1864 OLVERA DR	60,000.00	345,000.00	405,000.00	319.22
027-581-012-000	920 CRANSTON DR	80,000.00	290,000.00	370,000.00	319.22
027-581-013-000	1860 OLVERA DR	73,066.00	178,373.00	251,439.00	319.22
027-581-014-000	1856 OLVERA DR	73,066.00	258,616.00	331,682.00	319.22
027-581-015-000	1852 OLVERA DR	73,066.00	144,015.00	217,081.00	319.22
027-581-016-000	1848 OLVERA DR	70,317.00	272,230.00	342,547.00	319.22
027-581-017-000	1844 OLVERA DR	73,066.00	223,000.00	296,066.00	319.22
027-581-018-000	1840 OLVERA DR	90,000.00	280,000.00	370,000.00	319.22
027-581-019-000	16 OLVERA CT	79,710.00	247,233.00	326,943.00	319.22
027-581-020-000	12 OLVERA CT	105,000.00	270,000.00	375,000.00	319.22
027-581-021-000	8 OLVERA CT	131,310.00	242,662.00	373,972.00	319.22
027-581-022-000	1832 OLVERA DR	75,000.00	275,000.00	350,000.00	319.22
027-581-023-000	1828 OLVERA DR	86,039.00	276,569.00	362,608.00	319.22
027-581-024-000	1824 OLVERA DR	95,000.00	275,000.00	370,000.00	319.22
027-581-025-000	1812 OLVERA DR	79,710.00	216,596.00	296,306.00	319.22
027-581-026-000	835 WALKER ST	92,185.00	258,131.00	350,316.00	319.22
027-582-001-000	1883 OLVERA DR	110,299.00	240,562.00	350,861.00	319.22
027-582-002-000	1879 OLVERA DR	70,330.00	205,716.00	276,046.00	319.22
027-582-003-000	1875 OLVERA DR	75,000.00	245,000.00	320,000.00	319.22
027-582-004-000	1871 OLVERA DR	94,767.00	252,717.00	347,484.00	319.22
027-582-005-000	1867 OLVERA DR	75,000.00	275,000.00	350,000.00	319.22
027-582-006-000	1863 OLVERA DR	70,330.00	186,539.00	256,869.00	319.22
027-582-007-000	1855 OLVERA DR	79,894.00	251,984.00	331,878.00	319.22
027-582-008-000	1851 OLVERA DR	78,384.00	252,919.00	331,303.00	319.22
027-582-009-000	1843 OLVERA DR	65,000.00	285,000.00	350,000.00	319.22
027-582-010-000	1839 OLVERA DR	75,000.00	275,000.00	350,000.00	319.22
027-582-011-000	1835 OLVERA DR	85,000.00	265,000.00	350,000.00	319.22
027-582-012-000	1831 OLVERA DR	71,634.00	170,734.00	242,368.00	319.22
027-582-013-000	1827 OLVERA DR	67,134.00	168,389.00	235,523.00	319.22
027-582-014-000	1823 OLVERA DR	81,302.00	145,045.00	226,347.00	319.22
027-582-015-000	1819 OLVERA DR	85,000.00	295,000.00	380,000.00	319.22
027-582-016-000	1815 OLVERA DR	115,827.00	242,186.00	358,013.00	319.22
027-582-017-000	1811 OLVERA DR	85,000.00	265,000.00	350,000.00	319.22
027-582-018-000	1807 OLVERA DR	85,000.00	265,000.00	350,000.00	319.22
027-590-001-000	1848 E GUM AVE	70,330.00	193,170.00	263,500.00	319.22
027-590-002-000	1844 E GUM AVE	85,000.00	205,000.00	290,000.00	319.22
027-590-003-000	1840 E GUM AVE	71,634.00	174,900.00	246,534.00	319.22
027-590-004-000	1836 E GUM AVE	67,134.00	185,941.00	253,075.00	319.22
027-590-005-000	1832 E GUM AVE	75,000.00	285,000.00	360,000.00	319.22
027-590-006-000	1828 E GUM AVE	94,061.00	198,573.00	292,634.00	319.22
027-590-007-000	1824 E GUM AVE	60,272.00	180,817.00	241,089.00	319.22
027-590-008-000	1820 E GUM AVE	75,000.00	275,000.00	350,000.00	319.22
027-590-009-000	1816 E GUM AVE	70,330.00	147,065.00	217,395.00	319.22
027-590-010-000	1812 E GUM AVE	85,000.00	205,000.00	290,000.00	319.22
027-590-011-000	1808 E GUM AVE	71,724.00	184,433.00	256,157.00	319.22
027-590-012-000	1804 E GUM AVE	71,634.00	196,055.00	267,689.00	319.22
027-590-013-000	1800 E GUM AVE	79,894.00	279,244.00	359,138.00	319.22
027-590-014-000	50 COLLINS PL	85,000.00	205,000.00	290,000.00	319.22
027-590-015-000	46 COLLINS PL	65,000.00	335,000.00	400,000.00	319.22
027-590-016-000	42 COLLINS PL	85,000.00	270,000.00	355,000.00	319.22

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027-590-017-000	38 COLLINS PL	76,847.00	163,940.00	240,787.00	319.22
027-590-018-000	34 COLLINS PL	80,000.00	275,000.00	355,000.00	319.22
027-590-019-000	30 COLLINS PL	81,302.00	197,325.00	278,627.00	319.22
027-590-020-000	22 EATON CT	76,726.00	155,490.00	232,216.00	319.22
027-590-021-000	18 EATON CT	80,363.00	266,203.00	346,566.00	319.22
027-590-022-000	14 EATON CT	74,525.00	155,024.00	229,549.00	319.22
027-590-023-000	10 EATON CT	74,525.00	169,323.00	243,848.00	319.22
027-590-024-000	6 EATON CT	65,121.00	141,322.00	206,443.00	319.22
027-590-025-000	2 EATON CT	75,000.00	260,000.00	335,000.00	319.22
027-590-026-000	46 EATON CT	120,804.00	220,603.00	341,407.00	319.22
027-590-027-000	42 EATON CT	88,835.00	161,994.00	250,829.00	319.22
027-590-028-000	38 EATON CT	75,353.00	195,454.00	270,807.00	319.22
027-590-029-000	34 EATON CT	121,092.00	197,961.00	319,053.00	319.22
027-590-030-000	30 EATON CT	75,353.00	154,931.00	230,284.00	319.22
027-590-031-000	26 EATON CT	82,204.00	174,762.00	256,966.00	319.22
027-590-032-000	26 COLLINS PL	78,146.00	221,431.00	299,577.00	319.22
027-590-033-000	22 COLLINS PL	81,302.00	171,414.00	252,716.00	319.22
027-590-034-000	18 COLLINS PL	74,525.00	201,779.00	276,304.00	319.22
027-590-035-000	14 COLLINS PL	74,525.00	213,307.00	287,832.00	319.22
027-590-036-000	10 COLLINS PL	68,953.00	158,448.00	227,401.00	319.22
027-590-037-000	6 COLLINS PL	74,525.00	199,134.00	273,659.00	319.22
027-590-038-000	2 COLLINS PL	75,000.00	280,000.00	355,000.00	319.22
027-590-039-000	30 CLARK CT	88,835.00	271,732.00	360,567.00	319.22
027-590-040-000	26 CLARK CT	73,066.00	163,946.00	237,012.00	319.22
027-590-041-000	22 CLARK CT	74,525.00	244,625.00	319,150.00	319.22
027-590-042-000	18 CLARK CT	65,295.00	165,749.00	231,044.00	319.22
027-590-043-000	14 CLARK CT	68,953.00	142,299.00	211,252.00	319.22
027-590-044-000	10 CLARK CT	74,525.00	228,494.00	303,019.00	319.22
027-590-045-000	6 CLARK CT	85,000.00	265,000.00	350,000.00	319.22
027-590-046-000	2 CLARK CT	74,524.00	226,346.00	300,870.00	319.22
027-590-047-000	70 CLARK CT	72,089.00	178,660.00	250,749.00	319.22
027-590-048-000	66 CLARK CT	60,272.00	185,839.00	246,111.00	319.22
027-590-049-000	62 CLARK CT	75,000.00	275,000.00	350,000.00	319.22
027-590-050-000	58 CLARK CT	94,767.00	223,232.00	317,999.00	319.22
027-590-051-000	54 CLARK CT	79,894.00	223,711.00	303,605.00	319.22
027-590-052-000	50 CLARK CT	74,525.00	157,520.00	232,045.00	319.22
027-590-053-000	46 CLARK CT	74,525.00	155,173.00	229,698.00	319.22
027-590-054-000	42 CLARK CT	81,302.00	214,170.00	295,472.00	319.22
027-590-055-000	38 CLARK CT	85,000.00	270,000.00	355,000.00	319.22
027-590-056-000	34 CLARK CT	75,000.00	255,000.00	330,000.00	319.22
027-600-001-000	1096 LEAKE CIR	73,066.00	126,644.00	199,710.00	319.22
027-600-002-000	1092 LEAKE CIR	71,724.00	122,955.00	194,679.00	319.22
027-600-003-000	1088 LEAKE CIR	89,503.00	143,206.00	232,709.00	319.22
027-600-004-000	1084 LEAKE CIR	84,037.00	120,017.00	204,054.00	319.22
027-600-005-000	1080 LEAKE CIR	105,298.00	192,170.00	297,468.00	319.22
027-600-006-000	1076 LEAKE CIR	75,000.00	165,000.00	240,000.00	319.22
027-600-007-000	1072 LEAKE CIR	115,553.00	128,158.00	243,711.00	319.22
027-600-008-000	1068 LEAKE CIR	73,066.00	107,231.00	180,297.00	319.22
027-600-009-000	1064 LEAKE CIR	79,710.00	125,521.00	205,231.00	319.22
027-600-010-000	1060 LEAKE CIR	75,000.00	165,000.00	240,000.00	319.22
027-600-011-000	1056 LEAKE CIR	70,000.00	170,000.00	240,000.00	319.22
027-600-012-000	1052 LEAKE CIR	73,066.00	97,278.00	170,344.00	319.22
027-600-013-000	1048 LEAKE CIR	73,066.00	94,574.00	167,640.00	319.22
027-600-014-000	1044 LEAKE CIR	73,066.00	88,997.00	162,063.00	319.22
027-600-015-000	1040 LEAKE CIR	71,724.00	102,463.00	174,187.00	319.22

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-600-016-000	1036 LEAKE CIR	75,000.00	165,000.00	240,000.00	319.22
027-600-017-000	1032 LEAKE CIR	120,804.00	145,759.00	266,563.00	319.22
027-600-018-000	1028 LEAKE CIR	73,748.00	145,656.00	219,404.00	319.22
027-600-019-000	1024 LEAKE CIR	105,048.00	118,179.00	223,227.00	319.22
027-600-020-000	1020 LEAKE CIR	71,724.00	143,448.00	215,172.00	319.22
027-600-021-000	1016 LEAKE CIR	105,048.00	136,562.00	241,610.00	319.22
027-600-022-000	1012 LEAKE CIR	115,553.00	165,923.00	281,476.00	319.22
027-600-023-000	1008 LEAKE CIR	75,000.00	165,000.00	240,000.00	319.22
027-600-024-000	1004 LEAKE CIR	73,066.00	108,539.00	181,605.00	319.22
027-600-026-000	1001 LEAKE CIR	73,066.00	94,693.00	167,759.00	319.22
027-600-027-000	1005 LEAKE CIR	75,000.00	165,000.00	240,000.00	319.22
027-600-028-000	1009 LEAKE CIR	94,767.00	131,622.00	226,389.00	319.22
027-600-029-000	1011 LEAKE CIR	68,953.00	129,155.00	198,108.00	319.22
027-600-030-000	1015 LEAKE CIR	71,634.00	105,499.00	177,133.00	319.22
027-600-031-000	1019 LEAKE CIR	71,634.00	122,778.00	194,412.00	319.22
027-600-032-000	1023 LEAKE CIR	75,000.00	165,000.00	240,000.00	319.22
027-600-033-000	1024 GUERRERO LN	79,894.00	191,753.00	271,647.00	319.22
027-600-034-000	1020 GUERRERO LN	84,353.00	166,301.00	250,654.00	319.22
027-600-035-000	1016 GUERRERO LN	67,134.00	129,800.00	196,934.00	319.22
027-600-036-000	1012 GUERRERO LN	60,272.00	159,219.00	219,491.00	319.22
027-600-037-000	1008 GUERRERO LN	73,066.00	106,028.00	179,094.00	319.22
027-600-038-000	1004 GUERRERO LN	71,724.00	102,463.00	174,187.00	319.22
027-600-039-000	1000 GUERRERO LN	110,299.00	133,936.00	244,235.00	319.22
027-600-040-000	1001 GUERRERO LN	73,066.00	126,955.00	200,021.00	319.22
027-600-041-000	1005 GUERRERO LN	73,748.00	133,167.00	206,915.00	319.22
027-600-042-000	1009 GUERRERO LN	91,616.00	166,052.00	257,668.00	319.22
027-600-043-000	1013 GUERRERO LN	60,272.00	139,631.00	199,903.00	319.22
027-600-044-000	1017 GUERRERO LN	73,066.00	128,016.00	201,082.00	319.22
027-600-045-000	1021 GUERRERO LN	78,326.00	156,659.00	234,985.00	319.22
027-600-046-000	1025 GUERRERO LN	73,066.00	123,430.00	196,496.00	319.22
027-600-047-000	1071 LEAKE CIR	71,634.00	155,506.00	227,140.00	319.22
027-600-048-000	1075 LEAKE CIR	71,724.00	153,694.00	225,418.00	319.22
027-600-049-000	1079 LEAKE CIR	75,000.00	165,000.00	240,000.00	319.22
027-600-050-000	1083 LEAKE CIR	85,239.00	123,299.00	208,538.00	319.22
027-600-051-000	1087 LEAKE CIR	94,767.00	142,152.00	236,919.00	319.22
027-600-052-000	1091 LEAKE CIR	70,000.00	170,000.00	240,000.00	319.22
027-600-053-000	1095 LEAKE CIR	75,000.00	165,000.00	240,000.00	319.22
027-600-054-000	1000 LEAKE CIR	71,634.00	120,989.00	192,623.00	319.22
027-621-001-000	800 WALKER ST	83,468.00	158,552.00	242,020.00	319.22
027-621-002-000	802 WALKER ST	81,339.00	164,449.00	245,788.00	319.22
027-621-003-000	806 WALKER ST	70,000.00	190,000.00	260,000.00	319.22
027-621-004-000	810 WALKER ST	78,326.00	180,264.00	258,590.00	319.22
027-621-005-000	814 WALKER ST	75,000.00	260,000.00	335,000.00	319.22
027-621-006-000	818 WALKER ST	75,000.00	165,000.00	240,000.00	319.22
027-621-007-000	820 WALKER ST	72,301.00	140,951.00	213,252.00	319.22
027-621-008-000	824 WALKER ST	70,000.00	145,000.00	215,000.00	319.22
027-621-009-000	828 WALKER ST	75,000.00	165,000.00	240,000.00	319.22
027-621-010-000	830 WALKER ST	75,315.00	117,812.00	193,127.00	319.22
027-621-011-000	834 WALKER ST	105,048.00	162,824.00	267,872.00	319.22
027-621-012-000	838 WALKER ST	70,000.00	145,000.00	215,000.00	319.22
027-621-013-000	803 WALLACE DR	73,066.00	150,920.00	223,986.00	319.22
027-621-014-000	815 WALLACE DR	75,000.00	185,000.00	260,000.00	319.22
027-621-015-000	827 WALLACE DR	75,000.00	260,000.00	335,000.00	319.22
027-621-016-000	839 WALLACE DR	68,953.00	153,899.00	222,852.00	319.22
027-621-017-000	851 WALLACE DR	73,066.00	103,609.00	176,675.00	319.22

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027-621-018-000	863 WALLACE DR	55,249.00	264,194.00	319,443.00	319.22
027-621-019-000	875 WALLACE DR	75,315.00	207,878.00	283,193.00	319.22
027-621-020-000	879 WALLACE DR	78,384.00	131,685.00	210,069.00	319.22
027-621-021-000	883 WALLACE DR	81,339.00	130,539.00	211,878.00	319.22
027-621-022-000	887 WALLACE DR	88,835.00	120,070.00	208,905.00	319.22
027-621-023-000	891 WALLACE DR	78,326.00	120,029.00	198,355.00	319.22
027-621-024-000	895 WALLACE DR	67,933.00	146,317.00	214,250.00	319.22
027-621-025-000	899 WALLACE DR	75,000.00	185,000.00	260,000.00	319.22
027-621-026-000	903 WALLACE DR	60,000.00	215,000.00	275,000.00	319.22
027-621-027-000	907 WALLACE DR	78,326.00	129,267.00	207,593.00	319.22
027-621-028-000	911 WALLACE DR	75,000.00	185,000.00	260,000.00	319.22
027-621-029-000	915 WALLACE DR	78,326.00	121,590.00	199,916.00	319.22
027-621-030-000	919 WALLACE DR	70,000.00	145,000.00	215,000.00	319.22
027-621-031-000	923 WALLACE DR	66,601.00	118,344.00	184,945.00	319.22
027-621-032-000	927 WALLACE DR	78,326.00	147,019.00	225,345.00	319.22
027-622-001-000	990 GARCIA DR	75,000.00	185,000.00	260,000.00	319.22
027-622-002-000	898 WALLACE DR	78,326.00	181,788.00	260,114.00	319.22
027-622-003-000	906 WALLACE DR	85,799.00	229,047.00	314,846.00	319.22
027-622-004-000	910 WALLACE DR	81,339.00	198,917.00	280,256.00	319.22
027-622-006-000	980 GARCIA DR	84,353.00	166,964.00	251,317.00	319.22
027-622-007-000	931 LUSK DR	71,724.00	144,472.00	216,196.00	319.22
027-622-008-000	937 LUSK DR	81,339.00	137,092.00	218,431.00	319.22
027-622-009-000	965 LUSK DR	78,326.00	127,289.00	205,615.00	319.22
027-622-010-000	973 LUSK DR	78,326.00	255,698.00	334,024.00	319.22
027-622-011-000	977 LUSK DR	78,326.00	246,205.00	324,531.00	319.22
027-622-012-000	985 LUSK DR	84,353.00	237,347.00	321,700.00	319.22
027-623-001-000	920 WALLACE DR	105,298.00	136,886.00	242,184.00	319.22
027-623-003-000	956 GARCIA DR	70,675.00	170,072.00	240,747.00	319.22
027-623-004-000	952 GARCIA DR	71,634.00	124,869.00	196,503.00	319.22
027-623-005-000	948 GARCIA DR	71,724.00	190,581.00	262,305.00	319.22
027-623-006-000	944 GARCIA DR	100,033.00	157,947.00	257,980.00	319.22
027-623-007-000	940 GARCIA DR	68,953.00	124,239.00	193,192.00	319.22
027-623-008-000	936 GARCIA DR	66,601.00	134,226.00	200,827.00	319.22
027-623-009-000	932 GARCIA DR	75,000.00	245,000.00	320,000.00	319.22
027-623-010-000	928 GARCIA DR	115,827.00	179,807.00	295,634.00	319.22
027-623-011-000	924 GARCIA DR	73,066.00	143,794.00	216,860.00	319.22
027-623-012-000	920 GARCIA DR	73,066.00	151,237.00	224,303.00	319.22
027-623-013-000	916 GARCIA DR	60,272.00	136,617.00	196,889.00	319.22
027-623-014-000	912 GARCIA DR	60,000.00	275,000.00	335,000.00	319.22
027-623-015-000	908 GARCIA DR	88,835.00	139,001.00	227,836.00	319.22
027-623-016-000	904 GARCIA DR	128,578.00	179,476.00	308,054.00	319.22
027-623-017-000	900 GARCIA DR	84,353.00	222,942.00	307,295.00	319.22
027-623-018-000	960 GARCIA DR	89,503.00	131,622.00	221,125.00	319.22
027-623-019-000	966 GARCIA DR	78,326.00	126,530.00	204,856.00	319.22
027-623-020-000	976 GARCIA DR	84,353.00	219,042.00	303,395.00	319.22
027-623-021-000	928 LUSK DR	60,272.00	135,612.00	195,884.00	319.22
027-623-022-000	934 LUSK DR	81,339.00	163,311.00	244,650.00	319.22
027-623-023-000	938 LUSK DR	75,000.00	185,000.00	260,000.00	319.22
027-623-024-000	946 LUSK DR	75,000.00	215,000.00	290,000.00	319.22
027-623-025-000	950 LUSK DR	90,000.00	280,000.00	370,000.00	319.22
027-623-026-000	956 LUSK DR	80,363.00	236,066.00	316,429.00	319.22
027-623-027-000	960 LUSK DR	78,326.00	134,966.00	213,292.00	319.22
027-623-028-000	968 LUSK DR	75,000.00	245,000.00	320,000.00	319.22
027-623-029-000	974 LUSK DR	105,298.00	131,622.00	236,920.00	319.22
027-623-030-000	978 LUSK DR	78,326.00	150,073.00	228,399.00	319.22

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-623-031-000	986 LUSK DR	75,000.00	185,000.00	260,000.00	319.22
027-624-001-000	901 GARCIA DR	73,066.00	171,431.00	244,497.00	319.22
027-624-002-000	905 GARCIA DR	73,066.00	108,001.00	181,067.00	319.22
027-624-003-000	909 GARCIA DR	75,000.00	185,000.00	260,000.00	319.22
027-624-004-000	913 GARCIA DR	60,272.00	211,957.00	272,229.00	319.22
027-624-005-000	917 GARCIA DR	74,318.00	157,668.00	231,986.00	319.22
027-624-006-000	916 ROSS DR	76,485.00	197,642.00	274,127.00	319.22
027-624-007-000	912 ROSS DR	68,953.00	143,555.00	212,508.00	319.22
027-624-008-000	908 ROSS DR	75,000.00	185,000.00	260,000.00	319.22
027-624-009-000	904 ROSS DR	73,066.00	139,661.00	212,727.00	319.22
027-624-010-000	900 ROSS DR	73,066.00	151,983.00	225,049.00	319.22
027-625-001-000	901 ROSS DR	68,953.00	122,806.00	191,759.00	319.22
027-625-002-000	905 ROSS DR	105,048.00	189,087.00	294,135.00	319.22
027-625-003-000	909 ROSS DR	75,000.00	255,000.00	330,000.00	319.22
027-625-004-000	913 ROSS DR	73,239.00	140,658.00	213,897.00	319.22
027-625-005-000	917 ROSS DR	83,609.00	119,143.00	202,752.00	319.22
027-625-007-000	888 WALLACE DR	81,339.00	141,704.00	223,043.00	319.22
027-625-008-000	876 WALLACE DR	65,000.00	250,000.00	315,000.00	319.22
027-625-009-000	864 WALLACE DR	73,066.00	104,462.00	177,528.00	319.22
027-625-010-000	852 WALLACE DR	73,066.00	130,430.00	203,496.00	319.22
027-625-011-000	840 WALLACE DR	71,634.00	151,905.00	223,539.00	319.22
027-625-012-000	828 WALLACE DR	73,066.00	141,974.00	215,040.00	319.22
027-625-013-000	816 WALLACE DR	73,066.00	194,329.00	267,395.00	319.22
027-625-014-000	1768 E GUM AVE	70,330.00	99,745.00	170,075.00	319.22
027-625-015-000	36 JOYCE CT	73,066.00	103,125.00	176,191.00	319.22
027-625-016-000	32 JOYCE CT	73,066.00	137,044.00	210,110.00	319.22
027-625-017-000	28 JOYCE CT	79,710.00	146,105.00	225,815.00	319.22
027-625-018-000	24 JOYCE CT	79,710.00	141,474.00	221,184.00	319.22
027-625-019-000	20 JOYCE CT	92,790.00	235,593.00	328,383.00	319.22
027-625-020-000	16 JOYCE CT	73,066.00	138,340.00	211,406.00	319.22
027-625-021-000	12 JOYCE CT	79,710.00	132,839.00	212,549.00	319.22
027-625-022-000	8 JOYCE CT	60,272.00	171,675.00	231,947.00	319.22
027-625-023-000	4 JOYCE CT	75,000.00	185,000.00	260,000.00	319.22
027-625-024-000	959 GARCIA DR	81,339.00	244,146.00	325,485.00	319.22
027-625-025-000	963 GARCIA DR	75,000.00	245,000.00	320,000.00	319.22
027-625-026-000	967 GARCIA DR	78,326.00	196,248.00	274,574.00	319.22
027-625-027-000	971 GARCIA DR	75,000.00	245,000.00	320,000.00	319.22
027-625-028-000	975 GARCIA DR	78,326.00	193,645.00	271,971.00	319.22
027-625-029-000	981 GARCIA DR	81,339.00	190,336.00	271,675.00	319.22
027-625-030-000	989 GARCIA DR	81,339.00	193,547.00	274,886.00	319.22
027-631-001-000	1988 FISHER LN	80,000.00	220,000.00	300,000.00	319.22
027-631-002-000	1984 FISHER LN	75,000.00	245,000.00	320,000.00	319.22
027-631-003-000	1980 FISHER LN	73,039.00	172,902.00	245,941.00	319.22
027-631-004-000	1976 FISHER LN	70,330.00	160,263.00	230,593.00	319.22
027-631-005-000	987 NELSON WAY	75,000.00	275,000.00	350,000.00	319.22
027-631-006-000	991 NELSON WAY	86,039.00	261,819.00	347,858.00	319.22
027-631-007-000	995 NELSON WAY	88,835.00	148,930.00	237,765.00	319.22
027-631-008-000	994 HOPPIN CT	75,000.00	260,000.00	335,000.00	319.22
027-631-009-000	990 HOPPIN CT	71,634.00	153,794.00	225,428.00	319.22
027-631-010-000	986 HOPPIN CT	75,000.00	255,000.00	330,000.00	319.22
027-631-011-000	955 WITHAM DR	75,000.00	245,000.00	320,000.00	319.22
027-631-012-000	959 WITHAM DR	76,847.00	184,433.00	261,280.00	319.22
027-631-013-000	963 WITHAM DR	73,066.00	133,067.00	206,133.00	319.22
027-631-014-000	967 WITHAM DR	75,000.00	275,000.00	350,000.00	319.22
027-631-015-000	971 WITHAM DR	65,000.00	255,000.00	320,000.00	319.22

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027-631-016-000	975 WITHAM DR	115,553.00	199,592.00	315,145.00	319.22
027-631-017-000	979 WITHAM DR	92,185.00	193,937.00	286,122.00	319.22
027-631-018-000	983 HOPPIN CT	90,378.00	228,967.00	319,345.00	319.22
027-631-019-000	987 HOPPIN CT	71,634.00	146,245.00	217,879.00	319.22
027-631-020-000	991 HOPPIN CT	71,634.00	178,857.00	250,491.00	319.22
027-631-021-000	995 HOPPIN CT	78,146.00	107,902.00	186,048.00	319.22
027-632-001-000	964 NELSON WAY	73,066.00	139,369.00	212,435.00	319.22
027-632-002-000	968 NELSON WAY	73,066.00	124,868.00	197,934.00	319.22
027-632-003-000	972 NELSON WAY	84,238.00	157,947.00	242,185.00	319.22
027-632-004-000	976 NELSON WAY	73,066.00	122,223.00	195,289.00	319.22
027-632-005-000	980 NELSON WAY	75,000.00	185,000.00	260,000.00	319.22
027-632-006-000	984 NELSON WAY	71,634.00	126,328.00	197,962.00	319.22
027-632-007-000	988 NELSON WAY	71,634.00	136,574.00	208,208.00	319.22
027-632-009-000	992 NELSON WAY	88,835.00	234,629.00	323,464.00	319.22
027-633-001-000	1983 HOWARD DR	99,794.00	183,834.00	283,628.00	319.22
027-633-002-000	1979 HOWARD DR	73,066.00	136,161.00	209,227.00	319.22
027-633-003-000	1975 HOWARD DR	73,066.00	170,421.00	243,487.00	319.22
027-633-004-000	1971 HOWARD DR	73,066.00	143,056.00	216,122.00	319.22
027-633-005-000	1967 HOWARD DR	73,066.00	142,465.00	215,531.00	319.22
027-633-006-000	1963 HOWARD DR	73,066.00	156,424.00	229,490.00	319.22
027-633-007-000	1959 HOWARD DR	73,066.00	170,705.00	243,771.00	319.22
027-633-008-000	1955 HOWARD DR	73,066.00	146,097.00	219,163.00	319.22
027-633-009-000	1951 HOWARD DR	68,953.00	173,845.00	242,798.00	319.22
027-634-001-000	1988 HOWARD DR	88,835.00	156,768.00	245,603.00	319.22
027-634-002-000	1984 HOWARD DR	71,634.00	138,702.00	210,336.00	319.22
027-634-003-000	1980 HOWARD DR	71,724.00	190,633.00	262,357.00	319.22
027-634-004-000	1976 HOWARD DR	110,562.00	158,474.00	269,036.00	319.22
027-634-005-000	1972 HOWARD DR	79,894.00	175,771.00	255,665.00	319.22
027-634-006-000	1968 HOWARD DR	75,000.00	185,000.00	260,000.00	319.22
027-634-007-000	1971 FISHER LN	94,061.00	188,122.00	282,183.00	319.22
027-634-008-000	1975 FISHER LN	73,066.00	180,005.00	253,071.00	319.22
027-634-009-000	1979 FISHER LN	60,272.00	244,354.00	304,626.00	319.22
027-634-010-000	1983 FISHER LN	71,634.00	161,497.00	233,131.00	319.22
027-634-011-000	1987 FISHER LN	73,066.00	134,068.00	207,134.00	319.22
027-640-002-000	1923 MAXWELL AVE	70,000.00	170,000.00	240,000.00	319.22
027-640-003-000	904 BROWNING CIR	65,295.00	146,662.00	211,957.00	319.22
027-640-004-000	900 BROWNING CIR	71,634.00	134,143.00	205,777.00	319.22
027-640-005-000	896 BROWNING CIR	76,847.00	133,202.00	210,049.00	319.22
027-640-006-000	892 BROWNING CIR	70,000.00	170,000.00	240,000.00	319.22
027-640-007-000	888 BROWNING CIR	100,033.00	142,152.00	242,185.00	319.22
027-640-008-000	884 BROWNING CIR	55,249.00	129,585.00	184,834.00	319.22
027-640-009-000	880 BROWNING CIR	110,562.00	134,781.00	245,343.00	319.22
027-640-010-000	876 BROWNING CIR	75,000.00	185,000.00	260,000.00	319.22
027-640-011-000	872 BROWNING CIR	55,249.00	185,839.00	241,088.00	319.22
027-640-012-000	868 BROWNING CIR	70,000.00	170,000.00	240,000.00	319.22
027-640-013-000	864 BROWNING CIR	78,146.00	145,954.00	224,100.00	319.22
027-640-014-000	860 BROWNING CIR	70,000.00	170,000.00	240,000.00	319.22
027-640-015-000	856 BROWNING CIR	68,375.00	137,399.00	205,774.00	319.22
027-640-016-000	852 BROWNING CIR	68,375.00	116,855.00	185,230.00	319.22
027-640-017-000	848 BROWNING CIR	78,384.00	151,542.00	229,926.00	319.22
027-640-018-000	844 BROWNING CIR	73,748.00	154,875.00	228,623.00	319.22
027-640-019-000	840 BROWNING CIR	75,000.00	255,000.00	330,000.00	319.22
027-640-020-000	876 KINCHELOE DR	75,000.00	245,000.00	320,000.00	319.22
027-640-021-000	845 BROWNING CIR	68,375.00	112,651.00	181,026.00	319.22
027-640-022-000	849 BROWNING CIR	81,339.00	188,597.00	269,936.00	319.22

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027-640-023-000	853 BROWNING CIR	70,000.00	170,000.00	240,000.00	319.22
027-640-024-000	857 BROWNING CIR	71,634.00	179,771.00	251,405.00	319.22
027-640-025-000	30 MULCAHY CT	84,353.00	165,094.00	249,447.00	319.22
027-640-026-000	26 MULCAHY CT	71,634.00	135,445.00	207,079.00	319.22
027-640-027-000	22 MULCAHY CT	71,634.00	144,732.00	216,366.00	319.22
027-640-028-000	18 MULCAHY CT	75,000.00	153,962.00	228,962.00	319.22
027-640-029-000	14 MULCAHY CT	65,000.00	286,000.00	351,000.00	319.22
027-640-030-000	10 MULCAHY CT	73,066.00	103,609.00	176,675.00	319.22
027-640-031-000	6 MULCAHY CT	115,553.00	189,087.00	304,640.00	319.22
027-640-032-000	2 MULCAHY CT	88,835.00	130,640.00	219,475.00	319.22
027-640-033-000	891 BROWNING CIR	71,634.00	112,000.00	183,634.00	319.22
027-640-034-000	895 BROWNING CIR	70,000.00	170,000.00	240,000.00	319.22
027-640-035-000	899 BROWNING CIR	75,000.00	185,000.00	260,000.00	319.22
027-640-036-000	1951 MAXWELL AVE	68,953.00	139,023.00	207,976.00	319.22
027-640-037-000	888 KINCHELOE DR	68,953.00	133,758.00	202,711.00	319.22
027-640-038-000	884 KINCHELOE DR	60,000.00	241,000.00	301,000.00	319.22
027-640-039-000	880 KINCHELOE DR	65,818.00	122,224.00	188,042.00	319.22
027-640-041-000	829 DINSDALE CIR	79,923.00	117,029.00	196,952.00	319.22
027-640-042-000	833 DINSDALE CIR	70,330.00	171,667.00	241,997.00	319.22
027-640-043-000	837 DINSDALE CIR	67,134.00	115,715.00	182,849.00	319.22
027-640-044-000	841 DINSDALE CIR	67,134.00	122,109.00	189,243.00	319.22
027-640-045-000	845 DINSDALE CIR	67,134.00	111,811.00	178,945.00	319.22
027-640-046-000	849 DINSDALE CIR	75,000.00	185,000.00	260,000.00	319.22
027-640-047-000	853 DINSDALE CIR	67,134.00	130,973.00	198,107.00	319.22
027-640-048-000	857 DINSDALE CIR	85,652.00	251,061.00	336,713.00	319.22
027-640-049-000	861 DINSDALE CIR	80,000.00	185,000.00	265,000.00	319.22
027-640-050-000	865 DINSDALE CIR	76,726.00	206,588.00	283,314.00	319.22
027-640-051-000	869 DINSDALE CIR	67,134.00	136,388.00	203,522.00	319.22
027-640-052-000	873 DINSDALE CIR	81,339.00	192,210.00	273,549.00	319.22
027-640-053-000	877 DINSDALE CIR	75,000.00	165,000.00	240,000.00	319.22
027-640-054-000	881 DINSDALE CIR	67,134.00	119,432.00	186,566.00	319.22
027-640-055-000	885 DINSDALE CIR	88,835.00	149,974.00	238,809.00	319.22
027-640-056-000	889 DINSDALE CIR	75,000.00	245,000.00	320,000.00	319.22
027-640-057-000	893 DINSDALE CIR	75,000.00	165,000.00	240,000.00	319.22
027-640-058-000	897 DINSDALE CIR	70,330.00	139,168.00	209,498.00	319.22
027-640-059-000	903 FARNHAM AVE	76,726.00	120,421.00	197,147.00	319.22
027-640-060-000	907 FARNHAM AVE	66,601.00	122,955.00	189,556.00	319.22
027-640-061-000	911 FARNHAM AVE	83,609.00	116,046.00	199,655.00	319.22
027-640-062-000	915 FARNHAM AVE	75,000.00	260,000.00	335,000.00	319.22
027-640-063-000	856 DINSDALE CIR	110,299.00	139,714.00	250,013.00	319.22
027-640-064-000	850 DINSDALE CIR	67,134.00	144,710.00	211,844.00	319.22
027-640-065-000	844 DINSDALE CIR	76,726.00	127,374.00	204,100.00	319.22
027-640-066-000	871 FARNHAM AVE	79,894.00	153,154.00	233,048.00	319.22
027-640-067-000	875 FARNHAM AVE	68,953.00	136,644.00	205,597.00	319.22
027-640-068-000	879 FARNHAM AVE	75,000.00	165,000.00	240,000.00	319.22
027-640-069-000	883 FARNHAM AVE	82,966.00	196,054.00	279,020.00	319.22
027-640-070-000	887 FARNHAM AVE	75,000.00	165,000.00	240,000.00	319.22
027-640-071-000	891 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-640-072-000	895 FARNHAM AVE	84,353.00	201,948.00	286,301.00	319.22
027-640-073-000	884 DINSDALE CIR	70,330.00	123,709.00	194,039.00	319.22
027-640-074-000	878 DINSDALE CIR	70,330.00	130,424.00	200,754.00	319.22
027-651-001-000	1000 MORRIS CIR	75,000.00	185,000.00	260,000.00	319.22
027-651-002-000	1004 MORRIS CIR	89,503.00	252,998.00	342,501.00	319.22
027-651-003-000	1008 MORRIS CIR	67,134.00	197,109.00	264,243.00	319.22
027-651-004-000	1012 MORRIS CIR	75,000.00	185,000.00	260,000.00	319.22

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027-651-005-000	1016 MORRIS CIR	67,134.00	138,740.00	205,874.00	319.22
027-651-006-000	1020 MORRIS CIR	78,384.00	130,521.00	208,905.00	319.22
027-651-007-000	1024 MORRIS CIR	67,134.00	118,274.00	185,408.00	319.22
027-651-008-000	1028 MORRIS CIR	67,134.00	150,094.00	217,228.00	319.22
027-651-009-000	1032 MORRIS CIR	133,936.00	195,976.00	329,912.00	319.22
027-651-010-000	1916 MORRIS CIR	70,330.00	201,214.00	271,544.00	319.22
027-651-011-000	1920 MORRIS CIR	55,249.00	198,898.00	254,147.00	319.22
027-651-012-000	1924 MORRIS CIR	55,249.00	130,590.00	185,839.00	319.22
027-651-013-000	1928 MORRIS CIR	67,134.00	112,972.00	180,106.00	319.22
027-651-014-000	1932 MORRIS CIR	105,048.00	162,824.00	267,872.00	319.22
027-651-015-000	1936 MORRIS CIR	100,033.00	131,622.00	231,655.00	319.22
027-651-016-000	1940 MORRIS CIR	75,000.00	185,000.00	260,000.00	319.22
027-651-017-000	1944 MORRIS CIR	70,000.00	170,000.00	240,000.00	319.22
027-651-018-000	1948 MORRIS CIR	65,818.00	119,734.00	185,552.00	319.22
027-651-019-000	1952 MORRIS CIR	67,134.00	108,457.00	175,591.00	319.22
027-652-001-000	1001 MORRIS CIR	74,712.00	241,019.00	315,731.00	319.22
027-652-002-000	1000 FREDERICKS ST	60,000.00	190,000.00	250,000.00	319.22
027-652-003-000	1004 FREDERICKS ST	128,578.00	182,154.00	310,732.00	319.22
027-652-004-000	1005 MORRIS CIR	78,326.00	230,172.00	308,498.00	319.22
027-652-005-000	1009 MORRIS CIR	75,000.00	185,000.00	260,000.00	319.22
027-652-006-000	1008 FREDERICKS ST	67,134.00	114,811.00	181,945.00	319.22
027-652-007-000	1012 FREDERICKS ST	55,249.00	150,681.00	205,930.00	319.22
027-652-008-000	1013 MORRIS CIR	67,134.00	106,054.00	173,188.00	319.22
027-652-009-000	1017 MORRIS CIR	67,134.00	132,175.00	199,309.00	319.22
027-652-010-000	1016 FREDERICKS ST	72,396.00	145,611.00	218,007.00	319.22
027-652-011-000	1020 FREDERICKS ST	67,134.00	145,890.00	213,024.00	319.22
027-652-012-000	1021 MORRIS CIR	73,748.00	127,710.00	201,458.00	319.22
027-652-013-000	1025 MORRIS CIR	67,134.00	132,297.00	199,431.00	319.22
027-652-014-000	1024 FREDERICKS ST	70,000.00	170,000.00	240,000.00	319.22
027-652-015-000	1028 FREDERICKS ST	73,158.00	197,527.00	270,685.00	319.22
027-652-016-000	1029 MORRIS CIR	60,272.00	155,703.00	215,975.00	319.22
027-653-001-000	1944 BRANIGAN AVE	26,103.00	138,410.00	164,513.00	319.22
027-653-002-000	1940 BRANIGAN AVE	75,000.00	245,000.00	320,000.00	319.22
027-653-003-000	1936 BRANIGAN AVE	75,000.00	185,000.00	260,000.00	319.22
027-653-004-000	1932 BRANIGAN AVE	65,295.00	165,347.00	230,642.00	319.22
027-653-005-000	1005 FREDERICKS ST	60,272.00	200,908.00	261,180.00	319.22
027-653-006-000	30 FREDERICKS CT	75,000.00	245,000.00	320,000.00	319.22
027-653-007-000	26 FREDERICKS CT	79,923.00	170,863.00	250,786.00	319.22
027-653-008-000	22 FREDERICKS CT	76,726.00	133,510.00	210,236.00	319.22
027-653-009-000	18 FREDERICKS CT	66,601.00	158,817.00	225,418.00	319.22
027-653-010-000	14 FREDERICKS CT	79,923.00	140,654.00	220,577.00	319.22
027-653-011-000	10 FREDERICKS CT	70,330.00	190,411.00	260,741.00	319.22
027-653-012-000	6 FREDERICKS CT	75,000.00	185,000.00	260,000.00	319.22
027-653-013-000	1019 FREDERICKS ST	79,894.00	153,647.00	233,541.00	319.22
027-653-014-000	1023 FREDERICKS ST	66,601.00	128,078.00	194,679.00	319.22
027-653-015-000	1027 FREDERICKS ST	60,272.00	186,844.00	247,116.00	319.22
027-653-016-000	1939 MORRIS CIR	67,134.00	141,294.00	208,428.00	319.22
027-653-017-000	1943 MORRIS CIR	70,000.00	170,000.00	240,000.00	319.22
027-653-018-000	1947 MORRIS CIR	66,601.00	163,940.00	230,541.00	319.22
027-653-019-000	1951 MORRIS CIR	68,375.00	120,476.00	188,851.00	319.22
027-661-001-000	931 ANDERSON CIR	75,000.00	165,000.00	240,000.00	319.22
027-661-002-000	927 ANDERSON CIR	66,601.00	115,783.00	182,384.00	319.22
027-661-003-000	923 ANDERSON CIR	68,953.00	129,135.00	198,088.00	319.22
027-661-004-000	919 ANDERSON CIR	75,000.00	185,000.00	260,000.00	319.22
027-661-005-000	915 ANDERSON CIR	65,818.00	138,524.00	204,342.00	319.22

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-661-006-000	913 ANDERSON CIR	65,818.00	205,140.00	270,958.00	319.22
027-661-007-000	909 ANDERSON CIR	75,000.00	165,000.00	240,000.00	319.22
027-661-008-000	905 ANDERSON CIR	75,000.00	185,000.00	260,000.00	319.22
027-661-009-000	901 ANDERSON CIR	82,966.00	159,177.00	242,143.00	319.22
027-661-010-000	967 ANDERSON CIR	67,134.00	105,319.00	172,453.00	319.22
027-661-011-000	971 ANDERSON CIR	67,134.00	106,760.00	173,894.00	319.22
027-661-012-000	975 ANDERSON CIR	65,818.00	128,492.00	194,310.00	319.22
027-661-013-000	979 ANDERSON CIR	65,818.00	127,052.00	192,870.00	319.22
027-661-014-000	983 ANDERSON CIR	78,384.00	167,219.00	245,603.00	319.22
027-661-015-000	987 ANDERSON CIR	105,048.00	104,523.00	209,571.00	319.22
027-661-016-000	991 ANDERSON CIR	120,804.00	146,962.00	267,766.00	319.22
027-661-017-000	993 ANDERSON CIR	75,000.00	165,000.00	240,000.00	319.22
027-661-018-000	997 ANDERSON CIR	68,953.00	131,644.00	200,597.00	319.22
027-662-001-000	1789 LOSOYA DR	55,249.00	240,085.00	295,334.00	319.22
027-662-002-000	1785 LOSOYA DR	65,818.00	134,650.00	200,468.00	319.22
027-662-003-000	1781 LOSOYA DR	75,000.00	245,000.00	320,000.00	319.22
027-662-004-000	1777 LOSOYA DR	71,634.00	101,098.00	172,732.00	319.22
027-662-005-000	1773 LOSOYA DR	71,634.00	104,164.00	175,798.00	319.22
027-662-006-000	1769 LOSOYA DR	55,249.00	118,535.00	173,784.00	319.22
027-662-007-000	1765 LOSOYA DR	79,894.00	175,771.00	255,665.00	319.22
027-662-008-000	1761 LOSOYA DR	55,249.00	190,862.00	246,111.00	319.22
027-662-009-000	1757 LOSOYA DR	121,092.00	147,418.00	268,510.00	319.22
027-662-010-000	958 LOSOYA DR	121,092.00	157,947.00	279,039.00	319.22
027-662-011-000	962 LOSOYA DR	75,000.00	185,000.00	260,000.00	319.22
027-662-012-000	966 LOSOYA DR	78,326.00	130,147.00	208,473.00	319.22
027-662-013-000	970 LOSOYA DR	71,634.00	82,076.00	153,710.00	319.22
027-662-014-000	974 LOSOYA DR	52,094.00	155,703.00	207,797.00	319.22
027-662-015-000	978 LOSOYA DR	88,835.00	149,452.00	238,287.00	319.22
027-662-016-000	982 LOSOYA DR	52,094.00	145,387.00	197,481.00	319.22
027-662-017-000	986 LOSOYA DR	75,000.00	165,000.00	240,000.00	319.22
027-662-018-000	990 LOSOYA DR	75,000.00	185,000.00	260,000.00	319.22
027-662-019-000	994 LOSOYA DR	55,000.00	200,000.00	255,000.00	319.22
027-662-020-000	998 LOSOYA DR	68,375.00	111,498.00	179,873.00	319.22
027-662-021-000	900 ANDERSON CIR	75,000.00	185,000.00	260,000.00	319.22
027-662-022-000	904 ANDERSON CIR	67,134.00	106,153.00	173,287.00	319.22
027-662-023-000	908 ANDERSON CIR	75,000.00	245,000.00	320,000.00	319.22
027-662-024-000	912 ANDERSON CIR	75,000.00	165,000.00	240,000.00	319.22
027-662-025-000	914 ANDERSON CIR	55,249.00	165,749.00	220,998.00	319.22
027-662-026-000	918 ANDERSON CIR	75,000.00	185,000.00	260,000.00	319.22
027-662-027-000	922 ANDERSON CIR	72,301.00	216,916.00	289,217.00	319.22
027-662-028-000	926 ANDERSON CIR	56,354.00	127,054.00	183,408.00	319.22
027-662-029-000	930 ANDERSON CIR	67,134.00	131,119.00	198,253.00	319.22
027-662-030-000	932 ANDERSON CIR	67,134.00	160,150.00	227,284.00	319.22
027-662-031-000	936 ANDERSON CIR	85,000.00	180,000.00	265,000.00	319.22
027-662-032-000	940 ANDERSON CIR	70,330.00	107,058.00	177,388.00	319.22
027-662-033-000	942 ANDERSON CIR	67,134.00	155,475.00	222,609.00	319.22
027-662-034-000	946 ANDERSON CIR	75,000.00	165,000.00	240,000.00	319.22
027-662-035-000	950 ANDERSON CIR	75,000.00	165,000.00	240,000.00	319.22
027-662-036-000	954 ANDERSON CIR	67,134.00	119,882.00	187,016.00	319.22
027-662-037-000	958 ANDERSON CIR	70,330.00	183,317.00	253,647.00	319.22
027-662-038-000	960 ANDERSON CIR	76,726.00	118,296.00	195,022.00	319.22
027-662-039-000	964 ANDERSON CIR	70,330.00	132,856.00	203,186.00	319.22
027-662-040-000	968 ANDERSON CIR	99,794.00	189,087.00	288,881.00	319.22
027-662-041-000	972 ANDERSON CIR	67,134.00	111,543.00	178,677.00	319.22
027-662-042-000	976 ANDERSON CIR	69,983.00	143,833.00	213,816.00	319.22

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027-662-043-000	980 ANDERSON CIR	78,384.00	146,211.00	224,595.00	319.22
027-662-044-000	984 ANDERSON CIR	65,818.00	129,790.00	195,608.00	319.22
027-662-045-000	988 ANDERSON CIR	65,818.00	159,576.00	225,394.00	319.22
027-662-046-000	992 ANDERSON CIR	65,818.00	138,085.00	203,903.00	319.22
027-662-047-000	994 ANDERSON CIR	75,000.00	245,000.00	320,000.00	319.22
027-662-048-000	998 ANDERSON CIR	76,847.00	97,339.00	174,186.00	319.22
027-663-001-000	966 HUNTER LN	133,936.00	128,578.00	262,514.00	319.22
027-663-002-000	970 HUNTER LN	71,634.00	158,738.00	230,372.00	319.22
027-663-003-000	974 HUNTER LN	71,634.00	106,801.00	178,435.00	319.22
027-663-004-000	978 HUNTER LN	71,634.00	113,582.00	185,216.00	319.22
027-663-005-000	982 HUNTER LN	55,249.00	145,658.00	200,907.00	319.22
027-663-006-000	986 HUNTER LN	75,000.00	185,000.00	260,000.00	319.22
027-663-007-000	990 HUNTER LN	71,634.00	98,233.00	169,867.00	319.22
027-663-008-000	994 HUNTER LN	68,953.00	119,104.00	188,057.00	319.22
027-663-009-000	998 HUNTER LN	79,894.00	128,938.00	208,832.00	319.22
027-663-010-000	965 LOSOYA DR	110,299.00	99,794.00	210,093.00	319.22
027-663-011-000	969 LOSOYA DR	71,634.00	118,959.00	190,593.00	319.22
027-663-012-000	973 LOSOYA DR	75,000.00	245,000.00	320,000.00	319.22
027-663-013-000	977 LOSOYA DR	75,000.00	165,000.00	240,000.00	319.22
027-663-014-000	981 LOSOYA DR	54,020.00	130,251.00	184,271.00	319.22
027-663-015-000	985 LOSOYA DR	88,835.00	156,768.00	245,603.00	319.22
027-663-016-000	989 LOSOYA DR	75,000.00	185,000.00	260,000.00	319.22
027-663-017-000	993 LOSOYA DR	128,578.00	192,868.00	321,446.00	319.22
027-663-018-000	997 LOSOYA DR	75,000.00	185,000.00	260,000.00	319.22
027-664-001-000	965 HUNTER LN	71,724.00	112,709.00	184,433.00	319.22
027-664-002-000	969 HUNTER LN	73,748.00	161,021.00	234,769.00	319.22
027-664-003-000	973 HUNTER LN	75,000.00	165,000.00	240,000.00	319.22
027-664-004-000	977 HUNTER LN	71,634.00	131,491.00	203,125.00	319.22
027-664-005-000	981 HUNTER LN	71,634.00	92,462.00	164,096.00	319.22
027-664-006-000	985 HUNTER LN	78,384.00	157,813.00	236,197.00	319.22
027-664-007-000	989 HUNTER LN	105,048.00	138,663.00	243,711.00	319.22
027-664-008-000	993 HUNTER LN	75,000.00	185,000.00	260,000.00	319.22
027-664-009-000	997 HUNTER LN	75,000.00	185,000.00	260,000.00	319.22
027-670-001-000	1793 LOSOYA DR	68,953.00	193,038.00	261,991.00	319.22
027-670-002-000	974 WALLACE DR	88,835.00	219,475.00	308,310.00	319.22
027-670-003-000	978 WALLACE DR	68,953.00	195,976.00	264,929.00	319.22
027-670-004-000	982 WALLACE DR	110,562.00	159,000.00	269,562.00	319.22
027-670-005-000	986 WALLACE DR	72,089.00	251,764.00	323,853.00	319.22
027-670-006-000	990 WALLACE DR	76,847.00	161,891.00	238,738.00	319.22
027-670-007-000	994 WALLACE DR	72,089.00	201,109.00	273,198.00	319.22
027-670-008-000	998 WALLACE DR	76,847.00	158,817.00	235,664.00	319.22
027-670-009-000	997 WALLACE DR	75,000.00	275,000.00	350,000.00	319.22
027-670-010-000	995 WALLACE DR	79,894.00	213,141.00	293,035.00	319.22
027-670-011-000	991 WALLACE DR	75,000.00	215,000.00	290,000.00	319.22
027-670-012-000	987 WALLACE DR	68,953.00	237,591.00	306,544.00	319.22
027-670-013-000	983 WALLACE DR	60,272.00	170,771.00	231,043.00	319.22
027-670-014-000	979 WALLACE DR	71,724.00	169,064.00	240,788.00	319.22
027-670-015-000	1802 LOSOYA DR	65,295.00	226,021.00	291,316.00	319.22
027-670-016-000	1801 LOSOYA DR	68,953.00	226,426.00	295,379.00	319.22
027-670-017-000	1805 LOSOYA DR	100,033.00	189,537.00	289,570.00	319.22
027-670-018-000	1809 LOSOYA DR	65,000.00	245,000.00	310,000.00	319.22
027-670-019-000	1815 LOSOYA DR	70,330.00	191,221.00	261,551.00	319.22
027-670-020-000	1821 LOSOYA DR	88,440.00	181,883.00	270,323.00	319.22
027-670-021-000	1827 LOSOYA DR	70,330.00	176,794.00	247,124.00	319.22
027-670-022-000	1830 LOSOYA DR	65,295.00	255,153.00	320,448.00	319.22

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027-670-023-000	1826 LOSOYA DR	70,330.00	157,776.00	228,106.00	319.22
027-670-024-000	1822 LOSOYA DR	75,000.00	255,000.00	330,000.00	319.22
027-670-025-000	1818 LOSOYA DR	88,835.00	164,606.00	253,441.00	319.22
027-670-026-000	1814 LOSOYA DR	75,000.00	255,000.00	330,000.00	319.22
027-670-027-000	1810 LOSOYA DR	70,330.00	146,081.00	216,411.00	319.22
027-670-028-000	1806 LOSOYA DR	70,330.00	185,766.00	256,096.00	319.22
027-670-029-000	26 HILLER CT	75,222.00	233,552.00	308,774.00	319.22
027-670-030-000	30 HILLER CT	68,953.00	191,059.00	260,012.00	319.22
027-670-031-000	34 HILLER CT	75,000.00	215,000.00	290,000.00	319.22
027-670-032-000	38 HILLER CT	105,048.00	209,728.00	314,776.00	319.22
027-670-033-000	42 HILLER CT	75,222.00	212,835.00	288,057.00	319.22
027-670-034-000	22 HILLER CT	100,699.00	192,831.00	293,530.00	319.22
027-670-035-000	18 HILLER CT	90,000.00	270,000.00	360,000.00	319.22
027-670-036-000	14 HILLER CT	75,000.00	255,000.00	330,000.00	319.22
027-670-037-000	10 HILLER CT	65,295.00	180,817.00	246,112.00	319.22
027-670-038-000	6 HILLER CT	75,000.00	275,000.00	350,000.00	319.22
027-670-039-000	2 HILLER CT	75,000.00	215,000.00	290,000.00	319.22
027-670-040-000	54 EPPERSON CT	65,295.00	204,926.00	270,221.00	319.22
027-670-041-000	50 EPPERSON CT	78,384.00	235,047.00	313,431.00	319.22
027-670-042-000	46 EPPERSON CT	75,000.00	270,000.00	345,000.00	319.22
027-670-043-000	42 EPPERSON CT	75,000.00	215,000.00	290,000.00	319.22
027-670-044-000	38 EPPERSON CT	65,295.00	261,079.00	326,374.00	319.22
027-670-045-000	34 EPPERSON CT	90,000.00	280,000.00	370,000.00	319.22
027-670-046-000	30 EPPERSON CT	76,726.00	202,800.00	279,526.00	319.22
027-670-047-000	26 EPPERSON CT	76,726.00	189,436.00	266,162.00	319.22
027-670-048-000	22 EPPERSON CT	81,970.00	240,788.00	322,758.00	319.22
027-670-049-000	18 EPPERSON CT	70,330.00	137,441.00	207,771.00	319.22
027-670-050-000	14 EPPERSON CT	75,000.00	265,000.00	340,000.00	319.22
027-670-051-000	10 EPPERSON CT	75,000.00	215,000.00	290,000.00	319.22
027-670-052-000	6 EPPERSON CT	120,804.00	225,855.00	346,659.00	319.22
027-670-053-000	2 EPPERSON CT	82,966.00	204,043.00	287,009.00	319.22
027-681-001-000	840 WALKER ST	75,000.00	215,000.00	290,000.00	319.22
027-681-002-000	844 WALKER ST	85,000.00	270,000.00	355,000.00	319.22
027-681-003-000	2 TADLOCK PL	73,564.00	201,503.00	275,067.00	319.22
027-681-004-000	6 TADLOCK PL	90,000.00	275,000.00	365,000.00	319.22
027-681-005-000	10 TADLOCK PL	89,516.00	279,412.00	368,928.00	319.22
027-681-006-000	14 TADLOCK PL	90,000.00	260,000.00	350,000.00	319.22
027-681-007-000	18 TADLOCK PL	76,726.00	146,015.00	222,741.00	319.22
027-681-008-000	1831 LOSOYA DR	80,000.00	275,000.00	355,000.00	319.22
027-682-001-000	839 WALKER ST	72,089.00	168,004.00	240,093.00	319.22
027-682-002-000	843 WALKER ST	94,061.00	232,016.00	326,077.00	319.22
027-682-003-000	847 WALKER ST	75,000.00	225,000.00	300,000.00	319.22
027-682-004-000	851 WALKER ST	75,000.00	255,000.00	330,000.00	319.22
027-682-005-000	855 WALKER ST	70,317.00	177,803.00	248,120.00	319.22
027-682-006-000	859 WALKER ST	121,092.00	210,597.00	331,689.00	319.22
027-682-007-000	14 REIFF PL	87,761.00	254,097.00	341,858.00	319.22
027-682-008-000	10 REIFF PL	81,492.00	231,198.00	312,690.00	319.22
027-682-009-000	14 HILDEBRAND CT	81,492.00	227,403.00	308,895.00	319.22
027-682-010-000	10 HILDEBRAND CT	81,492.00	151,689.00	233,181.00	319.22
027-682-011-000	6 HILDEBRAND CT	75,222.00	196,928.00	272,150.00	319.22
027-682-012-000	924 CRANSTON DR	81,970.00	209,024.00	290,994.00	319.22
027-682-013-000	928 CRANSTON DR	68,953.00	158,007.00	226,960.00	319.22
027-682-014-000	932 CRANSTON DR	75,000.00	255,000.00	330,000.00	319.22
027-682-015-000	940 CRANSTON DR	68,953.00	173,649.00	242,602.00	319.22
027-682-016-000	944 CRANSTON DR	75,000.00	265,000.00	340,000.00	319.22

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027-682-017-000	883 WALKER ST	75,000.00	275,000.00	350,000.00	319.22
027-682-018-000	879 WALKER ST	81,492.00	195,534.00	277,026.00	319.22
027-682-019-000	875 WALKER ST	85,000.00	285,000.00	370,000.00	319.22
027-682-020-000	871 WALKER ST	78,357.00	197,640.00	275,997.00	319.22
027-682-021-000	2 REIFF PL	81,492.00	157,795.00	239,287.00	319.22
027-682-022-000	6 REIFF PL	85,000.00	285,000.00	370,000.00	319.22
027-682-023-000	18 HILDEBRAND CT	90,000.00	270,000.00	360,000.00	319.22
027-682-024-000	22 HILDEBRAND CT	81,492.00	246,693.00	328,185.00	319.22
027-682-025-000	26 HILDEBRAND CT	100,033.00	171,810.00	271,843.00	319.22
027-683-001-000	927 CRANSTON DR	75,000.00	255,000.00	330,000.00	319.22
027-683-002-000	931 CRANSTON DR	68,953.00	210,182.00	279,135.00	319.22
027-683-003-000	935 CRANSTON DR	94,061.00	193,347.00	287,408.00	319.22
027-683-004-000	939 CRANSTON DR	78,384.00	243,513.00	321,897.00	319.22
027-683-005-000	943 CRANSTON DR	75,000.00	255,000.00	330,000.00	319.22
027-683-006-000	891 WALKER PL	75,000.00	215,000.00	290,000.00	319.22
027-683-007-000	895 WALKER PL	75,222.00	309,117.00	384,339.00	319.22
027-683-008-000	899 WALKER PL	105,000.00	265,000.00	370,000.00	319.22
027-683-009-000	903 WALKER PL	105,000.00	270,000.00	375,000.00	319.22
027-683-010-000	907 WALKER PL	75,222.00	286,853.00	362,075.00	319.22
027-684-001-000	1834 LOSOYA DR	92,216.00	138,325.00	230,541.00	319.22
027-684-002-000	868 WALKER ST	75,340.00	229,035.00	304,375.00	319.22
027-684-003-000	872 WALKER ST	80,000.00	215,000.00	295,000.00	319.22
027-684-004-000	876 WALKER ST	83,121.00	184,414.00	267,535.00	319.22
027-684-005-000	6 BARTH CT	116,460.00	217,830.00	334,290.00	319.22
027-684-006-000	10 BARTH CT	75,000.00	275,000.00	350,000.00	319.22
027-684-007-000	14 BARTH CT	75,000.00	215,000.00	290,000.00	319.22
027-684-008-000	18 BARTH CT	75,000.00	275,000.00	350,000.00	319.22
027-684-009-000	22 BARTH CT	70,330.00	180,463.00	250,793.00	319.22
027-684-010-000	26 BARTH CT	75,000.00	255,000.00	330,000.00	319.22
027-684-011-000	30 BARTH CT	70,330.00	180,620.00	250,950.00	319.22
027-684-012-000	34 BARTH CT	81,970.00	153,694.00	235,664.00	319.22
027-684-013-000	33 BARTH CT	79,923.00	142,454.00	222,377.00	319.22
027-684-014-000	29 BARTH CT	70,330.00	172,731.00	243,061.00	319.22
027-684-015-000	25 BARTH CT	70,330.00	148,798.00	219,128.00	319.22
027-684-016-000	21 BARTH CT	75,000.00	255,000.00	330,000.00	319.22
027-684-017-000	17 BARTH CT	65,818.00	164,950.00	230,768.00	319.22
027-684-018-000	13 BARTH CT	70,330.00	235,185.00	305,515.00	319.22
027-684-019-000	9 BARTH CT	83,609.00	212,159.00	295,768.00	319.22
027-684-020-000	5 BARTH CT	75,340.00	217,985.00	293,325.00	319.22
027-684-021-000	1 BARTH CT	75,222.00	176,199.00	251,421.00	319.22
027-690-001-000	776 LAUGENOUR DR	65,000.00	195,000.00	260,000.00	319.22
027-690-002-000	1628 SILBERSTEIN PL	65,000.00	150,000.00	215,000.00	319.22
027-690-003-000	1622 SILBERSTEIN PL	75,000.00	225,000.00	300,000.00	319.22
027-690-004-000	1616 SILBERSTEIN PL	85,000.00	290,000.00	375,000.00	319.22
027-690-005-000	1612 SILBERSTEIN PL	75,000.00	245,000.00	320,000.00	319.22
027-690-006-000	1608 SILBERSTEIN PL	75,000.00	215,000.00	290,000.00	319.22
027-690-007-000	1604 SILBERSTEIN PL	85,000.00	285,000.00	370,000.00	319.22
027-690-008-000	1600 SILBERSTEIN PL	85,000.00	285,000.00	370,000.00	319.22
027-690-009-000	1603 SILBERSTEIN PL	102,428.00	255,359.00	357,787.00	319.22
027-690-010-000	1607 SILBERSTEIN PL	85,000.00	250,000.00	335,000.00	319.22
027-690-011-000	1611 SILBERSTEIN PL	93,391.00	234,247.00	327,638.00	319.22
027-690-012-000	1617 SILBERSTEIN PL	90,378.00	246,154.00	336,532.00	319.22
027-690-013-000	1623 SILBERSTEIN PL	80,000.00	230,000.00	310,000.00	319.22
027-690-014-000	1629 SILBERSTEIN PL	49,489.00	116,272.00	165,761.00	319.22
027-690-015-000	1633 SILBERSTEIN PL	110,299.00	130,975.00	241,274.00	319.22

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-690-016-000	780 LAUGENOUR DR	61,477.00	94,266.00	155,743.00	319.22
027-690-017-000	1635 GILLETTE DR	131,310.00	189,087.00	320,397.00	319.22
027-690-018-000	1631 GILLETTE DR	80,348.00	204,731.00	285,079.00	319.22
027-690-019-000	1625 GILLETTE DR	75,000.00	245,000.00	320,000.00	319.22
027-690-020-000	1619 GILLETTE DR	65,000.00	225,000.00	290,000.00	319.22
027-690-021-000	1615 GILLETTE DR	96,403.00	194,502.00	290,905.00	319.22
027-690-022-000	1609 GILLETTE DR	71,724.00	127,054.00	198,778.00	319.22
027-690-023-000	1605 GILLETTE DR	84,353.00	239,692.00	324,045.00	319.22
027-690-024-000	1601 GILLETTE DR	65,000.00	244,000.00	309,000.00	319.22
027-690-026-000	777 LAUGENOUR DR	65,000.00	224,900.00	289,900.00	319.22
027-690-027-000	781 LAUGENOUR DR	85,436.00	247,044.00	332,480.00	319.22
027-690-028-000	785 LAUGENOUR DR	75,000.00	185,000.00	260,000.00	319.22
027-690-029-000	789 LAUGENOUR DR	65,000.00	282,000.00	347,000.00	319.22
027-690-030-000	793 LAUGENOUR DR	87,363.00	277,034.00	364,397.00	319.22
027-690-031-000	797 LAUGENOUR DR	75,000.00	280,000.00	355,000.00	319.22
027-690-032-000	771 BOURN DR	75,000.00	215,000.00	290,000.00	319.22
027-690-033-000	767 BOURN DR	100,000.00	260,000.00	360,000.00	319.22
027-690-034-000	763 BOURN DR	123,222.00	198,226.00	321,448.00	319.22
027-690-035-000	759 BOURN DR	75,000.00	245,000.00	320,000.00	319.22
027-690-036-000	755 BOURN DR	75,000.00	215,000.00	290,000.00	319.22
027-690-037-000	751 BOURN DR	75,000.00	305,000.00	380,000.00	319.22
027-690-038-000	747 BOURN DR	105,298.00	128,632.00	233,930.00	319.22
027-690-039-000	743 BOURN DR	76,847.00	139,349.00	216,196.00	319.22
027-690-040-000	739 BOURN DR	80,000.00	265,000.00	345,000.00	319.22
027-690-042-000	1614 FARNHAM AVE	136,886.00	210,597.00	347,483.00	319.22
027-690-043-000	1618 FARNHAM AVE	85,000.00	245,000.00	330,000.00	319.22
027-690-044-000	1622 FARNHAM AVE	75,000.00	521,000.00	596,000.00	319.22
027-690-045-000	1626 FARNHAM AVE	75,000.00	290,000.00	365,000.00	319.22
027-690-046-000	1630 FARNHAM AVE	75,000.00	275,000.00	350,000.00	319.22
027-690-047-000	1634 FARNHAM AVE	63,027.00	89,289.00	152,316.00	319.22
027-690-048-000	768 LAUGENOUR DR	51,231.00	158,817.00	210,048.00	319.22
027-690-049-000	772 LAUGENOUR DR	65,295.00	184,835.00	250,130.00	319.22
027-690-050-000	773 LAUGENOUR DR	105,048.00	210,097.00	315,145.00	319.22
027-690-051-000	769 LAUGENOUR DR	75,000.00	275,000.00	350,000.00	319.22
027-690-052-000	765 LAUGENOUR DR	70,000.00	268,000.00	338,000.00	319.22
027-701-001-000	1601 LAUGENOUR DR	83,609.00	146,317.00	229,926.00	319.22
027-701-002-000	1605 LAUGENOUR DR	66,601.00	169,064.00	235,665.00	319.22
027-701-003-000	1609 LAUGENOUR DR	75,000.00	245,000.00	320,000.00	319.22
027-701-004-000	1613 LAUGENOUR DR	88,606.00	242,018.00	330,624.00	319.22
027-701-005-000	1619 LAUGENOUR DR	88,606.00	191,307.00	279,913.00	319.22
027-701-006-000	605 LAUGENOUR DR	75,000.00	185,000.00	260,000.00	319.22
027-701-007-000	611 LAUGENOUR DR	55,000.00	270,000.00	325,000.00	319.22
027-701-008-000	617 LAUGENOUR DR	75,000.00	245,000.00	320,000.00	319.22
027-701-009-000	623 LAUGENOUR DR	55,249.00	200,908.00	256,157.00	319.22
027-701-010-000	629 LAUGENOUR DR	75,000.00	245,000.00	320,000.00	319.22
027-701-011-000	635 LAUGENOUR DR	55,249.00	185,839.00	241,088.00	319.22
027-701-012-000	641 LAUGENOUR DR	75,000.00	260,000.00	335,000.00	319.22
027-701-013-000	647 LAUGENOUR DR	110,562.00	179,008.00	289,570.00	319.22
027-701-014-000	653 LAUGENOUR DR	75,000.00	185,000.00	260,000.00	319.22
027-701-015-000	659 LAUGENOUR DR	75,000.00	245,000.00	320,000.00	319.22
027-701-016-000	665 LAUGENOUR DR	75,000.00	245,000.00	320,000.00	319.22
027-701-017-000	671 LAUGENOUR DR	71,724.00	153,592.00	225,316.00	319.22
027-701-018-000	677 LAUGENOUR DR	75,000.00	245,000.00	320,000.00	319.22
027-701-019-000	1643 FARNHAM AVE	90,000.00	125,000.00	215,000.00	319.22
027-701-020-000	1647 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22

City of Woodland
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027-701-021-000	1651 FARNHAM AVE	75,000.00	260,000.00	335,000.00	319.22
027-701-022-000	1655 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-702-001-000	601 BOURN DR	94,061.00	167,114.00	261,175.00	319.22
027-702-002-000	613 BOURN DR	82,698.00	203,629.00	286,327.00	319.22
027-702-003-000	625 BOURN DR	82,698.00	184,482.00	267,180.00	319.22
027-702-004-000	637 BOURN DR	82,698.00	221,088.00	303,786.00	319.22
027-702-005-000	649 BOURN DR	82,698.00	184,760.00	267,458.00	319.22
027-702-006-000	661 BOURN DR	82,698.00	210,812.00	293,510.00	319.22
027-702-007-000	673 BOURN DR	60,272.00	170,771.00	231,043.00	319.22
027-702-008-000	685 BOURN DR	90,000.00	125,000.00	215,000.00	319.22
027-702-009-000	697 BOURN DR	86,066.00	226,840.00	312,906.00	319.22
027-702-010-000	709 BOURN DR	82,698.00	198,159.00	280,857.00	319.22
027-702-011-000	721 BOURN DR	88,606.00	218,094.00	306,700.00	319.22
027-702-013-000	684 WOODARD DR	60,000.00	165,000.00	225,000.00	319.22
027-702-014-000	676 WOODARD DR	78,384.00	219,475.00	297,859.00	319.22
027-702-015-000	668 WOODARD DR	75,000.00	245,000.00	320,000.00	319.22
027-702-016-000	660 WOODARD DR	75,000.00	245,000.00	320,000.00	319.22
027-702-017-000	652 WOODARD DR	75,000.00	185,000.00	260,000.00	319.22
027-702-018-000	644 WOODARD DR	110,179.00	223,166.00	333,345.00	319.22
027-702-019-000	636 WOODARD DR	75,000.00	245,000.00	320,000.00	319.22
027-702-020-000	628 WOODARD DR	105,048.00	199,592.00	304,640.00	319.22
027-702-021-000	620 WOODARD DR	105,298.00	157,947.00	263,245.00	319.22
027-702-022-000	1610 LAUGENOUR DR	76,847.00	179,310.00	256,157.00	319.22
027-702-023-000	1618 LAUGENOUR DR	75,000.00	185,000.00	260,000.00	319.22
027-703-001-000	672 LAUGENOUR DR	92,216.00	121,192.00	213,408.00	319.22
027-703-002-000	680 LAUGENOUR DR	75,000.00	245,000.00	320,000.00	319.22
027-703-003-000	688 LAUGENOUR DR	94,767.00	152,629.00	247,396.00	319.22
027-703-004-000	1631 FARNHAM AVE	75,000.00	260,000.00	335,000.00	319.22
027-703-005-000	1627 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-703-006-000	1623 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-703-007-000	1619 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-703-008-000	1615 FARNHAM AVE	95,000.00	120,000.00	215,000.00	319.22
027-703-009-000	667 WOODARD DR	85,000.00	280,000.00	365,000.00	319.22
027-703-010-000	659 WOODARD DR	55,000.00	162,000.00	217,000.00	319.22
027-703-011-000	651 WOODARD DR	75,000.00	245,000.00	320,000.00	319.22
027-703-012-000	643 WOODARD DR	75,000.00	245,000.00	320,000.00	319.22
027-703-013-000	635 WOODARD DR	75,000.00	245,000.00	320,000.00	319.22
027-703-014-000	622 LAUGENOUR DR	75,000.00	185,000.00	260,000.00	319.22
027-703-015-000	626 LAUGENOUR DR	75,000.00	260,000.00	335,000.00	319.22
027-703-016-000	632 LAUGENOUR DR	75,000.00	245,000.00	320,000.00	319.22
027-703-017-000	638 LAUGENOUR DR	90,000.00	125,000.00	215,000.00	319.22
027-703-018-000	8 GWINN CT	75,000.00	245,000.00	320,000.00	319.22
027-703-019-000	6 GWINN CT	66,601.00	184,433.00	251,034.00	319.22
027-703-020-000	4 GWINN CT	70,317.00	238,957.00	309,274.00	319.22
027-703-021-000	2 GWINN CT	75,000.00	245,000.00	320,000.00	319.22
027-711-001-000	761 HATCHER DR	90,000.00	180,000.00	270,000.00	319.22
027-711-002-000	765 HATCHER DR	110,299.00	204,741.00	315,040.00	319.22
027-711-003-000	769 HATCHER DR	75,000.00	245,000.00	320,000.00	319.22
027-711-004-000	773 HATCHER DR	75,000.00	245,000.00	320,000.00	319.22
027-711-005-000	777 HATCHER DR	90,000.00	125,000.00	215,000.00	319.22
027-711-006-000	3 HAZEMAN CT	75,000.00	185,000.00	260,000.00	319.22
027-711-007-000	5 HAZEMAN CT	80,000.00	245,000.00	325,000.00	319.22
027-711-008-000	7 HAZEMAN CT	75,000.00	260,000.00	335,000.00	319.22
027-711-010-000	10 HAZEMAN CT	80,000.00	255,000.00	335,000.00	319.22
027-711-011-000	8 HAZEMAN CT	75,000.00	245,000.00	320,000.00	319.22

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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-711-012-000	6 HAZEMAN CT	75,000.00	245,000.00	320,000.00	319.22
027-711-013-000	4 HAZEMAN CT	75,000.00	260,000.00	335,000.00	319.22
027-711-014-000	2 HAZEMAN CT	75,000.00	245,000.00	320,000.00	319.22
027-711-015-000	781 HATCHER DR	75,000.00	185,000.00	260,000.00	319.22
027-711-016-000	785 HATCHER DR	75,000.00	245,000.00	320,000.00	319.22
027-711-017-000	789 HATCHER DR	75,000.00	185,000.00	260,000.00	319.22
027-711-018-000	1649 HATCHER DR	75,000.00	245,000.00	320,000.00	319.22
027-711-019-000	1653 HATCHER DR	100,033.00	189,537.00	289,570.00	319.22
027-711-020-000	1657 HATCHER DR	78,384.00	83,609.00	161,993.00	319.22
027-711-021-000	1661 HATCHER DR	75,000.00	245,000.00	320,000.00	319.22
027-711-022-000	1665 HATCHER DR	75,000.00	260,000.00	335,000.00	319.22
027-711-023-000	1671 HATCHER DR	75,000.00	185,000.00	260,000.00	319.22
027-712-001-000	762 HATCHER DR	75,000.00	185,000.00	260,000.00	319.22
027-712-002-000	766 HATCHER DR	75,000.00	270,000.00	345,000.00	319.22
027-712-003-000	770 HATCHER DR	128,578.00	187,511.00	316,089.00	319.22
027-712-004-000	774 HATCHER DR	115,553.00	218,502.00	334,055.00	319.22
027-712-005-000	778 HATCHER DR	66,601.00	179,207.00	245,808.00	319.22
027-712-006-000	782 HATCHER DR	75,000.00	245,000.00	320,000.00	319.22
027-712-007-000	786 HATCHER DR	75,000.00	185,000.00	260,000.00	319.22
027-712-008-000	790 HATCHER DR	90,000.00	125,000.00	215,000.00	319.22
027-712-009-000	794 HATCHER DR	75,000.00	245,000.00	320,000.00	319.22
027-712-010-000	1636 HATCHER DR	131,310.00	189,087.00	320,397.00	319.22
027-712-011-000	1640 HATCHER DR	75,000.00	245,000.00	320,000.00	319.22
027-712-012-000	1644 HATCHER DR	78,384.00	182,896.00	261,280.00	319.22
027-712-013-000	1648 HATCHER DR	75,000.00	245,000.00	320,000.00	319.22
027-712-014-000	1652 HATCHER DR	75,000.00	245,000.00	320,000.00	319.22
027-712-015-000	1656 HATCHER DR	78,384.00	156,768.00	235,152.00	319.22
027-712-016-000	1660 HATCHER DR	75,000.00	245,000.00	320,000.00	319.22
027-712-017-000	1664 HATCHER DR	55,249.00	262,184.00	317,433.00	319.22
027-712-018-000	1668 HATCHER DR	88,835.00	172,445.00	261,280.00	319.22
027-712-019-000	1672 HATCHER DR	75,000.00	185,000.00	260,000.00	319.22
027-721-001-000	852 ATWELL CIR	81,970.00	146,522.00	228,492.00	319.22
027-721-002-000	850 ATWELL CIR	88,606.00	216,088.00	304,694.00	319.22
027-721-003-000	848 ATWELL CIR	71,724.00	180,847.00	252,571.00	319.22
027-721-004-000	846 ATWELL CIR	67,933.00	141,091.00	209,024.00	319.22
027-721-005-000	844 ATWELL CIR	76,791.00	177,599.00	254,390.00	319.22
027-721-006-000	842 ATWELL CIR	82,698.00	266,250.00	348,948.00	319.22
027-721-007-000	840 ATWELL CIR	75,000.00	185,000.00	260,000.00	319.22
027-721-008-000	838 ATWELL CIR	76,791.00	234,279.00	311,070.00	319.22
027-721-009-000	836 ATWELL CIR	65,000.00	260,000.00	325,000.00	319.22
027-721-010-000	834 ATWELL CIR	90,000.00	285,000.00	375,000.00	319.22
027-721-011-000	832 ATWELL CIR	76,791.00	224,358.00	301,149.00	319.22
027-721-012-000	830 ATWELL CIR	75,000.00	245,000.00	320,000.00	319.22
027-721-013-000	828 ATWELL CIR	76,791.00	288,420.00	365,211.00	319.22
027-721-014-000	826 ATWELL CIR	76,791.00	169,767.00	246,558.00	319.22
027-721-015-000	824 ATWELL CIR	83,609.00	180,073.00	263,682.00	319.22
027-721-016-000	822 ATWELL CIR	128,578.00	150,008.00	278,586.00	319.22
027-721-017-000	820 ATWELL CIR	80,363.00	123,558.00	203,921.00	319.22
027-721-018-000	818 ATWELL CIR	88,835.00	133,775.00	222,610.00	319.22
027-721-019-000	816 ATWELL CIR	76,791.00	162,774.00	239,565.00	319.22
027-721-020-000	814 ATWELL CIR	94,767.00	136,886.00	231,653.00	319.22
027-721-021-000	812 ATWELL CIR	79,746.00	151,952.00	231,698.00	319.22
027-721-022-000	810 ATWELL CIR	105,048.00	151,268.00	256,316.00	319.22
027-721-023-000	808 ATWELL CIR	75,000.00	185,000.00	260,000.00	319.22
027-721-024-000	806 ATWELL CIR	75,000.00	185,000.00	260,000.00	319.22

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-721-025-000	804 ATWELL CIR	75,000.00	185,000.00	260,000.00	319.22
027-721-026-000	802 ATWELL CIR	79,746.00	135,978.00	215,724.00	319.22
027-721-027-000	800 ATWELL CIR	82,698.00	162,922.00	245,620.00	319.22
027-722-001-000	801 ATWELL CIR	75,000.00	185,000.00	260,000.00	319.22
027-722-002-000	803 ATWELL CIR	55,000.00	204,000.00	259,000.00	319.22
027-722-003-000	805 ATWELL CIR	70,000.00	230,000.00	300,000.00	319.22
027-722-004-000	807 ATWELL CIR	70,000.00	145,000.00	215,000.00	319.22
027-722-005-000	809 ATWELL CIR	79,746.00	162,129.00	241,875.00	319.22
027-722-006-000	811 ATWELL CIR	89,503.00	180,059.00	269,562.00	319.22
027-722-007-000	813 ATWELL CIR	76,791.00	152,996.00	229,787.00	319.22
027-722-008-000	815 ATWELL CIR	115,553.00	180,683.00	296,236.00	319.22
027-722-009-000	817 ATWELL CIR	66,601.00	143,960.00	210,561.00	319.22
027-722-010-000	837 ATWELL CIR	105,048.00	157,572.00	262,620.00	319.22
027-722-011-000	839 ATWELL CIR	75,000.00	245,000.00	320,000.00	319.22
027-722-012-000	841 ATWELL CIR	66,601.00	114,758.00	181,359.00	319.22
027-722-013-000	843 ATWELL CIR	98,975.00	173,133.00	272,108.00	319.22
027-722-014-000	845 ATWELL CIR	75,000.00	165,000.00	240,000.00	319.22
027-722-015-000	847 ATWELL CIR	75,000.00	270,000.00	345,000.00	319.22
027-722-016-000	849 ATWELL CIR	78,384.00	150,497.00	228,881.00	319.22
027-722-017-000	851 ATWELL CIR	79,746.00	153,588.00	233,334.00	319.22
027-722-018-000	853 ATWELL CIR	75,000.00	185,000.00	260,000.00	319.22
027-731-001-000	1802 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-731-002-000	1806 ELSTON CIR	88,606.00	244,090.00	332,696.00	319.22
027-731-003-000	1810 ELSTON CIR	94,061.00	207,159.00	301,220.00	319.22
027-731-004-000	1814 ELSTON CIR	75,000.00	245,000.00	320,000.00	319.22
027-731-005-000	1818 ELSTON CIR	75,000.00	195,000.00	270,000.00	319.22
027-731-006-000	1822 ELSTON CIR	75,000.00	255,000.00	330,000.00	319.22
027-731-007-000	1826 ELSTON CIR	85,000.00	180,000.00	265,000.00	319.22
027-731-008-000	1813 GABLE DR	75,000.00	200,000.00	275,000.00	319.22
027-731-009-000	1809 GABLE DR	75,000.00	270,000.00	345,000.00	319.22
027-731-010-000	1805 GABLE DR	120,804.00	210,097.00	330,901.00	319.22
027-731-011-000	1801 GABLE DR	97,468.00	180,255.00	277,723.00	319.22
027-731-012-000	1817 HOMESTEAD WAY	97,917.00	236,292.00	334,209.00	319.22
027-731-013-000	1813 HOMESTEAD WAY	75,000.00	185,000.00	260,000.00	319.22
027-731-014-000	1809 HOMESTEAD WAY	91,893.00	219,752.00	311,645.00	319.22
027-731-015-000	1805 HOMESTEAD WAY	75,000.00	255,000.00	330,000.00	319.22
027-731-016-000	1801 HOMESTEAD WAY	75,000.00	200,000.00	275,000.00	319.22
027-732-001-000	1734 ELSTON CIR	75,000.00	200,000.00	275,000.00	319.22
027-732-002-000	1738 ELSTON CIR	75,000.00	245,000.00	320,000.00	319.22
027-732-003-000	1742 ELSTON CIR	80,000.00	255,000.00	335,000.00	319.22
027-732-004-000	1746 ELSTON CIR	75,000.00	300,000.00	375,000.00	319.22
027-732-005-000	1750 ELSTON CIR	75,000.00	200,000.00	275,000.00	319.22
027-732-006-000	1754 ELSTON CIR	75,000.00	245,000.00	320,000.00	319.22
027-732-007-000	1758 ELSTON CIR	83,609.00	190,211.00	273,820.00	319.22
027-732-008-000	1762 ELSTON CIR	75,000.00	275,000.00	350,000.00	319.22
027-732-009-000	1766 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-732-010-000	1770 ELSTON CIR	100,033.00	157,947.00	257,980.00	319.22
027-732-011-000	1774 ELSTON CIR	65,295.00	140,635.00	205,930.00	319.22
027-732-012-000	1775 HOMESTEAD WAY	110,299.00	161,564.00	271,863.00	319.22
027-732-013-000	1771 HOMESTEAD WAY	75,000.00	265,000.00	340,000.00	319.22
027-732-014-000	1767 HOMESTEAD WAY	75,000.00	185,000.00	260,000.00	319.22
027-732-015-000	1763 HOMESTEAD WAY	88,835.00	148,406.00	237,241.00	319.22
027-732-016-000	1759 HOMESTEAD WAY	75,000.00	255,000.00	330,000.00	319.22
027-732-017-000	1755 HOMESTEAD WAY	75,000.00	265,000.00	340,000.00	319.22
027-732-018-000	1751 HOMESTEAD WAY	75,000.00	245,000.00	320,000.00	319.22

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-732-019-000	1747 HOMESTEAD WAY	75,000.00	215,000.00	290,000.00	319.22
027-732-020-000	759 MERRITT CIR	75,000.00	265,000.00	340,000.00	319.22
027-733-001-000	754 MERRITT CIR	75,000.00	185,000.00	260,000.00	319.22
027-733-002-000	758 MERRITT CIR	75,000.00	255,000.00	330,000.00	319.22
027-733-003-000	762 MERRITT CIR	78,384.00	182,896.00	261,280.00	319.22
027-733-004-000	766 MERRITT CIR	105,048.00	162,824.00	267,872.00	319.22
027-733-005-000	770 MERRITT CIR	91,559.00	236,158.00	327,717.00	319.22
027-733-006-000	774 MERRITT CIR	110,562.00	184,271.00	294,833.00	319.22
027-733-007-000	778 MERRITT CIR	89,503.00	179,008.00	268,511.00	319.22
027-733-008-000	782 MERRITT CIR	91,559.00	235,112.00	326,671.00	319.22
027-733-009-000	786 MERRITT CIR	55,249.00	157,712.00	212,961.00	319.22
027-733-010-000	790 MERRITT CIR	120,804.00	215,350.00	336,154.00	319.22
027-733-011-000	794 MERRITT CIR	110,562.00	179,008.00	289,570.00	319.22
027-733-012-000	798 MERRITT CIR	70,000.00	190,000.00	260,000.00	319.22
027-733-013-000	799 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-733-014-000	795 ELSTON CIR	75,000.00	245,000.00	320,000.00	319.22
027-733-015-000	791 ELSTON CIR	66,601.00	212,610.00	279,211.00	319.22
027-733-016-000	787 ELSTON CIR	55,249.00	198,898.00	254,147.00	319.22
027-733-017-000	783 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-733-018-000	779 ELSTON CIR	75,000.00	265,000.00	340,000.00	319.22
027-733-019-000	775 ELSTON CIR	78,384.00	198,573.00	276,957.00	319.22
027-733-020-000	771 ELSTON CIR	75,000.00	245,000.00	320,000.00	319.22
027-733-021-000	767 ELSTON CIR	75,000.00	255,000.00	330,000.00	319.22
027-733-022-000	763 ELSTON CIR	55,249.00	254,148.00	309,397.00	319.22
027-733-023-000	759 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-734-001-000	796 ELSTON CIR	75,000.00	200,000.00	275,000.00	319.22
027-734-002-000	792 ELSTON CIR	71,724.00	192,630.00	264,354.00	319.22
027-734-003-000	788 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-734-004-000	784 ELSTON CIR	83,609.00	143,181.00	226,790.00	319.22
027-734-005-000	780 ELSTON CIR	77,166.00	218,436.00	295,602.00	319.22
027-734-006-000	776 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-734-007-000	772 ELSTON CIR	75,000.00	245,000.00	320,000.00	319.22
027-734-008-000	768 ELSTON CIR	94,767.00	236,921.00	331,688.00	319.22
027-734-009-000	764 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-735-001-000	1726 MERRITT CIR	75,000.00	255,000.00	330,000.00	319.22
027-735-002-000	1722 MERRITT CIR	110,562.00	171,636.00	282,198.00	319.22
027-735-003-000	1718 MERRITT CIR	105,298.00	200,067.00	305,365.00	319.22
027-735-004-000	1714 MERRITT CIR	75,000.00	255,000.00	330,000.00	319.22
027-735-005-000	1710 MERRITT CIR	75,000.00	245,000.00	320,000.00	319.22
027-735-006-000	1706 MERRITT CIR	75,000.00	185,000.00	260,000.00	319.22
027-735-007-000	1702 MERRITT CIR	71,724.00	137,300.00	209,024.00	319.22
027-741-001-000	1799 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-741-002-000	1801 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-741-003-000	1805 FARNHAM AVE	71,724.00	186,482.00	258,206.00	319.22
027-741-004-000	1809 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-741-005-000	1813 FARNHAM AVE	97,468.00	238,574.00	336,042.00	319.22
027-741-006-000	1817 FARNHAM AVE	105,048.00	168,076.00	273,124.00	319.22
027-741-007-000	1821 FARNHAM AVE	71,724.00	133,202.00	204,926.00	319.22
027-741-008-000	1825 FARNHAM AVE	75,000.00	265,000.00	340,000.00	319.22
027-741-011-000	1829 FARNHAM AVE	115,000.00	270,000.00	385,000.00	319.22
027-742-001-000	1796 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-742-002-000	1785 ELSTON CIR	110,299.00	160,724.00	271,023.00	319.22
027-743-001-000	1800 FARNHAM AVE	105,298.00	152,682.00	257,980.00	319.22
027-743-002-000	1804 FARNHAM AVE	75,000.00	255,000.00	330,000.00	319.22
027-743-003-000	1808 FARNHAM AVE	94,767.00	209,544.00	304,311.00	319.22

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-743-004-000	1812 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-743-005-000	1816 FARNHAM AVE	73,158.00	229,927.00	303,085.00	319.22
027-743-006-000	1820 FARNHAM AVE	105,298.00	151,629.00	256,927.00	319.22
027-743-007-000	1824 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-743-008-000	1828 FARNHAM AVE	75,000.00	255,000.00	330,000.00	319.22
027-743-009-000	1832 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-743-010-000	1836 FARNHAM AVE	106,328.00	229,010.00	335,338.00	319.22
027-743-011-000	1840 FARNHAM AVE	75,000.00	200,000.00	275,000.00	319.22
027-743-012-000	1844 FARNHAM AVE	115,553.00	173,329.00	288,882.00	319.22
027-743-013-000	1837 ELSTON CIR	75,000.00	200,000.00	275,000.00	319.22
027-743-014-000	1833 ELSTON CIR	75,000.00	265,000.00	340,000.00	319.22
027-743-015-000	1829 ELSTON CIR	76,847.00	153,694.00	230,541.00	319.22
027-743-016-000	1825 ELSTON CIR	75,000.00	265,000.00	340,000.00	319.22
027-743-017-000	1821 ELSTON CIR	76,847.00	194,679.00	271,526.00	319.22
027-743-018-000	1817 ELSTON CIR	100,420.00	228,355.00	328,775.00	319.22
027-743-019-000	1813 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-743-020-000	1809 ELSTON CIR	75,000.00	255,000.00	330,000.00	319.22
027-743-021-000	1805 ELSTON CIR	93,331.00	237,094.00	330,425.00	319.22
027-743-022-000	1801 ELSTON CIR	65,000.00	210,000.00	275,000.00	319.22
027-744-001-000	1802 GABLE DR	92,742.00	175,802.00	268,544.00	319.22
027-744-002-000	1806 GABLE DR	110,299.00	195,391.00	305,690.00	319.22
027-744-003-000	1810 GABLE DR	91,559.00	245,485.00	337,044.00	319.22
027-744-004-000	1814 GABLE DR	91,559.00	228,494.00	320,053.00	319.22
027-744-005-000	1818 GABLE DR	100,718.00	218,548.00	319,266.00	319.22
027-744-006-000	1822 GABLE DR	91,559.00	265,418.00	356,977.00	319.22
027-744-007-000	1826 GABLE DR	91,559.00	228,764.00	320,323.00	319.22
027-744-008-000	1830 GABLE DR	91,559.00	260,002.00	351,561.00	319.22
027-744-009-000	1834 GABLE DR	75,000.00	200,000.00	275,000.00	319.22
027-751-001-000	1747 LEE DR	90,000.00	250,000.00	340,000.00	319.22
027-751-002-000	1749 LEE DR	75,000.00	260,000.00	335,000.00	319.22
027-751-003-000	1751 LEE DR	75,000.00	255,000.00	330,000.00	319.22
027-751-004-000	1753 LEE DR	75,000.00	245,000.00	320,000.00	319.22
027-751-005-000	1755 LEE DR	99,260.00	185,998.00	285,258.00	319.22
027-751-006-000	1757 LEE DR	105,048.00	189,087.00	294,135.00	319.22
027-751-007-000	1759 LEE DR	75,663.00	141,380.00	217,043.00	319.22
027-751-008-000	1761 FARNHAM AVE	80,000.00	265,000.00	345,000.00	319.22
027-751-009-000	1765 FARNHAM AVE	75,000.00	255,000.00	330,000.00	319.22
027-751-010-000	1769 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-751-011-000	1773 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-751-012-000	1777 FARNHAM AVE	75,000.00	255,000.00	330,000.00	319.22
027-751-013-000	1781 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-751-014-000	1785 FARNHAM AVE	94,767.00	153,734.00	248,501.00	319.22
027-751-015-000	1789 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-751-016-000	1793 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-751-017-000	1797 FARNHAM AVE	71,724.00	174,187.00	245,911.00	319.22
027-752-001-000	1740 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-752-002-000	1744 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-752-003-000	1748 FARNHAM AVE	55,000.00	245,000.00	300,000.00	319.22
027-752-004-000	1752 FARNHAM AVE	55,249.00	160,726.00	215,975.00	319.22
027-752-005-000	1756 FARNHAM AVE	75,000.00	255,000.00	330,000.00	319.22
027-752-006-000	1760 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-752-007-000	1764 FARNHAM AVE	75,000.00	265,000.00	340,000.00	319.22
027-752-008-000	1768 FARNHAM AVE	89,503.00	173,742.00	263,245.00	319.22
027-752-009-000	1772 FARNHAM AVE	75,000.00	255,000.00	330,000.00	319.22
027-752-010-000	1776 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-752-011-000	1780 FARNHAM AVE	78,384.00	169,309.00	247,693.00	319.22
027-752-012-000	1784 FARNHAM AVE	60,000.00	200,000.00	260,000.00	319.22
027-752-013-000	1788 FARNHAM AVE	131,310.00	173,329.00	304,639.00	319.22
027-752-014-000	1792 FARNHAM AVE	128,578.00	225,015.00	353,593.00	319.22
027-752-015-000	1781 ELSTON CIR	75,000.00	255,000.00	330,000.00	319.22
027-752-016-000	1777 ELSTON CIR	88,835.00	217,385.00	306,220.00	319.22
027-752-017-000	1773 ELSTON CIR	56,354.00	168,961.00	225,315.00	319.22
027-752-018-000	1769 ELSTON CIR	75,000.00	265,000.00	340,000.00	319.22
027-752-019-000	1765 ELSTON CIR	75,000.00	255,000.00	330,000.00	319.22
027-752-020-000	1761 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-752-021-000	1757 ELSTON CIR	78,384.00	167,219.00	245,603.00	319.22
027-752-022-000	1753 ELSTON CIR	75,000.00	265,000.00	340,000.00	319.22
027-752-023-000	1749 ELSTON CIR	75,000.00	275,000.00	350,000.00	319.22
027-752-024-000	1745 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-752-025-000	1741 ELSTON CIR	88,835.00	182,896.00	271,731.00	319.22
027-752-026-000	1737 ELSTON CIR	55,249.00	210,953.00	266,202.00	319.22
027-761-001-000	1745 LEE DR	75,000.00	260,000.00	335,000.00	319.22
027-761-002-000	1741 LEE DR	61,477.00	184,433.00	245,910.00	319.22
027-761-003-000	1737 LEE DR	75,000.00	185,000.00	260,000.00	319.22
027-761-004-000	1733 LEE DR	78,384.00	172,445.00	250,829.00	319.22
027-761-005-000	1729 LEE DR	105,048.00	200,642.00	305,690.00	319.22
027-761-006-000	1725 LEE DR	88,835.00	141,091.00	229,926.00	319.22
027-761-007-000	1721 LEE DR	88,835.00	219,475.00	308,310.00	319.22
027-761-008-000	1717 LEE DR	95,000.00	120,000.00	215,000.00	319.22
027-761-009-000	1713 LEE CT	75,000.00	245,000.00	320,000.00	319.22
027-761-010-000	1709 LEE CT	55,249.00	198,798.00	254,047.00	319.22
027-761-011-000	1705 LEE CT	75,000.00	185,000.00	260,000.00	319.22
027-761-012-000	1703 LEE CT	83,609.00	193,347.00	276,956.00	319.22
027-761-013-000	1701 LEE CT	75,000.00	260,000.00	335,000.00	319.22
027-761-015-000	1706 LEE CT	75,000.00	260,000.00	335,000.00	319.22
027-761-016-000	1710 LEE CT	88,835.00	201,604.00	290,439.00	319.22
027-761-017-000	1714 LEE CT	88,835.00	167,219.00	256,054.00	319.22
027-761-018-000	603 EAKLE LN	75,000.00	185,000.00	260,000.00	319.22
027-761-019-000	607 EAKLE LN	75,000.00	245,000.00	320,000.00	319.22
027-761-020-000	1715 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-761-021-000	1711 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-761-022-000	1707 FARNHAM AVE	94,061.00	172,445.00	266,506.00	319.22
027-761-023-000	1703 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-762-001-000	1726 LEE DR	75,000.00	185,000.00	260,000.00	319.22
027-762-002-000	1730 LEE DR	75,000.00	245,000.00	320,000.00	319.22
027-762-003-000	1734 LEE DR	75,000.00	260,000.00	335,000.00	319.22
027-762-004-000	1738 LEE DR	95,000.00	120,000.00	215,000.00	319.22
027-762-005-000	1742 LEE DR	66,601.00	181,359.00	247,960.00	319.22
027-762-006-000	1746 LEE DR	88,835.00	198,573.00	287,408.00	319.22
027-762-007-000	1748 LEE DR	76,847.00	150,620.00	227,467.00	319.22
027-762-008-000	1752 LEE DR	75,000.00	265,000.00	340,000.00	319.22
027-762-009-000	1751 FARNHAM AVE	75,000.00	200,000.00	275,000.00	319.22
027-762-010-000	1747 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-762-011-000	1743 FARNHAM AVE	75,000.00	255,000.00	330,000.00	319.22
027-762-012-000	1739 FARNHAM AVE	105,048.00	212,198.00	317,246.00	319.22
027-762-013-000	1735 FARNHAM AVE	60,000.00	200,000.00	260,000.00	319.22
027-762-014-000	1731 FARNHAM AVE	60,272.00	186,844.00	247,116.00	319.22
027-762-015-000	1727 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-762-016-000	1723 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-763-001-000	1704 FARNHAM AVE	94,767.00	150,050.00	244,817.00	319.22

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-763-002-000	1708 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-763-003-000	1712 FARNHAM AVE	56,354.00	189,556.00	245,910.00	319.22
027-763-004-000	1716 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-763-005-000	1720 FARNHAM AVE	115,553.00	207,996.00	323,549.00	319.22
027-763-006-000	1724 FARNHAM AVE	75,000.00	185,000.00	260,000.00	319.22
027-763-007-000	1728 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-763-008-000	1732 FARNHAM AVE	95,000.00	120,000.00	215,000.00	319.22
027-763-009-000	1736 FARNHAM AVE	75,000.00	245,000.00	320,000.00	319.22
027-763-010-000	1733 ELSTON CIR	66,601.00	199,803.00	266,404.00	319.22
027-763-011-000	1729 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-763-012-000	1725 ELSTON CIR	128,578.00	187,511.00	316,089.00	319.22
027-763-013-000	1721 ELSTON CIR	75,000.00	255,000.00	330,000.00	319.22
027-763-014-000	1717 ELSTON CIR	75,000.00	265,000.00	340,000.00	319.22
027-763-015-000	1713 ELSTON CIR	75,000.00	185,000.00	260,000.00	319.22
027-763-016-000	1709 ELSTON CIR	80,000.00	265,000.00	345,000.00	319.22
027-763-017-000	1705 ELSTON CIR	80,000.00	265,000.00	345,000.00	319.22
027-763-018-000	760 ELSTON CIR	75,000.00	245,000.00	320,000.00	319.22
027-771-001-000	1953 HECKE DR	94,767.00	152,682.00	247,449.00	319.22
027-771-002-000	1957 HECKE DR	67,933.00	147,361.00	215,294.00	319.22
027-771-003-000	1961 HECKE DR	70,000.00	145,000.00	215,000.00	319.22
027-771-004-000	1965 HECKE DR	75,000.00	165,000.00	240,000.00	319.22
027-771-005-000	1969 HECKE DR	75,000.00	185,000.00	260,000.00	319.22
027-771-006-000	1973 HECKE DR	70,000.00	145,000.00	215,000.00	319.22
027-771-007-000	1977 HECKE DR	13,168.00	43,611.00	56,779.00	319.22
027-771-008-000	1981 HECKE DR	121,092.00	152,577.00	273,669.00	319.22
027-771-010-000	1985 HECKE DR	65,295.00	137,521.00	202,816.00	319.22
027-771-011-000	1989 HECKE DR	61,477.00	144,472.00	205,949.00	319.22
027-771-012-000	1993 HECKE DR	97,468.00	174,147.00	271,615.00	319.22
027-771-013-000	1997 HECKE DR	75,000.00	185,000.00	260,000.00	319.22
027-772-001-000	1954 HECKE DR	100,420.00	171,193.00	271,613.00	319.22
027-772-002-000	1958 HECKE DR	89,503.00	110,562.00	200,065.00	319.22
027-772-003-000	1962 HECKE DR	75,000.00	185,000.00	260,000.00	319.22
027-772-004-000	1966 HECKE DR	66,601.00	128,078.00	194,679.00	319.22
027-772-005-000	1970 HECKE DR	75,000.00	185,000.00	260,000.00	319.22
027-772-006-000	1972 HECKE DR	70,000.00	145,000.00	215,000.00	319.22
027-772-007-000	1971 HERSHEY DR	71,724.00	102,463.00	174,187.00	319.22
027-772-008-000	1967 HERSHEY DR	55,249.00	150,681.00	205,930.00	319.22
027-772-009-000	1963 HERSHEY DR	75,000.00	185,000.00	260,000.00	319.22
027-772-010-000	1959 HERSHEY DR	75,000.00	185,000.00	260,000.00	319.22
027-772-011-000	1955 HERSHEY DR	100,033.00	110,562.00	210,595.00	319.22
027-772-012-000	1951 HERSHEY DR	75,000.00	185,000.00	260,000.00	319.22
027-773-001-000	1952 HERSHEY DR	75,000.00	185,000.00	260,000.00	319.22
027-773-002-000	1956 HERSHEY DR	110,562.00	136,886.00	247,448.00	319.22
027-773-003-000	1960 HERSHEY DR	75,000.00	185,000.00	260,000.00	319.22
027-773-004-000	1964 HERSHEY DR	83,609.00	114,963.00	198,572.00	319.22
027-773-005-000	1968 HERSHEY DR	105,048.00	141,815.00	246,863.00	319.22
027-773-006-000	1972 HERSHEY DR	75,000.00	185,000.00	260,000.00	319.22
027-773-007-000	1976 HERSHEY DR	80,347.00	177,478.00	257,825.00	319.22
027-773-008-000	1980 HERSHEY DR	75,000.00	185,000.00	260,000.00	319.22
027-773-009-000	1984 HERSHEY DR	75,000.00	185,000.00	260,000.00	319.22
027-773-010-000	1988 HERSHEY DR	70,000.00	145,000.00	215,000.00	319.22
027-781-001-000	1801 HARDY DR	75,000.00	215,000.00	290,000.00	319.22
027-781-002-000	1805 HARDY DR	83,609.00	151,542.00	235,151.00	319.22
027-781-003-000	1809 HARDY DR	94,767.00	168,477.00	263,244.00	319.22
027-781-004-000	1813 HARDY DR	75,000.00	255,000.00	330,000.00	319.22

City of Woodland
Gibson Ranch Landscaping and Lighting District
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-781-005-000	1817 HARDY DR	75,000.00	215,000.00	290,000.00	319.22
027-781-006-000	1821 HARDY DR	71,724.00	143,448.00	215,172.00	319.22
027-781-007-000	1825 HARDY DR	83,609.00	197,527.00	281,136.00	319.22
027-781-008-000	1829 HARDY DR	60,272.00	249,125.00	309,397.00	319.22
027-781-009-000	1833 HARDY DR	88,835.00	99,286.00	188,121.00	319.22
027-782-001-000	1802 HARDY DR	70,000.00	170,000.00	240,000.00	319.22
027-782-002-000	1806 HARDY DR	85,000.00	265,000.00	350,000.00	319.22
027-782-003-000	1810 HARDY DR	75,000.00	215,000.00	290,000.00	319.22
027-782-004-000	1814 HARDY DR	85,000.00	265,000.00	350,000.00	319.22
027-782-005-000	1818 HARDY DR	60,272.00	180,817.00	241,089.00	319.22
027-782-006-000	1822 HARDY DR	60,272.00	185,839.00	246,111.00	319.22
027-782-007-000	1826 HARDY DR	85,000.00	265,000.00	350,000.00	319.22
027-782-008-000	1830 HARDY DR	75,000.00	245,000.00	320,000.00	319.22
027-782-009-000	1834 HARDY DR	80,945.00	143,448.00	224,393.00	319.22
027-782-010-000	1833 LOWE DR	105,298.00	152,682.00	257,980.00	319.22
027-782-011-000	1829 LOWE DR	85,000.00	265,000.00	350,000.00	319.22
027-782-012-000	1825 LOWE DR	60,272.00	164,744.00	225,016.00	319.22
027-782-013-000	1821 LOWE DR	75,000.00	245,000.00	320,000.00	319.22
027-782-014-000	1817 LOWE DR	85,000.00	265,000.00	350,000.00	319.22
027-782-015-000	1813 LOWE DR	70,000.00	170,000.00	240,000.00	319.22
027-782-016-000	1809 LOWE DR	80,000.00	280,000.00	360,000.00	319.22
027-782-017-000	1805 LOWE DR	75,000.00	260,000.00	335,000.00	319.22
027-782-018-000	1801 LOWE DR	75,000.00	215,000.00	290,000.00	319.22
027-783-001-000	1802 LOWE DR	75,000.00	200,000.00	275,000.00	319.22
027-783-002-000	1806 LOWE DR	60,272.00	215,976.00	276,248.00	319.22
027-783-003-000	1810 LOWE DR	105,298.00	179,008.00	284,306.00	319.22
027-783-004-000	1814 LOWE DR	75,000.00	275,000.00	350,000.00	319.22
027-783-005-000	1818 LOWE DR	83,609.00	148,406.00	232,015.00	319.22
027-783-006-000	1822 LOWE DR	85,000.00	265,000.00	350,000.00	319.22
027-783-007-000	1826 LOWE DR	105,048.00	195,917.00	300,965.00	319.22
027-783-008-000	1830 LOWE DR	85,000.00	265,000.00	350,000.00	319.22
027-783-009-000	1834 LOWE DR	70,000.00	170,000.00	240,000.00	319.22
027-783-010-000	1833 E GUM AVE	105,048.00	149,168.00	254,216.00	319.22
027-783-011-000	1829 E GUM AVE	85,000.00	265,000.00	350,000.00	319.22
027-783-012-000	1825 E GUM AVE	75,000.00	200,000.00	275,000.00	319.22
027-783-013-000	1821 E GUM AVE	75,000.00	260,000.00	335,000.00	319.22
027-783-014-000	1817 E GUM AVE	60,272.00	261,180.00	321,452.00	319.22
027-783-015-000	1813 E GUM AVE	105,298.00	174,793.00	280,091.00	319.22
027-783-016-000	1809 E GUM AVE	110,299.00	162,824.00	273,123.00	319.22
027-783-017-000	1805 E GUM AVE	60,272.00	171,776.00	232,048.00	319.22
027-783-018-000	1801 E GUM AVE	120,804.00	175,957.00	296,761.00	319.22
027-784-001-000	1948 HERSHEY DR	75,000.00	200,000.00	275,000.00	319.22
027-784-002-000	1944 HERSHEY DR	71,724.00	143,448.00	215,172.00	319.22
027-784-003-000	1940 HERSHEY DR	75,000.00	255,000.00	330,000.00	319.22
027-784-004-000	1936 HERSHEY DR	75,000.00	215,000.00	290,000.00	319.22
027-784-005-000	1932 HERSHEY DR	75,000.00	260,000.00	335,000.00	319.22
027-784-006-000	1928 HERSHEY DR	85,000.00	265,000.00	350,000.00	319.22
027-784-007-000	1924 HERSHEY DR	85,000.00	265,000.00	350,000.00	319.22
027-784-008-000	1920 HERSHEY DR	90,000.00	265,000.00	355,000.00	319.22
027-784-009-000	1916 HERSHEY DR	75,000.00	255,000.00	330,000.00	319.22
027-784-010-000	1912 HERSHEY DR	75,000.00	200,000.00	275,000.00	319.22
027-784-011-000	1908 HERSHEY DR	75,000.00	260,000.00	335,000.00	319.22
027-784-012-000	1904 HERSHEY DR	75,000.00	215,000.00	290,000.00	319.22
027-784-013-000	1900 HERSHEY DR	75,000.00	260,000.00	335,000.00	319.22
027-784-014-000	1896 HERSHEY DR	75,000.00	260,000.00	335,000.00	319.22

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-784-015-000	1892 HERSHEY DR	85,000.00	285,000.00	370,000.00	319.22
027-784-016-000	1888 HERSHEY DR	85,000.00	265,000.00	350,000.00	319.22
027-784-017-000	1884 HERSHEY DR	80,000.00	200,000.00	280,000.00	319.22
027-784-018-000	725 FARNHAM AVE	90,000.00	210,000.00	300,000.00	319.22
027-784-019-000	729 FARNHAM AVE	85,000.00	265,000.00	350,000.00	319.22
027-784-020-000	733 FARNHAM AVE	75,000.00	255,000.00	330,000.00	319.22
027-784-021-000	737 FARNHAM AVE	88,835.00	156,768.00	245,603.00	319.22
027-784-022-000	741 FARNHAM AVE	88,835.00	219,475.00	308,310.00	319.22
027-784-023-000	745 FARNHAM AVE	75,000.00	270,000.00	345,000.00	319.22
027-784-024-000	749 FARNHAM AVE	75,000.00	215,000.00	290,000.00	319.22
027-784-025-000	753 FARNHAM AVE	85,000.00	265,000.00	350,000.00	319.22
027-784-026-000	757 FARNHAM AVE	115,553.00	201,692.00	317,245.00	319.22
027-784-027-000	761 FARNHAM AVE	90,000.00	265,000.00	355,000.00	319.22
027-785-001-000	1950 HECKE DR	75,000.00	245,000.00	320,000.00	319.22
027-785-002-000	1946 HECKE DR	75,000.00	255,000.00	330,000.00	319.22
027-785-003-000	1942 HECKE DR	75,000.00	270,000.00	345,000.00	319.22
027-785-004-000	1938 HECKE DR	75,000.00	200,000.00	275,000.00	319.22
027-785-005-000	1934 HECKE DR	75,000.00	260,000.00	335,000.00	319.22
027-785-006-000	1930 HECKE DR	71,724.00	241,812.00	313,536.00	319.22
027-785-007-000	1919 HERSHEY DR	85,000.00	195,000.00	280,000.00	319.22
027-785-008-000	1923 HERSHEY DR	85,000.00	210,000.00	295,000.00	319.22
027-785-009-000	1927 HERSHEY DR	75,000.00	255,000.00	330,000.00	319.22
027-785-010-000	1931 HERSHEY DR	85,000.00	265,000.00	350,000.00	319.22
027-785-011-000	1935 HERSHEY DR	75,000.00	260,000.00	335,000.00	319.22
027-785-012-000	1939 HERSHEY DR	60,272.00	226,021.00	286,293.00	319.22
027-785-013-000	1943 HERSHEY DR	75,000.00	245,000.00	320,000.00	319.22
027-785-014-000	1947 HERSHEY DR	70,000.00	170,000.00	240,000.00	319.22
027-791-001-000	645 BLOWERS DR	75,000.00	200,000.00	275,000.00	319.22
027-791-002-000	643 BLOWERS DR	70,000.00	170,000.00	240,000.00	319.22
027-791-003-000	641 BLOWERS DR	85,000.00	265,000.00	350,000.00	319.22
027-791-004-000	637 BLOWERS DR	85,000.00	265,000.00	350,000.00	319.22
027-791-005-000	633 BLOWERS DR	75,000.00	215,000.00	290,000.00	319.22
027-791-006-000	629 BLOWERS DR	85,000.00	265,000.00	350,000.00	319.22
027-791-007-000	625 BLOWERS DR	105,298.00	189,537.00	294,835.00	319.22
027-791-008-000	621 BLOWERS DR	105,298.00	152,682.00	257,980.00	319.22
027-791-009-000	617 BLOWERS DR	85,000.00	265,000.00	350,000.00	319.22
027-791-010-000	613 BLOWERS DR	75,000.00	215,000.00	290,000.00	319.22
027-791-011-000	609 BLOWERS DR	110,562.00	189,537.00	300,099.00	319.22
027-791-012-000	605 BLOWERS DR	75,000.00	255,000.00	330,000.00	319.22
027-791-013-000	601 BLOWERS DR	104,018.00	249,173.00	353,191.00	319.22
027-791-014-000	1899 BLOWERS DR	81,970.00	184,433.00	266,403.00	319.22
027-791-015-000	1895 BLOWERS DR	110,299.00	197,491.00	307,790.00	319.22
027-791-016-000	1891 BLOWERS DR	115,827.00	170,057.00	285,884.00	319.22
027-791-017-000	1887 BLOWERS DR	85,000.00	265,000.00	350,000.00	319.22
027-791-018-000	1883 BLOWERS DR	75,000.00	245,000.00	320,000.00	319.22
027-791-019-000	1879 BLOWERS DR	60,272.00	150,681.00	210,953.00	319.22
027-791-020-000	1875 BLOWERS DR	94,767.00	184,271.00	279,038.00	319.22
027-791-021-000	1871 BLOWERS DR	75,000.00	255,000.00	330,000.00	319.22
027-791-022-000	1867 BLOWERS DR	60,272.00	200,908.00	261,180.00	319.22
027-791-023-000	1863 BLOWERS DR	60,272.00	130,590.00	190,862.00	319.22
027-791-024-000	1859 BLOWERS DR	60,272.00	241,089.00	301,361.00	319.22
027-791-025-000	1855 BLOWERS DR	75,000.00	260,000.00	335,000.00	319.22
027-791-026-000	1851 BLOWERS DR	83,609.00	156,768.00	240,377.00	319.22
027-791-027-000	1847 BLOWERS DR	105,298.00	189,537.00	294,835.00	319.22
027-791-028-000	1843 BLOWERS DR	60,272.00	271,225.00	331,497.00	319.22

City of Woodland
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Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-791-029-000	1839 BLOWERS DR	105,298.00	179,008.00	284,306.00	319.22
027-791-030-000	1835 BLOWERS DR	71,724.00	189,556.00	261,280.00	319.22
027-791-031-000	1831 BLOWERS DR	71,724.00	163,940.00	235,664.00	319.22
027-791-032-000	1827 BLOWERS DR	75,000.00	215,000.00	290,000.00	319.22
027-791-033-000	1823 BLOWERS DR	75,000.00	255,000.00	330,000.00	319.22
027-791-034-000	1819 BLOWERS DR	94,061.00	198,467.00	292,528.00	319.22
027-792-001-000	1870 HARDY DR	70,000.00	170,000.00	240,000.00	319.22
027-792-002-000	1917 HECKE DR	85,000.00	210,000.00	295,000.00	319.22
027-792-003-000	1921 HECKE DR	85,000.00	265,000.00	350,000.00	319.22
027-792-004-000	1925 HECKE DR	75,000.00	255,000.00	330,000.00	319.22
027-792-005-000	1929 HECKE DR	75,000.00	260,000.00	335,000.00	319.22
027-792-006-000	1933 HECKE DR	85,000.00	265,000.00	350,000.00	319.22
027-792-007-000	1937 HECKE DR	75,000.00	215,000.00	290,000.00	319.22
027-792-008-000	1894 HARDY DR	88,835.00	150,497.00	239,332.00	319.22
027-792-009-000	1890 HARDY DR	75,000.00	260,000.00	335,000.00	319.22
027-792-010-000	1886 HARDY DR	70,000.00	320,000.00	390,000.00	319.22
027-792-011-000	1882 HARDY DR	75,000.00	215,000.00	290,000.00	319.22
027-792-012-000	1878 HARDY DR	65,295.00	174,890.00	240,185.00	319.22
027-792-013-000	1874 HARDY DR	85,000.00	265,000.00	350,000.00	319.22
027-793-003-000	1841 HARDY DR	75,000.00	230,000.00	305,000.00	319.22
027-793-004-000	1845 HARDY DR	80,000.00	280,000.00	360,000.00	319.22
027-793-005-000	1849 HARDY DR	75,000.00	275,000.00	350,000.00	319.22
027-793-006-000	1853 HARDY DR	85,000.00	265,000.00	350,000.00	319.22
027-793-007-000	1857 HARDY DR	60,272.00	120,544.00	180,816.00	319.22
027-793-008-000	1861 HARDY DR	70,000.00	170,000.00	240,000.00	319.22
027-793-009-000	1865 HARDY DR	75,000.00	275,000.00	350,000.00	319.22
027-793-010-000	1869 HARDY DR	85,000.00	265,000.00	350,000.00	319.22
027-793-011-000	1873 HARDY DR	75,000.00	255,000.00	330,000.00	319.22
027-793-012-000	1877 HARDY DR	83,609.00	146,317.00	229,926.00	319.22
027-793-013-000	1881 HARDY DR	85,000.00	265,000.00	350,000.00	319.22
027-793-014-000	1885 HARDY DR	85,000.00	265,000.00	350,000.00	319.22
027-793-015-000	1889 HARDY DR	75,000.00	260,000.00	335,000.00	319.22
027-793-016-000	1893 HARDY DR	75,000.00	215,000.00	290,000.00	319.22
027-793-017-000	1896 GABLE DR	65,295.00	143,649.00	208,944.00	319.22
027-793-018-000	1892 GABLE DR	61,477.00	206,053.00	267,530.00	319.22
027-793-019-000	1888 GABLE DR	75,000.00	255,000.00	330,000.00	319.22
027-793-020-000	1884 GABLE DR	85,000.00	265,000.00	350,000.00	319.22
027-793-021-000	1880 GABLE DR	73,158.00	136,910.00	210,068.00	319.22
027-793-022-000	1876 GABLE DR	75,000.00	245,000.00	320,000.00	319.22
027-793-023-000	1872 GABLE DR	85,000.00	265,000.00	350,000.00	319.22
027-793-024-000	1868 GABLE DR	71,724.00	214,147.00	285,871.00	319.22
027-793-025-000	1864 GABLE DR	75,000.00	215,000.00	290,000.00	319.22
027-793-026-000	1860 GABLE DR	60,000.00	326,000.00	386,000.00	319.22
027-793-027-000	1856 GABLE DR	60,272.00	251,135.00	311,407.00	319.22
027-793-028-000	1852 GABLE DR	75,000.00	260,000.00	335,000.00	319.22
027-793-029-000	1848 GABLE DR	85,000.00	265,000.00	350,000.00	319.22
027-793-030-000	1844 GABLE DR	75,000.00	260,000.00	335,000.00	319.22
027-793-031-000	1840 GABLE DR	75,000.00	200,000.00	275,000.00	319.22
027-794-001-000	1828 BLOWERS DR	85,000.00	160,000.00	245,000.00	319.22
027-794-002-000	1832 BLOWERS DR	75,000.00	260,000.00	335,000.00	319.22
027-794-003-000	1836 BLOWERS DR	110,299.00	199,592.00	309,891.00	319.22
027-794-004-000	1840 BLOWERS DR	85,000.00	265,000.00	350,000.00	319.22
027-794-005-000	1844 BLOWERS DR	76,847.00	150,620.00	227,467.00	319.22
027-794-006-000	1848 BLOWERS DR	109,104.00	256,917.00	366,021.00	319.22
027-794-007-000	1852 BLOWERS DR	144,651.00	176,797.00	321,448.00	319.22

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-794-008-000	1856 BLOWERS DR	105,048.00	162,824.00	267,872.00	319.22
027-794-009-000	1860 BLOWERS DR	110,562.00	207,438.00	318,000.00	319.22
027-794-010-000	1864 BLOWERS DR	94,767.00	219,319.00	314,086.00	319.22
027-794-011-000	1868 BLOWERS DR	75,000.00	215,000.00	290,000.00	319.22
027-794-012-000	1872 BLOWERS DR	60,272.00	218,989.00	279,261.00	319.22
027-794-013-000	1876 BLOWERS DR	71,724.00	147,546.00	219,270.00	319.22
027-794-014-000	1880 BLOWERS DR	105,298.00	224,285.00	329,583.00	319.22
027-794-015-000	1884 BLOWERS DR	60,272.00	102,463.00	162,735.00	319.22
027-794-016-000	1888 BLOWERS DR	75,000.00	290,000.00	365,000.00	319.22
027-794-017-000	1892 BLOWERS DR	85,000.00	265,000.00	350,000.00	319.22
027-794-018-000	1896 BLOWERS DR	65,295.00	165,749.00	231,044.00	319.22
027-794-019-000	1899 GABLE DR	75,000.00	215,000.00	290,000.00	319.22
027-794-020-000	1895 GABLE DR	85,000.00	265,000.00	350,000.00	319.22
027-794-021-000	1891 GABLE DR	73,748.00	92,800.00	166,548.00	319.22
027-794-022-000	1887 GABLE DR	133,936.00	203,583.00	337,519.00	319.22
027-794-023-000	1883 GABLE DR	85,000.00	265,000.00	350,000.00	319.22
027-794-024-000	1879 GABLE DR	73,158.00	167,219.00	240,377.00	319.22
027-794-025-000	1875 GABLE DR	75,000.00	255,000.00	330,000.00	319.22
027-794-026-000	1871 GABLE DR	85,000.00	265,000.00	350,000.00	319.22
027-794-027-000	1867 GABLE DR	83,609.00	133,671.00	217,280.00	319.22
027-794-028-000	1863 GABLE DR	75,000.00	245,000.00	320,000.00	319.22
027-794-029-000	1859 GABLE DR	85,000.00	265,000.00	350,000.00	319.22
027-794-030-000	1855 GABLE DR	60,272.00	238,075.00	298,347.00	319.22
027-794-031-000	1851 GABLE DR	75,000.00	200,000.00	275,000.00	319.22
027-794-032-000	1847 GABLE DR	85,000.00	265,000.00	350,000.00	319.22
027-794-033-000	1843 GABLE DR	85,000.00	265,000.00	350,000.00	319.22
027-794-034-000	1843 FARNHAM AVE	80,000.00	215,000.00	295,000.00	319.22
027-794-035-000	1837 FARNHAM AVE	90,000.00	265,000.00	355,000.00	319.22
027-800-001-000	1849 E GIBSON RD	380,000.00	757,500.00	1,137,500.00	373.66
027-800-002-000	1837 E GIBSON RD	155,000.00	3,320,000.00	3,475,000.00	1,959.84
027-800-003-000	1813 E GIBSON RD	405,000.00	400,000.00	805,000.00	724.44
027-800-004-000	1801 E GIBSON RD	865,000.00	916,400.00	1,781,400.00	854.08
027-800-005-000	1897 E GIBSON RD	560,000.00	696,900.00	1,256,900.00	556.68
027-800-006-000	1885 E GIBSON RD	2,080,000.00	4,700,000.00	6,780,000.00	4,285.72
027-800-007-000	1861 E GIBSON RD	850,000.00	823,700.00	1,673,700.00	838.84
027-810-001-000	1950 VALLEJO CT	55,000.00	235,000.00	290,000.00	319.22
027-810-002-000	1954 VALLEJO CT	45,204.00	140,635.00	185,839.00	319.22
027-810-003-000	1968 MILLER CT	55,000.00	200,000.00	255,000.00	319.22
027-810-004-000	1972 MILLER CT	55,000.00	235,000.00	290,000.00	319.22
027-810-005-000	1971 GREGORY CT	55,000.00	235,000.00	290,000.00	319.22
027-810-006-000	1967 GREGORY CT	55,000.00	220,000.00	275,000.00	319.22
027-810-007-000	1963 GREGORY CT	55,000.00	210,000.00	265,000.00	319.22
027-810-008-000	1953 GREGORY CT	45,204.00	127,576.00	172,780.00	319.22
027-810-009-000	1949 GREGORY CT	45,204.00	155,703.00	200,907.00	319.22
027-810-010-000	1950 GREGORY CT	78,384.00	156,768.00	235,152.00	319.22
027-810-011-000	1954 GREGORY CT	94,767.00	154,788.00	249,555.00	319.22
027-810-012-000	1964 GREGORY CT	56,354.00	117,832.00	174,186.00	319.22
027-810-013-000	1968 GREGORY CT	67,933.00	172,339.00	240,272.00	319.22
027-810-014-000	1972 GREGORY CT	55,000.00	235,000.00	290,000.00	319.22
027-810-015-000	1971 OCHOA CT	55,000.00	235,000.00	290,000.00	319.22
027-810-016-000	1967 OCHOA CT	67,933.00	130,640.00	198,573.00	319.22
027-810-017-000	1963 OCHOA CT	56,354.00	128,078.00	184,432.00	319.22
027-810-018-000	1953 OCHOA CT	99,794.00	147,067.00	246,861.00	319.22
027-810-019-000	1949 OCHOA CT	56,354.00	148,571.00	204,925.00	319.22
027-810-020-000	1950 OCHOA CT	123,222.00	176,797.00	300,019.00	319.22

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-810-021-000	1954 OCHOA CT	55,000.00	210,000.00	265,000.00	319.22
027-810-022-000	1964 OCHOA CT	56,354.00	122,955.00	179,309.00	319.22
027-810-023-000	1968 OCHOA CT	55,000.00	220,000.00	275,000.00	319.22
027-810-024-000	1972 OCHOA CT	57,481.00	151,542.00	209,023.00	319.22
027-820-002-000	1950 HAWKINS CT	105,048.00	152,320.00	257,368.00	319.22
027-820-003-000	1954 HAWKINS CT	55,000.00	220,000.00	275,000.00	319.22
027-820-004-000	1958 HAWKINS CT	105,048.00	164,874.00	269,922.00	319.22
027-820-005-000	1968 HAWKINS CT	105,048.00	142,855.00	247,903.00	319.22
027-820-006-000	1974 HAWKINS CT	105,048.00	176,630.00	281,678.00	319.22
027-820-007-000	1978 HAWKINS CT	55,000.00	235,000.00	290,000.00	319.22
027-820-008-000	648 AZEVEDO CT	45,000.00	212,000.00	257,000.00	319.22
027-820-009-000	647 AZEVEDO CT	45,204.00	208,442.00	253,646.00	319.22
027-820-010-000	642 RICO CT	105,048.00	147,067.00	252,115.00	319.22
027-820-011-000	1992 STONEHAVEN LP	96,433.00	144,651.00	241,084.00	319.22
027-820-012-000	1996 STONEHAVEN LP	84,238.00	136,886.00	221,124.00	319.22
027-820-013-000	738 STONEHAVEN LP	96,433.00	172,798.00	269,231.00	319.22
027-820-014-000	742 STONEHAVEN LP	96,433.00	183,222.00	279,655.00	319.22
027-820-015-000	746 STONEHAVEN LP	107,149.00	142,734.00	249,883.00	319.22
027-820-017-000	755 STONEHAVEN LP	45,204.00	136,366.00	181,570.00	319.22
027-820-018-000	751 STONEHAVEN LP	55,000.00	220,000.00	275,000.00	319.22
027-820-019-000	747 STONEHAVEN LP	107,149.00	135,008.00	242,157.00	319.22
027-820-020-000	748 STONEHAVEN LP	107,149.00	166,928.00	274,077.00	319.22
027-820-021-000	752 STONEHAVEN LP	50,000.00	210,000.00	260,000.00	319.22
027-820-022-000	756 STONEHAVEN LP	101,790.00	187,511.00	289,301.00	319.22
027-820-023-000	755 BREEN CT	96,433.00	184,564.00	280,997.00	319.22
027-820-024-000	751 BREEN CT	55,000.00	220,000.00	275,000.00	319.22
027-820-025-000	747 BREEN CT	107,149.00	150,441.00	257,590.00	319.22
027-820-026-000	748 BREEN CT	96,433.00	177,461.00	273,894.00	319.22
027-820-027-000	752 BREEN CT	55,000.00	220,000.00	275,000.00	319.22
027-820-028-000	756 BREEN CT	55,000.00	235,000.00	290,000.00	319.22
027-820-029-000	1971 MILLER CT	55,000.00	235,000.00	290,000.00	319.22
027-820-030-000	1967 MILLER CT	55,000.00	210,000.00	265,000.00	319.22
027-820-031-000	758 HALL CT	55,000.00	235,000.00	290,000.00	319.22
027-820-032-000	754 HALL CT	55,000.00	200,000.00	255,000.00	319.22
027-820-033-000	1957 VALLEJO CT	55,000.00	200,000.00	255,000.00	319.22
027-820-034-000	1953 VALLEJO CT	45,000.00	230,100.00	275,100.00	319.22
027-820-035-000	1949 VALLEJO CT	45,204.00	154,699.00	199,903.00	319.22
027-820-036-000	1950 VACA CT	45,000.00	250,000.00	295,000.00	319.22
027-820-037-000	1954 VACA CT	55,000.00	220,000.00	275,000.00	319.22
027-820-038-000	1958 VACA CT	55,000.00	210,000.00	265,000.00	319.22
027-820-039-000	1957 VACA CT	55,000.00	200,000.00	255,000.00	319.22
027-820-040-000	1953 VACA CT	56,354.00	138,325.00	194,679.00	319.22
027-820-041-000	1949 VACA CT	55,000.00	235,000.00	290,000.00	319.22
027-830-001-000	1948 COOK CT	55,000.00	220,000.00	275,000.00	319.22
027-830-002-000	1952 COOK CT	55,000.00	220,000.00	275,000.00	319.22
027-830-003-000	1956 COOK CT	105,048.00	154,475.00	259,523.00	319.22
027-830-004-000	1957 SAVALA CT	105,048.00	140,764.00	245,812.00	319.22
027-830-005-000	1953 SAVALA CT	105,048.00	177,222.00	282,270.00	319.22
027-830-006-000	1949 SAVALA CT	105,048.00	187,612.00	292,660.00	319.22
027-830-007-000	1948 SAVALA CT	105,048.00	198,987.00	304,035.00	319.22
027-830-008-000	1952 SAVALA CT	55,000.00	220,000.00	275,000.00	319.22
027-830-009-000	1956 SAVALA CT	105,048.00	161,644.00	266,692.00	319.22
027-830-010-000	1945 DAY CT	45,204.00	147,667.00	192,871.00	319.22
027-830-011-000	1949 HAWKINS CT	55,000.00	235,000.00	290,000.00	319.22
027-830-012-000	1953 HAWKINS CT	105,048.00	180,305.00	285,353.00	319.22

City of Woodland
Gibson Ranch Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-830-013-000	1957 HAWKINS CT	105,048.00	154,350.00	259,398.00	319.22
027-830-014-000	1967 HAWKINS CT	45,000.00	210,000.00	255,000.00	319.22
027-830-015-000	1971 HAWKINS CT	45,000.00	146,000.00	191,000.00	319.22
027-830-016-000	623 WATERMAN LN	84,959.00	177,123.00	262,082.00	319.22
027-830-017-000	1966 COOK CT	105,048.00	145,592.00	250,640.00	319.22
027-830-018-000	1970 COOK CT	55,000.00	220,000.00	275,000.00	319.22
027-830-019-000	1974 COOK CT	105,048.00	178,057.00	283,105.00	319.22
027-830-020-000	640 AZEVEDO CT	55,000.00	235,000.00	290,000.00	319.22
027-830-021-000	644 AZEVEDO CT	55,000.00	220,000.00	275,000.00	319.22
027-830-022-000	643 AZEVEDO CT	105,048.00	190,088.00	295,136.00	319.22
027-830-023-000	638 RICO CT	55,000.00	235,000.00	290,000.00	319.22
027-860-024-000	463 PIONEER AVE	96,215.00	860,910.00	957,125.00	594.80
027-860-025-000	475 PIONEER AVE	915,563.00	3,372,421.00	4,287,984.00	915.10
027-860-026-000	PIONEER AVE	169,001.00	131,622.00	300,623.00	1,044.74
027-860-027-000	521 PIONEER AVE	831,264.00	10,461,410.00	11,292,674.00	21,770.10
027-860-031-000	700 KINCHELOE CT	1,104,994.00	17,423,746.00	18,528,740.00	27,692.86
027-860-035-000	18440 CR 102	804,484.00	827,651.00	1,632,135.00	922.72
027-860-039-000	451 PIONEER AVE	555,139.00	3,460,771.00	4,015,910.00	3,431.62
Total Charge Amount					\$685,972.28
Total Count:					1,888



City of Woodland

North Park

Landscaping and Lighting District

**ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2015/2016**

Intent Meeting: May 19, 2015
Public Hearing: June 16, 2015

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

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ENGINEER'S REPORT AFFIDAVIT

North Park Lighting and Landscaping District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2015/2016 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30 day of April, 2015.

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

By: Josephine

Josephine Perez-Moses
Senior Project Manager, District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Woodland (“City”) annually levies and collects special assessments in order to maintain the improvements within the North Park Lighting and Landscaping District (“District”). The District was formed in 1993 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2015/2016. The proposed assessments are based on the historical and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include the expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

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

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer’s Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for Fiscal Year 2015/2016 pursuant to the Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for Fiscal Year 2015/2016.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

//. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

- North of West Kentucky Avenue; and,
- West of North West Street; and,
- East of County Road 98.

The District consists of the parcels located in the subdivisions known as North Park Unit No. 5A, Tract 3794; North Park Unit No. 5B, Tract 4147; and Woodland West, Tract 3714.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscape and lighting improvements, and associated appurtenances that benefit parcels within the District. The assessable parcels receive benefit from the maintenance and servicing of sound walls, backup landscaping and street lighting within the District; park lighting and equipment in Park Parcel A; landscaped park areas and perimeter fencing in Park Parcels A and B.

Specific improvements include ground cover, turf, shrubs, trees, gardens, play areas and play equipment, picnic areas, bike paths, park maintenance facilities, irrigation and drainage systems, graffiti removal, and associated appurtenances. The services provided include the necessary operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.

The assessable parcels identified as being within the District, share in both the costs and the benefits of the improvements. The costs associated with the improvements are equitably spread among the benefiting parcels within the District. Only parcels that receive special benefit from the improvements are assessed, and each parcel is assessed in proportion to the benefit received. The funds collected are dispersed and used for only the services and operation provided by the District.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

C. SPECIFIC IMPROVEMENTS

The following table provides the location, improvements and services for the specific areas provided and maintained within the District.

SPECIFIC AREAS OF IMPROVEMENT

	Park Parcel A	Park Parcel B	Back Up Landscaping	Sound Walls	Interior Street
Description Location	1.4 acre park between Falcon Drive and Quail Drive	1.2 acre park at the Northwest corner of the intersection of North Ashley Ave. and Quail Drive	Along West Kentucky Avenue between County Road 98 and the Southwest corner of Park Parcel A	Along West Kentucky Avenue between County Road 98 and the Southwest corner of Park Parcel A	Throughout District
Improvements					
Landscaping	Turf, native grasses, trees, shrubs, ground cover, a garden, park maintenance facilities, irrigation and drainage system	Tree Shrubs, ground cover, irrigation and drainage system	Tree Shrubs, ground cover, irrigation and drainage system		Street Lighting
Lighting	Park lights				
Park Facilities	Play equipment, picnic area, bike path	Storm drain detention basin			
Fencing	Perimeter fencing	Perimeter fencing			
Services					
	All necessary maintenance and service to keep all improvements in a healthy, vigorous condition	All necessary maintenance and service to keep landscaping in a healthy, vigorous condition	All necessary maintenance and service to keep landscaping in a healthy, vigorous condition	Graffiti removal on street side exterior surface	Electric Service Costs
	Irrigation System Repair	Irrigation System Repair	Irrigation System Repair		
	Fencing Repair	Fencing Repair			

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

B. BENEFIT ANALYSIS

Exempt Assessments

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

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

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

Special Benefits

The method of apportionment (method of assessment) is based on the premise that each assessed parcel receives special benefit from the

improvements maintained and funded by the assessments. Specifically, landscaping and lighting improvements installed in connection with the development of these parcels. The desirability of properties within District is enhanced by the presence of well-maintained parks, landscaping and lighting improvements in close proximity to those properties.

The annual assessments outlined in this Report are based on the estimated costs to provide necessary services, operation, administration, and maintenance required to ensure the satisfactory condition and quality of each improvement.

The special benefits associated with the parks and landscaping improvements are specifically:

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

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

- Increased promotion of business during nighttime hours in the case of commercial properties.

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

General Benefits

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

It has been determined that assessed parcels in the District receive special benefit from the services and improvements provided by the District. The assessable parcels within the District are single family residential parcels and are considered to benefit equally from the improvements and are assigned one Equivalent Dwelling Unit (EDU). The levy amount is therefore spread evenly to each assessable parcel in the District, on a per parcel method.

Total Balance to Levy / Total EDU = Parcel Levy Amount

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

Total District and Admin. Costs — This is the combined costs of District Costs and Administration Costs.

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

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

Repayments are shown as a positive number and represent additional monies being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, the available Reserve Funds are exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount still outstanding.

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advance funds to the District as a temporary loan to meet the proposed expenditures. Generally, the available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

Capital Improvement Fund Collection/(Contribution) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660*, provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Contribution) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

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

DISTRICT STATISTICS:

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

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

Total Equivalent Dwelling Units — The assessable parcels within the District are considered to benefit equally from the improvements and are assigned one Equivalent Dwelling Unit (EDU).

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

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

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2015/2016

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$12,682.00
Utilities	12,640.00
Equipment & Supplies	796.00
Repairs/Miscellaneous Expenses	1,011.00
Direct Costs (Subtotal)	\$27,129.00
ADMINISTRATION COSTS	
District Administration	\$0.00
County Administration Fee	124.00
Administration Costs (Subtotal)	\$124.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$27,253.00
Reserve Collection/(Contribution)	(543.40)
General Fund Replenishment/(Contribution)	0.00
CIP Collection	0.00
Balance to Levy	\$26,709.60
DISTRICT STATISTICS	
Total Number of Parcels	124
Total Parcels Levied	124
Total Equivalent Dwelling Units	124.00
Levy Per EDU	\$215.40
Maximum Assessment Per EDU	\$215.40
Prior Year Maximum Assessment Per EDU	\$215.40
RESERVE INFORMATION	
Previous Reserve Balance	\$27,002.35
Reserve Fund Activity	(543.40)
Transfer to CIP Fund	(13,104.15)
Estimated Ending Reserve Balance	\$13,354.80
CIP INFORMATION	
Previous CIP Balance	\$16,257.65
CIP Fund Activity	0.00
Transfer from Reserve Fund	13,104.15
Estimated Ending CIP Balance	\$29,361.80

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

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

APPENDIX B - 2015/2016 ASSESSMENT ROLL

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

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

A listing of parcels assessed within the District, along with the assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2015/2016 Assessment Roll".

City of Woodland
North Park Lighting and Landscaping District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-470-002-000	320 QUAIL DR	\$65,000.00	\$155,000.00	\$220,000.00	\$215.40
027-470-003-000	324 QUAIL DR	70,330.00	113,810.00	184,140.00	215.40
027-470-004-000	328 QUAIL DR	75,000.00	165,000.00	240,000.00	215.40
027-470-005-000	332 QUAIL DR	71,140.00	91,544.00	162,684.00	215.40
027-470-007-000	331 QUAIL DR	99,286.00	109,214.00	208,500.00	215.40
027-470-008-000	332 REDWING DR	70,000.00	135,000.00	205,000.00	215.40
027-470-009-000	336 REDWING DR	75,350.00	134,952.00	210,302.00	215.40
027-470-010-000	340 REDWING DR	79,116.00	140,132.00	219,248.00	215.40
027-470-011-000	344 REDWING DR	75,000.00	165,000.00	240,000.00	215.40
027-470-012-000	348 REDWING DR	75,000.00	165,000.00	240,000.00	215.40
027-470-013-000	352 REDWING DR	75,000.00	165,000.00	240,000.00	215.40
027-470-014-000	356 REDWING DR	75,000.00	165,000.00	240,000.00	215.40
027-470-015-000	360 REDWING DR	80,000.00	195,000.00	275,000.00	215.40
027-470-016-000	364 REDWING DR	76,242.00	96,965.00	173,207.00	215.40
027-470-017-000	368 REDWING DR	76,242.00	136,543.00	212,785.00	215.40
027-470-018-000	372 REDWING DR	120,804.00	147,067.00	267,871.00	215.40
027-470-019-000	429 FALCON DR	97,339.00	112,709.00	210,048.00	215.40
027-470-020-000	425 FALCON DR	76,242.00	134,464.00	210,706.00	215.40
027-470-021-000	421 FALCON DR	73,066.00	93,259.00	166,325.00	215.40
027-470-022-000	367 REDWING DR	65,295.00	120,544.00	185,839.00	215.40
027-470-023-000	363 REDWING DR	76,242.00	98,352.00	174,594.00	215.40
027-470-024-000	359 REDWING DR	76,242.00	111,593.00	187,835.00	215.40
027-470-025-000	355 REDWING DR	79,894.00	153,647.00	233,541.00	215.40
027-470-026-000	351 REDWING DR	78,384.00	109,737.00	188,121.00	215.40
027-470-027-000	347 REDWING DR	75,000.00	165,000.00	240,000.00	215.40
027-470-028-000	343 REDWING DR	76,242.00	107,588.00	183,830.00	215.40
027-470-029-000	339 REDWING DR	75,000.00	170,000.00	245,000.00	215.40
027-470-030-000	335 REDWING DR	76,847.00	142,423.00	219,270.00	215.40
027-470-031-000	331 REDWING DR	71,724.00	112,709.00	184,433.00	215.40
027-470-032-000	327 REDWING DR	75,000.00	165,000.00	240,000.00	215.40
027-470-033-000	323 REDWING DR	74,524.00	105,630.00	180,154.00	215.40
027-470-034-000	319 REDWING DR	68,953.00	115,342.00	184,295.00	215.40
027-470-035-000	315 REDWING DR	74,524.00	142,285.00	216,809.00	215.40
027-470-037-000	416 FALCON DR	76,242.00	102,511.00	178,753.00	215.40
027-470-038-000	412 FALCON DR	76,242.00	111,023.00	187,265.00	215.40
027-470-039-000	408 FALCON DR	61,477.00	128,078.00	189,555.00	215.40
027-470-040-000	404 FALCON DR	105,298.00	110,562.00	215,860.00	215.40
027-470-041-000	381 CARDINAL DR	75,222.00	120,233.00	195,455.00	215.40
027-470-042-000	385 CARDINAL DR	76,242.00	114,362.00	190,604.00	215.40
027-470-043-000	389 CARDINAL DR	105,048.00	137,613.00	242,661.00	215.40
027-470-044-000	390 CARDINAL DR	76,242.00	139,318.00	215,560.00	215.40
027-470-045-000	386 CARDINAL DR	76,242.00	139,318.00	215,560.00	215.40
027-470-046-000	382 CARDINAL DR	84,353.00	147,620.00	231,973.00	215.40
027-480-001-000	336 QUAIL DR	75,350.00	113,545.00	188,895.00	215.40
027-480-002-000	340 QUAIL DR	75,350.00	99,260.00	174,610.00	215.40
027-480-003-000	344 QUAIL DR	75,350.00	113,031.00	188,381.00	215.40
027-480-004-000	348 QUAIL DR	75,350.00	99,260.00	174,610.00	215.40
027-480-005-000	352 QUAIL DR	75,000.00	165,000.00	240,000.00	215.40
027-480-006-000	360 QUAIL DR	75,350.00	108,235.00	183,585.00	215.40
027-480-007-000	364 QUAIL DR	75,350.00	113,031.00	188,381.00	215.40
027-480-008-000	368 QUAIL DR	65,000.00	135,000.00	200,000.00	215.40
027-480-009-000	372 QUAIL DR	75,000.00	165,000.00	240,000.00	215.40
027-480-010-000	376 QUAIL DR	71,724.00	122,955.00	194,679.00	215.40
027-480-011-000	380 QUAIL DR	84,238.00	120,987.00	205,225.00	215.40
027-480-012-000	384 QUAIL DR	60,272.00	190,862.00	251,134.00	215.40

City of Woodland
North Park Lighting and Landscaping District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-480-013-000	388 QUAIL DR	63,018.00	158,932.00	221,950.00	215.40
027-480-014-000	392 QUAIL DR	73,066.00	99,638.00	172,704.00	215.40
027-480-015-000	396 QUAIL DR	110,562.00	168,477.00	279,039.00	215.40
027-480-016-000	451 ROBIN DR	78,146.00	108,756.00	186,902.00	215.40
027-480-017-000	447 ROBIN DR	75,222.00	106,568.00	181,790.00	215.40
027-480-018-000	443 ROBIN DR	83,609.00	97,196.00	180,805.00	215.40
027-480-019-000	439 ROBIN DR	74,524.00	88,011.00	162,535.00	215.40
027-480-020-000	435 ROBIN DR	61,477.00	144,472.00	205,949.00	215.40
027-480-021-000	431 ROBIN DR	65,000.00	135,000.00	200,000.00	215.40
027-480-022-000	427 ROBIN DR	71,724.00	117,832.00	189,556.00	215.40
027-480-023-000	423 ROBIN DR	78,384.00	120,189.00	198,573.00	215.40
027-480-024-000	419 ROBIN DR	65,000.00	135,000.00	200,000.00	215.40
027-480-025-000	415 ROBIN DR	74,524.00	147,030.00	221,554.00	215.40
027-480-026-000	411 ROBIN DR	81,302.00	133,615.00	214,917.00	215.40
027-480-028-000	397 CARDINAL DR	88,835.00	109,737.00	198,572.00	215.40
027-480-029-000	393 CARDINAL DR	68,953.00	131,016.00	199,969.00	215.40
027-480-030-000	394 CARDINAL DR	75,350.00	108,235.00	183,585.00	215.40
027-480-031-000	420 ROBIN DR	75,350.00	116,584.00	191,934.00	215.40
027-480-032-000	424 ROBIN DR	66,601.00	146,522.00	213,123.00	215.40
027-480-033-000	428 ROBIN DR	68,953.00	94,228.00	163,181.00	215.40
027-480-034-000	432 ROBIN DR	75,350.00	101,138.00	176,488.00	215.40
027-480-035-000	436 ROBIN DR	83,609.00	125,414.00	209,023.00	215.40
027-480-036-000	391 QUAIL DR	105,298.00	136,886.00	242,184.00	215.40
027-480-037-000	387 QUAIL DR	75,350.00	99,260.00	174,610.00	215.40
027-480-038-000	383 QUAIL DR	75,350.00	122,621.00	197,971.00	215.40
027-480-039-000	379 QUAIL DR	75,350.00	102,704.00	178,054.00	215.40
027-480-040-000	375 QUAIL DR	75,000.00	165,000.00	240,000.00	215.40
027-480-041-000	371 QUAIL DR	75,350.00	118,511.00	193,861.00	215.40
027-480-042-000	367 QUAIL DR	75,000.00	165,000.00	240,000.00	215.40
027-480-043-000	363 QUAIL DR	80,000.00	185,000.00	265,000.00	215.40
027-480-044-000	359 QUAIL DR	75,000.00	165,000.00	240,000.00	215.40
027-480-045-000	355 QUAIL DR	67,134.00	117,090.00	184,224.00	215.40
027-480-046-000	351 QUAIL DR	78,326.00	163,589.00	241,915.00	215.40
027-480-047-000	347 QUAIL DR	75,350.00	126,926.00	202,276.00	215.40
027-480-048-000	343 QUAIL DR	75,000.00	165,000.00	240,000.00	215.40
027-480-049-000	339 QUAIL DR	80,000.00	185,000.00	265,000.00	215.40
027-480-050-000	335 QUAIL DR	83,609.00	146,317.00	229,926.00	215.40
027-560-001-000	426 HAWK DR	82,848.00	119,000.00	201,848.00	215.40
027-560-002-000	422 HAWK DR	73,066.00	105,078.00	178,144.00	215.40
027-560-003-000	418 HAWK DR	75,000.00	165,000.00	240,000.00	215.40
027-560-004-000	414 HAWK DR	115,553.00	94,543.00	210,096.00	215.40
027-560-005-000	410 HAWK DR	105,048.00	131,310.00	236,358.00	215.40
027-560-006-000	406 HAWK DR	87,093.00	106,561.00	193,654.00	215.40
027-560-007-000	405 DOVE DR	84,353.00	262,347.00	346,700.00	215.40
027-560-008-000	409 DOVE DR	75,000.00	165,000.00	240,000.00	215.40
027-560-009-000	413 DOVE DR	74,524.00	125,036.00	199,560.00	215.40
027-560-010-000	417 DOVE DR	75,000.00	165,000.00	240,000.00	215.40
027-560-011-000	421 DOVE DR	74,524.00	107,043.00	181,567.00	215.40
027-560-012-000	425 DOVE DR	117,863.00	214,298.00	332,161.00	215.40
027-560-018-000	284 QUAIL DR	60,272.00	197,838.00	258,110.00	215.40
027-560-019-000	288 QUAIL DR	75,000.00	165,000.00	240,000.00	215.40
027-560-020-000	292 QUAIL DR	60,000.00	200,000.00	260,000.00	215.40
027-560-021-000	296 QUAIL DR	88,835.00	112,350.00	201,185.00	215.40
027-560-022-000	425 HAWK DR	117,863.00	214,298.00	332,161.00	215.40
027-560-023-000	421 HAWK DR	68,953.00	132,462.00	201,415.00	215.40

City of Woodland
North Park Lighting and Landscaping District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Charge
027-560-024-000	417 HAWK DR	65,000.00	135,000.00	200,000.00	215.40
027-560-025-000	413 HAWK DR	87,363.00	159,069.00	246,432.00	215.40
027-560-026-000	409 HAWK DR	74,524.00	88,011.00	162,535.00	215.40
027-560-027-000	405 HAWK DR	75,000.00	165,000.00	240,000.00	215.40
027-560-028-000	401 HAWK DR	75,000.00	205,000.00	280,000.00	215.40
027-560-029-000	285 SWALLOW DR	70,317.00	190,862.00	261,179.00	215.40
027-560-030-000	281 SWALLOW DR	73,066.00	97,644.00	170,710.00	215.40
027-560-031-000	277 SWALLOW DR	73,066.00	97,644.00	170,710.00	215.40
027-560-032-000	273 SWALLOW DR	83,609.00	133,775.00	217,384.00	215.40
027-560-033-000	269 SWALLOW DR	73,066.00	102,471.00	175,537.00	215.40
027-560-039-000	280 QUAIL DR	75,000.00	165,000.00	240,000.00	215.40
027-560-040-000	276 QUAIL DR	66,601.00	135,251.00	201,852.00	215.40
027-560-041-000	272 QUAIL DR	73,066.00	119,570.00	192,636.00	215.40
027-560-042-000	268 QUAIL DR	74,524.00	106,578.00	181,102.00	215.40

Total:

\$26,709.60

Count:

124

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2015/2016.

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

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

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

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

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

Section 2: The improvements within the District include: ground cover, turf, shrubs, trees; arterial & collector street lighting and landscaping; soundwalls; parks and recreation facilities; neighborhood street lighting; neighborhood street trees; irrigation and drainage systems; and all necessary appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2015.

RESOLUTION NO._____

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

I, _____, City Clerk of the City of Woodland, County of Yolo,
State of California do hereby certify that the foregoing Resolution No. _____ was
regularly adopted by the City Council of said City of Woodland at a regular meeting of
said council held on the _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Tom Stallard, Mayor
City of Woodland

Ana Gonzalez, City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE GIBSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2015/2016.

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

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

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2015/2016 pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2015/2016 (Beginning July 1, 2015 and ending June 30, 2016) in accordance with *Chapter 1, Article 4* of the Act; and,

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

RESOLUTION NO. _____

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

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2015/2016.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping and lighting improvements related thereto, for Fiscal Year 2015/2016.

RESOLUTION NO. _____

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for: ground cover, turf, shrubs, trees; arterial & collector street lighting and landscaping; soundwalls; parks and recreation facilities; neighborhood street lighting; neighborhood street trees; irrigation and drainage systems; and all necessary appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: South of Interstate 5; West of County Road 102; and East of County Road 101; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "Gibson Ranch Landscaping and Lighting District."

Section 9: The proposed assessment for Fiscal Year 2015/2016 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 16, 2015** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO._____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2015.

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 _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Tom Stallard, Mayor
City of Woodland

Ana Gonzalez, City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2015/2016.

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

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

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

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

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

Section 2: The improvements within the District include: ground cover, turf, shrubs, gardens and trees; play areas with play equipment; irrigation and drainage systems; park perimeter fencing; noise walls; street lighting and park lights; and all necessary appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2015.

RESOLUTION NO. _____

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

I, _____, City Clerk of the City of Woodland, County of Yolo,
State of California do hereby certify that the foregoing Resolution No. _____ was
regularly adopted by the City Council of said City of Woodland at a regular meeting of
said council held on the _____ day of _____, 2015, by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAINED:**

_____,
Tom Stallard, Mayor
City of Woodland

_____,
Ana Gonzalez, City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE NORTH PARK LIGHTING AND LANDSCAPING DISTRICT, FISCAL YEAR 2015/2016.

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

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

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2015/2016, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2015/2016 (Beginning July 1, 2015 and ending June 30, 2016) in accordance with *Chapter 1, Article 4* of the Act; and,

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

RESOLUTION NO. _____

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

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2015/2016.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping and lighting improvements related thereto, for Fiscal Year 2015/2016.

RESOLUTION NO. _____

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for: ground cover, turf, shrubs, gardens and trees; play areas with play equipment; irrigation and drainage systems; park perimeter fencing; noise walls; street lighting and park lights; and all necessary appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: north of West Kentucky Avenue; west of North West Street; and east of County Road 98; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "North Park Lighting and Landscaping District."

Section 9: The proposed assessment for Fiscal Year 2015/2016 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 16, 2015** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO._____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2015.

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 _____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
Tom Stallard, Mayor
City of Woodland

_____,
Ana Gonzalez, City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2015/2016.

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

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

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

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

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

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

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2015.

RESOLUTION NO._____

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

I, _____, City Clerk of the City of Woodland, County of Yolo,
State of California do hereby certify that the foregoing Resolution No. _____ was
regularly adopted by the City Council of said City of Woodland at a regular meeting of
said council held on the _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Tom Stallard, Mayor
City of Woodland

Ana Gonzalez, City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE STRENG POND LANDSCAPING MAINTENANCE DISTRICT, FISCAL YEAR 2015/2016.

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

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

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2015/2016, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2015/2016 (Beginning July 1, 2015 and ending June 30, 2016) in accordance with *Chapter 1, Article 4* of the Act; and,

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

RESOLUTION NO. _____

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

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2015/2016.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping improvements related thereto, for Fiscal Year 2015/2016.

RESOLUTION NO. _____

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

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

Section 9: The proposed assessment for Fiscal Year 2015/2016 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 16, 2015** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO._____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2015.

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 _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Tom Stallard, Mayor
City of Woodland

Ana Gonzalez, City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2015/2016.

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

WHEREAS, The City Council has, by previous Resolutions, formed the West Wood Unit No. 1 Landscaping and Lighting District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Woodland to pay the maintenance and services of landscaping, lighting and all appurtenant facilities and operations related thereto; and,

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

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

Section 2: The improvements within the District include: the maintenance and operation, and servicing of landscape improvements, local street lighting facilities, and storm drainage detention basin, park and related equipment replacement, fencing and block walls, and all associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

RESOLUTION NO._____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2015.

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 _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Tom Stallard, Mayor
City of Woodland

Ana Gonzalez, City Clerk
City of Woodland

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2015/2016.

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

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act") and by previous Resolution, initiated proceedings for the "West Wood Unit No. 1 Landscaping and Lighting District" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2015/2016, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2015/2016 (Beginning July 1, 2015 and ending June 30, 2016) in accordance with *Chapter 1, Article 4* of the Act; and,

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

RESOLUTION NO. _____

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE WEST WOOD UNIT NO. 1 LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

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

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

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2015/2016.

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

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

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

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping improvements related thereto, for Fiscal Year 2015/2016.

RESOLUTION NO. _____

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping and lighting improvements, park and related equipment replacement and storm drainage detention basin, and associated appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: To the north by Quail Drive, to the south by W. Kentucky Avenue, to the West by Dove Drive and to the east by Mallard Drive; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as "West Wood Unit No. 1 Landscaping and Lighting District."

Section 9: The proposed assessment for Fiscal Year 2015/2016 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

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

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 16, 2015** or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 300 First Street, Woodland, California.

RESOLUTION NO._____

PASSED, APPROVED, AND ADOPTED THIS _____ DAY OF _____, 2015.

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 _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Tom Stallard, Mayor
City of Woodland

Ana Gonzalez, City Clerk
City of Woodland



City of Woodland

West Wood Unit No. 1

Landscaping and Lighting District

**ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2015/2016**

**Intent Meeting: May 19, 2015
Public Hearing: June 16, 2015**

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ENGINEER'S REPORT AFFIDAVIT

West Wood Unit No. 1 Landscaping Maintenance District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2015/2016 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30 day of April, 2015.

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

By: Josephine Perez-Moses

Josephine Perez-Moses
Senior Project Manager, District Administration Services

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Woodland (“City”) annually levies and collects special assessments in order to maintain the improvements within the West Wood Unit No. 1 Landscaping and Lighting District (“District”). The District was formed in 2004 and annual assessments are levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2015/2016. The proposed assessments are based on the estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include the expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

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

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer’s Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2015/2016 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for fiscal year 2015/2016.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

In conjunction with the formation of the District, the City Council initiated and conducted property owner protest ballot proceedings for the District assessments in compliance with the substantive and procedural requirements of Article XIID. At the conclusion of the Public Hearing on October 5, 2004 the property owner ballots returned were tabulated to determine if majority protest existed. The tabulation of the ballots indicated that majority protest did not exist and the property owners approved the special benefit assessment for maintaining the improvements within the District and assessment range formula connected therewith. The Assessment Range Formula is described in more detail within Section III (D) of this Report. Any increase to the assessment greater than the maximum assessment rate approved will require the City Council to once again conduct property owner protest ballot proceedings for the increase. The proposed assessment rate for fiscal year 2015/2016 is within the previously authorized maximum assessment rate adjusted annually by the Consumer Price Index (February to February) for All Urban Consumers, for the San Francisco-Oakland-San Jose Area ("CPI") factor and a property owner ballot proceeding is not required for the levy of the proposed assessments.

II. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

The District is located within the boundaries of the City of Woodland, generally bounded to the north by Quail Drive, to the south by W. Kentucky Avenue, to the west by Dove Drive and to the east by Mallard Drive.

The District consists of the lots, parcels and tracts of land located in Subdivision No. 4594 known as West Wood Unit, No. 1. The assessed parcels within the District consist of only single-family residential land use parcels.

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

The District provides and ensure the ongoing maintenance, operation and servicing of landscaping and other related improvements or appurtenant facilities, including irrigation systems, graffiti removal, park equipment, fencing, drainage devices, as well as street lighting and related improvements.

The improvements may include, but are not limited to, the removal, repair, replacement and appurtenances, electrical energy, supplies, engineering and incidental costs relating to the maintenance and operation of the parkways, medians, slopes, park, drainage basins, and tract entry landscaping, as well as street lighting improvements benefiting the District's parcels.

The improvements and maintenance are funded entirely or partially through the District assessments generally include the following:

- The maintenance, operation, and servicing of landscape improvements located within the District.
- The maintenance, operation, and servicing of local street lighting facilities located along streets within the interior of the tract in close proximity, within approximately 90 feet, to certain lots and parcels which provide a direct special benefit to such lots or parcels; and
- The maintenance, operation and servicing of a storm drainage detention basin and appurtenant facilities which provide a direct special benefit to such lots or parcels; and
- The maintenance, operation, and servicing of the park and related equipment, to include equipment replacement; and
- The maintenance, operation, and servicing of the fencing and block walls, which provide a direct and special benefit to such lots or parcels; and
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned Improvements.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

III. METHOD OF APPORTIONMENT

A. GENERAL

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

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net

amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

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

In addition, Article XIID requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Article XIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. A special benefit is a particular and distinct benefit over and above general benefits conferred on the public at large, including real property within the district or District. The general enhancement of property value does not constitute a special benefit.

B. BENEFIT ANALYSIS

Each improvement, the associated costs and assessments within the District has been reviewed, identified and allocated based on the special benefit parcels receive from such improvements pursuant to the provisions of Article XIID and the 1972 Act. The improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans. As such, these improvements would be necessary and required of individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of maintenance and operation of the improvements are of direct and special benefit to the properties.

All the lots or parcels are established at the same time once the conditions regarding the improvements and the continued maintenance are met. As a result, each lot or parcel within the District receives a special and distinct benefit from the improvements and to the same degree.

Over time, the improvements continue to confer a particular and distinct special benefit upon the lots or parcels within the District because of the nature of the improvements. The proper maintenance of the improvements and appurtenant facilities reduces property related crimes, especially vandalism, against properties in the District. The above mentioned also contributes to a specific enhancement to each of the parcels within the District.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from the improvements. However, each individual improvement element has its own distinct benefits both specific and general. The special benefits associated with the improvements within this District are as follows:

SPECIAL BENEFIT

The special benefits associated with the landscaping improvements are specifically:

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

The special benefits of street lighting located on interior streets within the District are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and streets;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal act and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

GENERAL BENEFIT

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

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

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

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

C. ASSESSMENT METHODOLOGY

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of the parcel based on the parcel's actual land use or proposed planned development, and is reliant upon the special benefit received from the improvements planned within the District.

To identify and determine the special benefit to be received by each parcel, it is necessary to consider the entire scope of the District improvements as well as individual property development within the District. The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with Article XIIID Section 4 of the State Constitution, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

Equivalent Dwelling Units:

Continuing the basic criteria set during the formation of the original District, the single-family residential ("SFR") parcel has been selected as the basic unit for calculation of relative benefit. The single-family residential parcel is defined as receiving special benefit of one Equivalent Dwelling Unit ("EDU"). The EDU

method is seen as the most appropriate and equitable for landscape and lighting districts, as the benefit to each parcel from the improvements are apportioned as a function of land-use.

EDU Application by Land Use:

Single-Family Residential (SFR) — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EDU per lot or parcel. This is the base value that the other land use types are compared and weighted against (i.e. Equivalent Dwelling Unit or EDU).

Although this District consists of only single-family units, the following classifications exist should there be any change in land use within the District.

Condominium — This land use is defined as a fully subdivided residential parcel that has more than one residential condo or town-home unit developed on the property.

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property.

Planned-Residential Development — This land use is defined as any property not fully subdivided with a specific number of proposed residential lots or dwelling units to be developed on the parcel.

Vacant Single-Family Residential — This land use is defined as property currently District for single-family detached residential development, but a tentative or final tract map has not been submitted and/or approved.

Vacant Multi-Family Residential — This land use is defined as property currently District for multi-family residential development, but a tentative or final tract map has not been submitted and/or approved.

Vacant Nonresidential — This land use is defined as property currently District for nonresidential use, but not specifically identified as nonresidential property. This land use is assessed at 1.0 EDU per acre. Parcels less than 1 acre are assigned a minimum of 1.0 EDU. Parcels over 50 acres are assigned a maximum of 50 EDU.

Developed Nonresidential — This land use is defined as property developed for either commercial or industrial use. This land use type is assessed at 4.0 EDU per gross acre. Parcels less than 0.25 acres are assigned a minimum of 1.0 EDU and there is no maximum acreage cap, as is the case with Vacant Nonresidential Property.

Recreational or Limited Nonresidential Use — This land use is defined as property used for recreational or nonresidential use that is not part of the improvements provided by the District. This land use classification may include, but is not limited to, golf courses, commercial parking lots or commercial properties where less than ten percent of the total acreage has been developed. This land use is assessed at 2.0 EDU per acre. Similar to Commercial properties,

there is no maximum acreage cap for this land use, but parcels less than 0.5 acres are assigned a minimum 1.0 EDU.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EDU. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including greenbelts and parkways; utility right-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed; park properties and other publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Each parcel's EDU correlates the parcel's special benefit received as compared to the other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EDU (proportional benefit).

$$\text{Parcel Type EDU} \times \text{Acreage/Dwelling Units/Parcel/Lot} = \text{Parcel EDU}$$

The total number of Equivalent Dwelling Units (EDUs) is the sum of the individual EDUs applied to parcels that receive a special benefit from the improvement. An assessment amount per EDU (Rate) for each improvement is established by taking the total cost of the improvement and dividing that amount by the total number of EDUs of the parcels benefiting from the improvement. This Rate is then applied back to each parcel's individual EDU to determine the parcel's proportionate benefit and assessment obligation for that improvement.

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU}$$

$$\text{Levy per EDU} \times \text{Parcel EDU} = \text{Parcel Levy Amount}$$

D. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an Assessment Range Formula or CPI factor is to provide for reasonable increases and inflationary adjustment to annual

assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

Commencing with fiscal year 2004-2005, and then each subsequent year, the maximum assessment rate is proposed to be increased based upon the CPI, as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor. The Engineer shall compute the percentage difference between the CPI for February of each year and the CPI for the previous February, and shall then adjust the existing assessment by an amount not to exceed such percentage for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall use the revised index or a comparable system as approved by the City Council for determining fluctuations in the cost of living.

The Assessment Range Formula shall be applied to the future assessments within the District. Generally, if the proposed annual assessment (levy per EDU) for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually the CPI factor.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EDU less than or equal to this Maximum Assessment) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

Maintenance Costs/Labor — Includes the contracted labor, material and equipment required to properly maintain the landscaping, irrigation systems and drainage systems within the District. The improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District are determined by City Staff and is based on the proposed service level of the District.

Utilities — Includes utility costs for water required to irrigate landscaped areas and the utility costs for electricity required to run irrigation systems and lighting for the areas according to the proposed service level of the District.

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

Repairs/Miscellaneous Expenses — Includes the replacement of any materials and equipment needed to maintain the District. Also includes repairs that are generally unforeseen and not normally included in the yearly maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, frost, etc. Also included may be planned upgrades that provide a direct benefit to the District. These upgrades could include replacing plant materials and/or renovation of irrigation or lighting systems.

ADMINISTRATION COSTS:

District Administration — The cost to the particular departments and staff of the City, for providing the coordination of District services and operations, response to public concerns and education, as well as procedures associated with the levy and collection of assessments. This item also includes the costs of contracting with professionals to provide any additional administrative, legal or engineering services specific to the District including any required notices, mailings or property owner protest ballot proceedings.

County Administration Fee — This is the actual cost to the District for the County to collect District assessments on the property tax bills. This charge is based on a flat rate per fund number.

LEVY BREAKDOWN:

Total District and Admin. Costs — This is the combined costs of District Costs and Administration Costs.

Reserve Collection/(Contribution) — The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a)*, provides for a District Reserve Fund. The Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the fiscal year) through January when the County provides the City with the first installment of assessments collected from the property tax bills. Negative amounts shown for these budget items are transfers from the reserve fund that are used to reduce the Balance to Levy. The Reserve Fund eliminates the need for the City to transfer funds from non-District accounts.

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

Repayments are shown as a positive number and represent additional monies being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, the available Reserve Funds are exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount still outstanding.

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advanced funds to the District as a temporary loan to meet the proposed expenditures. Generally, the available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund

Balance will be repaid and replenished through future assessment revenues.

Capital Improvement Fund Collection/(Transfer) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660*, provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Transfer) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

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

DISTRICT STATISTICS:

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

Total Parcels Levied — The total number of parcels within the District that are assessed. Non-assessable lots or parcels may include parcels of land principally encumbered by public right-of-ways, easements, common areas, and/or parcels within the boundaries of the District that currently do not benefit from the improvements due possibly to development restrictions.

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

development (land-use), and size of the property, as compared to typical single-family residential parcel.

Levy per EDU — This amount represents the rate being applied to each parcel's individual EDU. The Levy per Equivalent Dwelling Unit, is the result of dividing the total Balance to Levy, by the sum of the District EDU's, for the fiscal year.

Maximum Assessment per EDU — This amount represents the maximum rate to each parcel's individual EDU. The Maximum Assessment per Equivalent Dwelling Unit, is the result of multiplying prior year's maximum rate by CPI for February of each year as determined by the United States Department of Labor, Bureau of Labor Statistics.

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2015/2016

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$11,119.00
Utilities	8,213.00
Equipment & Supplies	3,000.00
Repairs/Miscellaneous Expenses	780.00
Direct Costs (Subtotal)	\$23,112.00
ADMINISTRATION COSTS	
District Administration	\$0.00
County Administration Fee	38.00
Administration Costs (Subtotal)	\$38.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$23,150.00
Reserve Collection (Contribution)	(\$1,016.52)
General Fund Replenishment/(Contribution)	0.00
CIP Collection/(Contribution)	0.00
Total Charge	22,133.48
Applied Charge	\$22,133.48
Difference (due rounding)	\$0.00
DISTRICT STATISTICS	
Total Number of Parcels	38
Total Parcels Levied	38
Total Equivalent Dwelling Units	38
Levy Per EDU	\$582.46
Maximum Assessment Per EDU	\$582.46
Prior Year Maximum Assessment Per EDU	\$568.25
RESERVE INFORMATION	
Previous Reserve Balance	\$15,264.00
Reserve Fund Collection/(Contribution)	(\$1,016.52)
Transfer to CIP Funds	(\$3,180.74)
Estimated Ending Reserve Balance	\$11,066.74
CIP INFORMATION	
Previous CIP Balance	\$54,195.00
CIP Fund Activity	0.00
Transfer from Reserve Fund	\$3,180.74
Estimated Ending CIP Balance	\$57,375.74

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

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

APPENDIX B - 2015/2016 ASSESSMENT ROLL

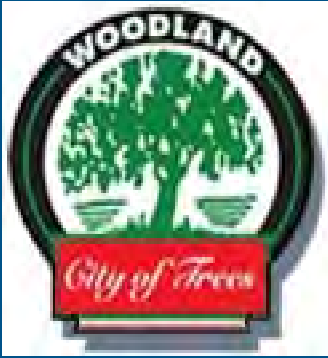
Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.

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

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2015/2016 Assessment Roll".

City of Woodland
West Wood Unit No. 1 Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Charge
027-560-046-000	248 QUAIL DR	\$63,027.00	\$99,794.00	\$162,821.00	\$582.46
027-560-047-000	252 QUAIL DR	75,000.00	250,000.00	325,000.00	582.46
027-560-048-000	256 QUAIL DR	85,000.00	195,000.00	280,000.00	582.46
027-560-049-000	260 QUAIL DR	75,000.00	250,000.00	325,000.00	582.46
027-560-050-000	264 QUAIL DR	80,000.00	185,000.00	265,000.00	582.46
027-560-051-000	269 QUAIL DR	75,000.00	250,000.00	325,000.00	582.46
027-560-052-000	265 QUAIL DR	85,000.00	195,000.00	280,000.00	582.46
027-560-053-000	261 QUAIL DR	94,767.00	131,622.00	226,389.00	582.46
027-560-054-000	257 QUAIL DR	117,863.00	222,872.00	340,735.00	582.46
027-560-055-000	253 QUAIL DR	85,000.00	195,000.00	280,000.00	582.46
027-560-056-000	249 QUAIL DR	80,000.00	185,000.00	265,000.00	582.46
027-560-057-000	245 QUAIL DR	50,227.00	135,612.00	185,839.00	582.46
027-560-058-000	244 PHEASANT CT	73,158.00	101,899.00	175,057.00	582.46
027-560-059-000	248 PHEASANT CT	80,000.00	185,000.00	265,000.00	582.46
027-560-060-000	252 PHEASANT CT	80,000.00	185,000.00	265,000.00	582.46
027-560-061-000	256 PHEASANT CT	75,000.00	250,000.00	325,000.00	582.46
027-560-062-000	260 PHEASANT CT	105,048.00	157,572.00	262,620.00	582.46
027-560-063-000	264 PHEASANT CT	80,000.00	185,000.00	265,000.00	582.46
027-560-064-000	268 PHEASANT CT	75,000.00	250,000.00	325,000.00	582.46
027-560-065-000	269 PHEASANT CT	60,272.00	186,844.00	247,116.00	582.46
027-560-066-000	265 PHEASANT CT	80,000.00	185,000.00	265,000.00	582.46
027-560-067-000	261 PHEASANT CT	66,601.00	172,137.00	238,738.00	582.46
027-560-068-000	257 PHEASANT CT	115,553.00	171,754.00	287,307.00	582.46
027-560-069-000	399 MALLARD DR	110,299.00	203,794.00	314,093.00	582.46
027-560-070-000	395 MALLARD DR	80,000.00	185,000.00	265,000.00	582.46
027-560-072-000	390 MALLARD DR	67,933.00	84,132.00	152,065.00	582.46
027-560-073-000	394 MALLARD DR	62,707.00	88,835.00	151,542.00	582.46
027-560-074-000	398 MALLARD DR	80,000.00	185,000.00	265,000.00	582.46
027-560-075-000	402 MALLARD DR	85,000.00	195,000.00	280,000.00	582.46
027-560-076-000	406 MALLARD DR	60,272.00	259,171.00	319,443.00	582.46
027-560-077-000	410 MALLARD DR	80,000.00	185,000.00	265,000.00	582.46
027-560-078-000	414 MALLARD DR	87,913.00	193,218.00	281,131.00	582.46
027-560-079-000	418 MALLARD DR	75,000.00	250,000.00	325,000.00	582.46
027-560-080-000	420 MALLARD DR	60,272.00	202,917.00	263,189.00	582.46
027-560-081-000	424 MALLARD DR	85,000.00	195,000.00	280,000.00	582.46
027-560-082-000	428 MALLARD DR	60,000.00	265,000.00	325,000.00	582.46
027-560-083-000	432 MALLARD DR	30,883.00	141,134.00	172,017.00	582.46
027-560-085-000	244 QUAIL DR	60,000.00	140,000.00	200,000.00	582.46
Total:				\$22,133.48	
Count:					38



City of Woodland

Streng Pond Landscaping and Lighting District

**ENGINEER'S ANNUAL LEVY REPORT
FISCAL YEAR 2015/2016**

**Intent Meeting: May 19, 2015
Public Hearing: June 16, 2015**

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ENGINEER'S REPORT AFFIDAVIT

Streng Pond Landscaping Maintenance District

City of Woodland

Yolo County, State of California

This Report describes the District and services therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2015/2016 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 30 day of April, 2015.

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

By: Josephine Perez-Moses

Josephine Perez-Moses
Senior Project Manager, District Administration Services

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



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I. OVERVIEW

A. INTRODUCTION

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

This Engineer’s Annual Levy Report (“Report”) describes the District, any annexations, or changes to the District including substantial changes to the District improvements, and the proposed assessments for fiscal year 2015/2016. The proposed assessments are based on the historic and estimated cost to maintain the improvements that provide special benefits to properties within the District. The costs of improvements and the annual levy include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives benefit based on an established method of apportionment.

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

Following consideration of public comments and written protests at a noticed public hearing, and review of the Engineer’s Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report, and confirmation of the assessments, the Council may order the levy and collection of assessments for fiscal year 2015/2016 pursuant to the 1972 Act. In such case, the assessment information will be submitted to the County Auditor/Controller, and included on the property tax roll for each benefiting parcel for fiscal year 2015/2016.

B. COMPLIANCE WITH CURRENT LEGISLATION

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

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

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

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

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

//. DESCRIPTION OF THE DISTRICT

A. BOUNDARIES OF THE DISTRICT

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

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

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

B. DESCRIPTION OF THE DISTRICT IMPROVEMENTS AND SERVICES

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

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

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

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

D. DISTRICT BUDGET CHANGES

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

III. METHOD OF APPORTIONMENT

A. GENERAL

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

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

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

B. BENEFIT ANALYSIS

Exempt Assessments

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

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

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

Special Benefits

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

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

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

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

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

General Benefits

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

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

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

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

C. ASSESSMENT METHODOLOGY

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

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

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

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

- One (1) parcel, APN 065-310-081-000, within the District is identified as a duplex that consists of two residential units. This parcel is assigned an Equivalent Dwelling Unit of 2.0 EDU (one EDU for each unit), which reflects the parcel's proportionate special benefits as compared to the single-family residential parcel.
- One (1) parcel, APN 065-321-001-000, within the District is identified as a local church situated on a three-acre (3.0) lot. This parcel has been assigned an Equivalent Dwelling Unit of 5.5 EDU per acre for a total of 16.5 EDU.

The Total Equivalent Dwelling Unit (EDU) for the District in Fiscal Year 2015/2016 is 182.50 EDU.

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

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

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Levy per EDU}$$

$$\text{Parcel EDU} \times \text{Levy per EDU} = \text{Parcel Levy Amount}$$

IV. DISTRICT BUDGET

A. DESCRIPTION OF BUDGET ITEMS

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

Repayments are shown as a positive number and represent additional money being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen

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

Capital Improvement Fund Collection/(Contribution) – The 1972 Act pursuant to *Chapter 5, beginning with Section 22660*, provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Contribution) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

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

DISTRICT STATISTICS:

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

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

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

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

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

RESERVE INFORMATION:

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

B. DISTRICT BUDGET FISCAL YEAR 2015/2016

BUDGET ITEMS	TOTAL DISTRICT
DIRECT COSTS	
Maintenance Costs/Labor	\$8,931.00
Utilities	15,072.00
Equipment & Supplies	50.00
Repairs/Miscellaneous Expenses	844.00
Direct Costs (Subtotal)	\$24,897.00
ADMINISTRATION COSTS	
District Administration	\$0.00
County Administration Fee	166.00
Administration Costs (Subtotal)	\$166.00
LEVY BREAKDOWN	
Total Direct and Admin. Costs	\$25,063.00
Reserve Collection/(Contribution)	(627.26)
General Fund Replenishment/(Contribution)	(10,000.00)
CIP Collection	0.00
Balance to Levy	\$14,435.74
DISTRICT STATISTICS	
Total Number of Parcels	166
Total Parcels Levied	166
Total Equivalent Dwelling Units	182.50
Levy Per EDU	\$79.10
Maximum Assessment Per EDU	\$79.10
Prior Year Maximum Assessment Per EDU	\$79.10
RESERVE INFORMATION	
Previous Reserve Balance	\$2,754.56
Reserve Fund Activity	(627.26)
Transfer to CIP Funds	0.00
Estimated Ending Reserve Balance	\$2,127.30
CIP INFORMATION	
Previous CIP Balance	\$8,311.44
CIP Fund Activity	0.00
Transfer from Reserve Fund	0.00
Estimated Ending CIP Balance	\$8,311.44

APPENDIX A - DISTRICT ASSESSMENT DIAGRAM

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

APPENDIX B - 2015/2016 ASSESSMENT ROLL

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

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

A listing of parcels assessed within the District, along with the proposed assessment amounts, is included on the following pages and has been identified as "Fiscal Year 2015/2016 Assessment Roll".

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-270-029-000	1221 ASHLEY AVE	\$70,317.00	\$256,157.00	\$326,474.00	\$79.10
065-270-030-000	1231 ASHLEY AVE	37,507.00	124,560.00	162,067.00	79.10
065-270-031-000	786 IVIE PL	31,503.00	94,543.00	126,046.00	79.10
065-270-032-000	782 IVIE PL	73,087.00	199,003.00	272,090.00	79.10
065-270-033-000	778 IVIE PL	85,000.00	295,000.00	380,000.00	79.10
065-270-034-000	774 IVIE PL	80,000.00	255,000.00	335,000.00	79.10
065-270-035-000	770 IVIE PL	80,000.00	285,000.00	365,000.00	79.10
065-270-036-000	773 IVIE PL	80,000.00	220,000.00	300,000.00	79.10
065-270-037-000	779 IVIE PL	80,000.00	265,000.00	345,000.00	79.10
065-270-038-000	1245 ASHLEY AVE	83,163.00	182,293.00	265,456.00	79.10
065-270-039-000	787 IVIE PL	83,171.00	172,691.00	255,862.00	79.10
065-270-043-000	1301 ASHLEY AVE	130,251.00	268,181.00	398,432.00	79.10
065-270-044-000	774 FORDHAM PL	125,050.00	317,784.00	442,834.00	79.10
065-270-045-000	764 FORDHAM PL	100,000.00	310,000.00	410,000.00	79.10
065-270-047-000	771 FORDHAM PL	117,700.00	298,910.00	416,610.00	79.10
065-270-048-000	781 FORDHAM PL	71,724.00	338,128.00	409,852.00	79.10
065-310-002-000	849 NOTRE DAME DR	75,350.00	164,413.00	239,763.00	79.10
065-310-003-000	857 NOTRE DAME DR	67,128.00	177,838.00	244,966.00	79.10
065-310-004-000	865 NOTRE DAME DR	90,000.00	215,000.00	305,000.00	79.10
065-310-005-000	873 NOTRE DAME DR	53,422.00	129,710.00	183,132.00	79.10
065-310-006-000	881 NOTRE DAME DR	80,000.00	265,000.00	345,000.00	79.10
065-310-007-000	1231 COLUMBIA DR	84,827.00	166,837.00	251,664.00	79.10
065-310-011-000	915 NOTRE DAME DR	80,750.00	156,302.00	237,052.00	79.10
065-310-012-000	923 NOTRE DAME DR	64,006.00	162,381.00	226,387.00	79.10
065-310-013-000	927 NOTRE DAME DR	102,463.00	230,541.00	333,004.00	79.10
065-310-014-000	944 PURDUE DR	94,543.00	215,350.00	309,893.00	79.10
065-310-015-000	940 PURDUE DR	80,000.00	265,000.00	345,000.00	79.10
065-310-018-000	910 NOTRE DAME DR	84,660.00	152,130.00	236,790.00	79.10
065-310-019-000	904 NOTRE DAME DR	80,000.00	240,000.00	320,000.00	79.10
065-310-020-000	900 NOTRE DAME DR	62,707.00	219,573.00	282,280.00	79.10
065-310-021-000	888 NOTRE DAME DR	84,660.00	146,531.00	231,191.00	79.10
065-310-022-000	880 NOTRE DAME DR	94,027.00	193,645.00	287,672.00	79.10
065-310-023-000	872 NOTRE DAME DR	80,000.00	240,000.00	320,000.00	79.10
065-310-024-000	845 PURDUE DR	78,146.00	172,585.00	250,731.00	79.10
065-310-025-000	844 PURDUE DR	16,933.00	108,344.00	125,277.00	79.10
065-310-026-000	840 NOTRE DAME DR	105,298.00	251,663.00	356,961.00	79.10
065-310-031-000	901 NOTRE DAME DR	50,000.00	160,000.00	210,000.00	79.10
065-310-032-000	905 NOTRE DAME DR	40,985.00	163,940.00	204,925.00	79.10
065-310-033-000	909 NOTRE DAME DR	42,145.00	98,359.00	140,504.00	79.10
065-310-035-000	841 NOTRE DAME DR	80,000.00	240,000.00	320,000.00	79.10
065-310-036-000	936 PURDUE DR	76,726.00	186,708.00	263,434.00	79.10
065-310-037-000	932 PURDUE DR	80,920.00	205,188.00	286,108.00	79.10
065-310-038-000	928 PURDUE DR	108,698.00	234,413.00	343,111.00	79.10
065-310-039-000	924 PURDUE DR	70,254.00	160,434.00	230,688.00	79.10
065-310-040-000	918 PURDUE DR	80,000.00	290,000.00	370,000.00	79.10
065-310-041-000	912 PURDUE DR	3,622.00	57,608.00	61,230.00	79.10
065-310-042-000	902 PURDUE DR	80,000.00	290,000.00	370,000.00	79.10
065-310-043-000	890 PURDUE DR	100,947.00	259,524.00	360,471.00	79.10
065-310-044-000	882 PURDUE DR	81,970.00	184,433.00	266,403.00	79.10
065-310-045-000	874 PURDUE DR	92,996.00	152,783.00	245,779.00	79.10
065-310-046-000	870 PURDUE DR	85,000.00	295,000.00	380,000.00	79.10
065-310-047-000	862 PURDUE DR	103,965.00	221,805.00	325,770.00	79.10
065-310-048-000	858 PURDUE DR	100,000.00	250,000.00	350,000.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-310-049-000	854 PURDUE DR	106,061.00	190,910.00	296,971.00	79.10
065-310-050-000	861 PURDUE DR	50,000.00	160,000.00	210,000.00	79.10
065-310-051-000	869 PURDUE DR	72,122.00	133,428.00	205,550.00	79.10
065-310-052-000	873 PURDUE DR	79,710.00	171,385.00	251,095.00	79.10
065-310-053-000	879 PURDUE DR	105,048.00	229,532.00	334,580.00	79.10
065-310-054-000	887 PURDUE DR	62,445.00	185,215.00	247,660.00	79.10
065-310-055-000	901 PURDUE DR	56,202.00	186,895.00	243,097.00	79.10
065-310-056-000	907 PURDUE DR	64,006.00	179,558.00	243,564.00	79.10
065-310-057-000	913 PURDUE DR	80,000.00	230,000.00	310,000.00	79.10
065-310-058-000	919 PURDUE DR	57,481.00	125,414.00	182,895.00	79.10
065-310-059-000	923 PURDUE DR	60,272.00	165,749.00	226,021.00	79.10
065-310-061-000	829 RIDGEVIEW DR	112,835.00	211,018.00	323,853.00	79.10
065-310-062-000	4 RIDGEVIEW PL	70,254.00	245,712.00	315,966.00	79.10
065-310-063-000	3 RIDGEVIEW PL	76,342.00	225,114.00	301,456.00	79.10
065-310-064-000	2 RIDGEVIEW PL	135,512.00	254,768.00	390,280.00	79.10
065-310-065-000	811 RIDGEVIEW DR	130,640.00	256,055.00	386,695.00	79.10
065-310-066-000	805 RIDGEVIEW DR	214,298.00	192,868.00	407,166.00	79.10
065-310-067-000	801 RIDGEVIEW DR	51,231.00	179,310.00	230,541.00	79.10
065-310-068-000	1206 ASHLEY AVE	68,876.00	170,288.00	239,164.00	79.10
065-310-069-000	1210 ASHLEY AVE	92,185.00	253,212.00	345,397.00	79.10
065-310-071-000	830 NOTRE DAME DR	36,615.00	191,266.00	227,881.00	79.10
065-310-072-000	820 NOTRE DAME DR	13,582.00	62,173.00	75,755.00	79.10
065-310-073-000	814 NOTRE DAME DR	80,000.00	265,000.00	345,000.00	79.10
065-310-074-000	808 NOTRE DAME DR	71,539.00	190,143.00	261,682.00	79.10
065-310-075-000	802 NOTRE DAME DR	108,454.00	210,891.00	319,345.00	79.10
065-310-076-000	801 NOTRE DAME DR	95,903.00	174,689.00	270,592.00	79.10
065-310-077-000	807 NOTRE DAME DR	80,000.00	265,000.00	345,000.00	79.10
065-310-078-000	813 NOTRE DAME DR	100,972.00	235,238.00	336,210.00	79.10
065-310-079-000	819 NOTRE DAME DR	94,027.00	202,816.00	296,843.00	79.10
065-310-080-000	829 NOTRE DAME DR	80,000.00	265,000.00	345,000.00	79.10
065-310-081-000	916-922 NOTRE DAME DR	94,061.00	150,497.00	244,558.00	79.10
065-321-001-000	CR 98	527,968.00	1,423,046.00	1,951,014.00	158.20
065-321-023-000	901 TUFTS PL	67,750.00	113,152.00	180,902.00	1,305.14
065-321-024-000	905 TUFTS PL	50,000.00	160,000.00	210,000.00	79.10
065-321-025-000	909 TUFTS PL	100,033.00	150,050.00	250,083.00	79.10
065-321-026-000	913 TUFTS PL	67,750.00	116,538.00	184,288.00	79.10
065-321-027-000	917 TUFTS PL	65,295.00	160,726.00	226,021.00	79.10
065-321-028-000	921 TUFTS PL	80,000.00	220,000.00	300,000.00	79.10
065-321-029-000	925 TUFTS PL	44,583.00	102,715.00	147,298.00	79.10
065-321-030-000	929 TUFTS PL	70,000.00	220,000.00	290,000.00	79.10
065-321-031-000	933 TUFTS PL	68,953.00	119,104.00	188,057.00	79.10
065-321-032-000	932 TUFTS PL	80,363.00	160,726.00	241,089.00	79.10
065-321-033-000	928 TUFTS PL	38,209.00	109,564.00	147,773.00	79.10
065-321-034-000	924 TUFTS PL	157,572.00	120,804.00	278,376.00	79.10
065-321-035-000	920 TUFTS PL	46,490.00	104,782.00	151,272.00	79.10
065-321-036-000	914 TUFTS PL	71,635.00	122,433.00	194,068.00	79.10
065-321-037-000	910 TUFTS PL	80,000.00	205,000.00	285,000.00	79.10
065-321-038-000	906 TUFTS PL	71,634.00	123,670.00	195,304.00	79.10
065-321-039-000	900 TUFTS PL	80,911.00	197,788.00	278,699.00	79.10
065-322-013-000	1301 COLUMBIA DR	80,000.00	240,000.00	320,000.00	79.10
065-322-014-000	875 TUFTS CT	94,027.00	213,141.00	307,168.00	79.10
065-322-015-000	871 TUFTS CT	73,066.00	207,296.00	280,362.00	79.10
065-322-016-000	867 TUFTS CT	90,000.00	285,000.00	375,000.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-322-017-000	863 TUFTS CT	93,760.00	204,915.00	298,675.00	79.10
065-322-021-000	864 TUFTS CT	104,479.00	159,793.00	264,272.00	79.10
065-322-022-000	868 TUFTS CT	7,109.00	110,396.00	117,505.00	79.10
065-322-023-000	872 TUFTS CT	80,000.00	260,000.00	340,000.00	79.10
065-322-024-000	876 TUFTS CT	95,634.00	189,797.00	285,431.00	79.10
065-322-025-000	880 TUFTS CT	80,000.00	205,000.00	285,000.00	79.10
065-322-027-000	840 FORDHAM DR	46,834.00	114,767.00	161,601.00	79.10
065-322-028-000	844 FORDHAM DR	84,238.00	165,318.00	249,556.00	79.10
065-322-029-000	850 FORDHAM DR	81,492.00	118,478.00	199,970.00	79.10
065-322-030-000	856 FORDHAM DR	84,920.00	120,896.00	205,816.00	79.10
065-322-031-000	860 FORDHAM DR	73,158.00	171,399.00	244,557.00	79.10
065-322-032-000	864 FORDHAM DR	68,953.00	132,897.00	201,850.00	79.10
065-322-033-000	868 FORDHAM DR	65,295.00	150,681.00	215,976.00	79.10
065-322-034-000	874 FORDHAM DR	73,066.00	114,918.00	187,984.00	79.10
065-322-035-000	878 FORDHAM DR	46,834.00	108,509.00	155,343.00	79.10
065-322-036-000	859 TUFTS CT	62,417.00	171,169.00	233,586.00	79.10
065-322-038-000	856 TUFTS CT	86,353.00	185,333.00	271,686.00	79.10
065-322-040-000	860 TUFTS CT	66,878.00	283,251.00	350,129.00	79.10
065-322-045-000	830 COLBY CT	53,568.00	127,048.00	180,616.00	79.10
065-322-046-000	826 COLBY CT	53,076.00	133,230.00	186,306.00	79.10
065-322-047-000	822 COLBY CT	53,076.00	139,048.00	192,124.00	79.10
065-322-048-000	818 COLBY CT	80,000.00	220,000.00	300,000.00	79.10
065-322-049-000	814 COLBY CT	53,076.00	138,991.00	192,067.00	79.10
065-322-050-000	810 COLBY CT	63,254.00	201,556.00	264,810.00	79.10
065-322-051-000	806 COLBY CT	50,000.00	150,000.00	200,000.00	79.10
065-322-052-000	802 COLBY CT	50,000.00	150,000.00	200,000.00	79.10
065-322-053-000	801 COLBY CT	73,708.00	121,092.00	194,800.00	79.10
065-322-054-000	805 COLBY CT	73,748.00	122,917.00	196,665.00	79.10
065-322-055-000	809 COLBY CT	50,505.00	117,709.00	168,214.00	79.10
065-322-056-000	813 COLBY CT	53,568.00	134,551.00	188,119.00	79.10
065-322-057-000	817 COLBY CT	52,036.00	129,648.00	181,684.00	79.10
065-322-058-000	821 COLBY CT	80,000.00	260,000.00	340,000.00	79.10
065-322-059-000	825 COLBY CT	80,000.00	240,000.00	320,000.00	79.10
065-322-060-000	829 COLBY CT	104,512.00	188,122.00	292,634.00	79.10
065-322-061-000	832 FORDHAM DR	94,512.00	196,121.00	290,633.00	79.10
065-322-062-000	826 FORDHAM DR	80,000.00	220,000.00	300,000.00	79.10
065-322-063-000	822 FORDHAM DR	64,528.00	168,079.00	232,607.00	79.10
065-322-064-000	818 FORDHAM DR	74,524.00	119,248.00	193,772.00	79.10
065-322-065-000	814 FORDHAM DR	92,185.00	202,816.00	295,001.00	79.10
065-322-066-000	810 FORDHAM DR	74,524.00	150,417.00	224,941.00	79.10
065-322-067-000	806 FORDHAM DR	54,197.00	88,080.00	142,277.00	79.10
065-322-068-000	802 FORDHAM DR	54,197.00	88,080.00	142,277.00	79.10
065-323-015-000	879 FORDHAM DR	50,000.00	150,000.00	200,000.00	79.10
065-323-016-000	875 FORDHAM DR	36,579.00	156,768.00	193,347.00	79.10
065-323-017-000	871 FORDHAM DR	75,000.00	205,000.00	280,000.00	79.10
065-323-018-000	867 FORDHAM DR	59,811.00	134,977.00	194,788.00	79.10
065-323-019-000	863 FORDHAM DR	70,317.00	170,771.00	241,088.00	79.10
065-323-020-000	859 FORDHAM DR	75,000.00	205,000.00	280,000.00	79.10
065-323-021-000	855 FORDHAM DR	75,000.00	205,000.00	280,000.00	79.10
065-323-022-000	851 FORDHAM DR	65,121.00	130,251.00	195,372.00	79.10
065-323-023-000	847 FORDHAM DR	81,339.00	148,827.00	230,166.00	79.10
065-323-024-000	843 FORDHAM DR	80,911.00	138,291.00	219,202.00	79.10
065-323-027-000	837 FORDHAM DR	65,121.00	127,644.00	192,765.00	79.10

City of Woodland
Streng Pond Landscaping and Lighting District
FY 2015/2016 Assessment Roll (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Assessed Land Value	Assessed Structure Value	Assessed Total Value	Charge
065-323-028-000	833 FORDHAM DR	64,528.00	175,583.00	240,111.00	79.10
065-323-029-000	827 FORDHAM DR	70,317.00	184,835.00	255,152.00	79.10
065-323-030-000	821 FORDHAM DR	80,000.00	220,000.00	300,000.00	79.10
065-323-031-000	817 FORDHAM DR	96,403.00	176,277.00	272,680.00	79.10
065-323-032-000	811 FORDHAM DR	80,000.00	220,000.00	300,000.00	79.10
065-323-033-000	805 FORDHAM DR	50,000.00	150,000.00	200,000.00	79.10
065-323-034-000	801 FORDHAM DR	50,000.00	150,000.00	200,000.00	79.10
Total:					\$14,435.74
Count:					166

Legislation Text

9.

File #: 14-751, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Second Reading of Ordinance No. _____, approving the Second Amendment to the Project Development Agreement between Cal West Investors, LLC and Optimistic Partners, LLC, and the City of Woodland

Recommendation for Action: Staff recommends that the City Council conduct the second reading of Ordinance No. _____, approving the Second Amendment to the Project Development Agreement between Cal West Investors, LLC and Optimistic Partners, LLC, and the City of Woodland (**Attachment A**).

Staff Contact

Erika Bumgardner, Senior Planner, (530) 661-5886, Erika.bumgardner@cityofwoodland.org

Fiscal Impact

No fiscal impact. All application processing costs have been paid for by the applicant.

Background

At its May 5, 2015 meeting, the City Council introduced and waived the first reading of Ordinance No. _____, approving the Second Amendment to the Project Development Agreement between Cal West Investors, LLC and Optimistic Partners, LLC, and the City of Woodland.

Conclusion

Staff recommends that the City Council take action on the following:

- 1) Conduct the second reading of Ordinance No. _____, approving the Second Amendment to the Project Development Agreement between Cal West Investors, LLC and Optimistic Partners, LLC, and the City of Woodland.

Prepared by: Erika Bumgardner, Senior Planner

Reviewed by: Cindy Norris, Principal Planner
Ken Hiatt, Community Development Director



Paul Navazio, City Manager

ATTACHMENTS:

- A. City Council Ordinance for the Second Amendment to the Development Agreement
- B. Exhibit 1 (to Att A) - Second Amendment to the Development Agreement
- C. Exhibit 1 (to Exhibit 1) - Legal Description and Assessor Parcel Map
- D. Exhibit C (to Exhibit 1) - TSM 5075 Conditions of Approval

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND, CALIFORNIA APPROVING THE SECOND
AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF WOODLAND AND CAL WEST INVESTORS, LLC AND
OPTIMISTIC PARTNERS, LLC TO USE AND DEVELOP THE CAL
WEST PROJECT SITE LOCATED WITHIN THE SPRING LAKE
SPECIFIC PLAN AREA**

WHEREAS, pursuant to Government Code Section 65864 *et seq.*, the City of Woodland (“City”) is authorized to enter into development agreements providing for the development of land under the terms and conditions set forth herein; and

WHEREAS, the City has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, Cal West Investors, LLC and Optimistic Partners, LLC (collectively “Developer”) together propose to develop certain real property located in the City of Woodland (“Property”), more particularly described in the Second Amendment to the Development Agreement, attached hereto as **Exhibit “1”** and incorporated herein by reference, for residential use (“Project”); and

WHEREAS, Developer’s interest in the Property constitutes a legal or equitable interest in real property pursuant to Government Code Section 65865; and

WHEREAS, Developer proposes the Project to achieve the goals of the City’s General Plan (“General Plan”) and the Spring Lake Specific Plan (“SLSP”); and

WHEREAS, City and Cal West Investors, LLC and Optimistic Partners, LLC previously entered into that certain Amended and Restated Development Agreement on or around September 3, 2013 and then subsequently amended that agreement on or around April 7, 2015, and now desire to enter into this Second Amendment to the Development Agreement to amend certain conditions for Tentative Subdivision Map Number 5075, the Second Amendment is attached hereto as Exhibit “1” and incorporated herein by reference; and

WHEREAS, the City desires timely, efficient, orderly, and proper development of the Project in furtherance of the goals of the General Plan and SLSP; and

WHEREAS, the City Council has found that the Second Amendment to the Development Agreement is consistent with the City’s General Plan and the SLSP; and

WHEREAS, because of the logistics, magnitude of the expenditure, and considerable lead time prerequisite to planning and developing the Project, the Developer requires assurances that the Project can proceed without disruption caused by a change in the City's planning policies and requirements, except as provided in the Second Amendment to the Development Agreement, which assurances will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

WHEREAS, City has determined that by entering into the Second Amendment to the Development Agreement, City will (i) promote orderly growth and quality development on the Property in accordance with the goals and policies set forth in the General Plan and the SLSP and (ii) benefit from increased housing opportunities created by the Project for residents of the City; and

WHEREAS, it is the intent of the City and Developer to establish certain conditions and requirements related to review and development of the Project that are or will be the subject of subsequent development applications for the Project; and

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Second Amendment to the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth herein; and the Planning Commission recommended to the City Council approval of both the Tentative Subdivision Map #5075 for the Cal West Project Site and the Second Amendment to the Development Agreement; and

WHEREAS, on May 5, 2015, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Second Amendment to the Development Agreement were heard and at which time the Second Amendment to the Development Agreement was comprehensively reviewed; and

WHEREAS, on May 5, 2015, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq.*, the proposed Project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR, including Addendum #11 approved February 3, 2015 pertaining to the rezoning of certain portions of the project site; and

WHEREAS, the terms and conditions of the Second Amendment to the Development Agreement have undergone review by the City at publicly noticed hearings and have been found to be fair, just and reasonable and consistent with the General Plan and the SLSP. Further, the City Council finds that (i) the economic interests of the City's citizens and the public health, safety, and welfare will be best served by entering into the Second Amendment to the

Development Agreement; (ii) the Second Amendment to the Development Agreement is consistent with the General Plan and SLSP; (iii) the Second Amendment to the Development Agreement is in conformance with the public convenience, general welfare, and good land use practice; (iv) the Second Amendment to the Development Agreement will not be detrimental to the public health, safety, or general welfare; and (v) the Second Amendment to the Development Agreement will not adversely affect the orderly development or the preservation of property values for the Property or any other property.

THE CITY COUNCIL OF THE CITY OF WOODLAND DOES ORDAIN AS FOLLOWS:

Section 1. Pursuant to California Government Code Sections 65865 *et seq.*, the City Council hereby approves the Second Amendment to the Development Agreement attached hereto as **Exhibit “1.”**

Section 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Ordinance promotes the public health, safety, and welfare of the community because the Second Amendment to the Development Agreement will permit land uses that best reflect the community needs and will allow for the most logical and efficient development of the real property governed by the Development Agreement in the City.

Section 3. The City Council hereby incorporates by reference the recitals set forth herein and adopts those recitals as its own as though fully set forth in this Ordinance. Pursuant to Government Code section 65867.5 (b) and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby finds that the Second Amendment to the Development Agreement will continue to result in the development of the Property at the intensity and density allowed under the General Plan and SLSP and with the restrictions and standards set forth in the City’s Municipal Code and the Development Agreements.

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Second Amendment to the Development Agreement because, the project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR.

Section 5. The City Clerk shall cause to be recorded with the Yolo County Recorder a copy of the executed Second Amendment to the Development Agreement, or a Memorandum of Agreement, within ten (10) days following execution thereof.

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the

same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council on May 19, 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated:_____

Exhibit “1” – Second Amendment to Development Agreement

EXHIBIT 1

[Second Amendment to Development Agreement]

**SECOND AMENDMENT TO DEVELOPMENT AGREEMENT NO. _____
BETWEEN CITY OF WOODLAND AND CAL WEST INVESTORS, LLC AND
OPTIMISTIC PARTNERS, LLC**

This Second Amendment to Development Agreement (hereinafter “Amendment”) is entered into effective on the date it, or a Memorandum of Agreement, is recorded with the Yolo County Recorder (hereinafter the “Effective Date”) by and between the City of Woodland, a California general law city (hereinafter “CITY”) and Cal West Investors, LLC and Optimistic Partners, LLC (hereinafter together “OWNER”) pursuant to Government Code section 65864 *et seq.* and in light of the following recitals:

RECITALS

WHEREAS, CITY and Cal West Investors, LLC and Optimistic Partners, LLC, previously entered into that certain Amended and Restated Development Agreement (“Agreement”) as adopted by the City Council on September 3, 2013, and pursuant to Government Code section 65864 *et seq.* for the development of a certain project described in the Agreement (“Project”); and

WHEREAS, CITY and Cal West Investors, LLC and Optimistic Partners, LLC, previously entered into that certain First Amendment to the Development Agreement as adopted by the City Council on April 7, 2015, and pursuant to Government Code section 65864 *et seq.* for the Project; and

WHEREAS, CITY and OWNER now wish to amend the Agreement in order to subdivide approximately 44.97 acres of the Cal West project site (the “Premises,” as further described in **Exhibit 1**, attached hereto and incorporated herein), with Yolo County Assessor Parcel Numbers 041-070-051-000, 041-070-054-000 and 041-070-055-000, and to update the Agreement to provide for new conditions of approval; and

WHEREAS, the Agreement may be amended pursuant to Section 2.5 of the Agreement and Government Code section 65868; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Agreement and the changes to the Project pursuant to this Amendment, with the Woodland City Council’s certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of subsequent addenda to the Turn of the Century EIR; and

WHEREAS, the City Council finds that this Amendment and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan, as amended by separate action of the City Council; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, the Planning Commission and the City Council of the City of Woodland have held noticed public hearings concerning this Amendment following mailing and publication of notice pursuant to Government Code sections 65090, 65091, 65868, and 65868.

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CITY and OWNER agree to amend the Agreement as follows:

1. Effective Date. This Amendment shall become effective on the date on which all of the following are true: (i) this Amendment has been executed by Owner's duly authorized officers and officials and delivered to CITY; (ii) this Amendment has been approved by ordinance of the City Council of the CITY and such ordinance has become effective; (iii) this Amendment has been duly executed by the CITY and delivered to OWNER; and (iv) the Amendment, or a Memorandum of Agreement, has been recorded with Yolo County (the "Effective Date").

2. Amendment of Section 3.1.2. Section 3.1.2 of the Agreement is hereby amended to read as follows, with text shown in strikethrough for deletions and double underline for new text:

3.1.2 CITY and OWNER acknowledge that this Agreement has been prepared and executed in order to comply with the requirement in the Spring Lake Specific Plan that a development agreement be entered into in connection with any rezoning of land or tentative map approval within the Specific Plan area. This Agreement is for Tentative Subdivision Map # 5075 4991, and the 8 acre park ("Remainder" parcel), ~~the 5.89 acre R-8 site (shown as "Remainder Parcel" in TSM # 4991), the 2 acre R-8 site located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue, and the 8 acre park parcel.~~ The TSM # 50754991 results in 225176 R-8 units. ~~The remaining R-8 parcels are zoned for a possible 49 additional units (the "Rezone Property").~~

3. Amendment of Section 4.8. Section 4.8 of the Agreement is hereby deleted in its entirety and replaced with the following Section 4.8:

4.8 Affordable Housing Single Family In-Lieu Fee. CITY and OWNER have agreed that the OWNER shall either elect prior to each final map, to enter into an Inclusionary Housing Agreement as for forth in the December 2007 Spring Lake Affordable Housing Plan, or, at the OWNER's option, elect to pay an affordable housing in-lieu fee of \$30,000 per required affordable unit. This project requires 19 single family affordable units, based on a total unit count of 190 single family lots in Phases 1 through 3. The affordable housing obligation for the 5.89 acre R-8 residential site located west of the park (Phase 4) has been met (see discussion in the February 3, 2015 City Council staff report).

4. Amendment of Exhibit "C" of the Agreement. Exhibit C of the Agreement is hereby amended to amend the conditions of approval for the Project. Exhibit "C" of the Agreement is hereby deleted in its entirety and replaced with the attached **Exhibit "C,"** attached hereto and incorporated by this reference.

5. Miscellaneous Provisions.

a. Recordation of Amendment. This Amendment shall be recorded with the County Recorder by the City Clerk within the period required by Government Code section 65868.5.

b. Severability. If any term, provision, covenant, or condition of this Amendment shall be determined invalid, void, or unenforceable, the remainder of this Amendment shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Amendment.

c. Counterparts. This Amendment may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

d. Authority to Execute. The person or persons executing this Amendment on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Amendment on behalf of his or her/their corporation, partnership, or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

e. Integration. This Amendment, together with the Agreement, reflects the complete understanding of the parties with respect to the subject matter hereof. Except as expressly modified by this Amendment, the provisions of the Agreement shall govern the conduct of the parties. No testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Amendment. To the extent this Amendment conflicts with the Agreement, this Amendment supersedes such previous document. In all other respects, the parties reaffirm and ratify all other provisions of the Agreement.

f. Incorporation of Amendment. From and after the Effective Date of this Amendment, wherever the term "Agreement" or "Development Agreement" appears in the Agreement, it shall be read and understood to mean the Agreement as amended by this Amendment.

g. Defined Terms. All initially capitalized terms used, but not otherwise defined, herein shall have the meanings ascribed to such terms in the Agreement.

h. Effect of Amendment. Except as expressly modified by this Amendment, the Development Agreement shall continue in full force and effect according to its terms and conditions, and CITY and OWNER hereby ratify and affirm all of their respective rights and obligations under the Development Agreement.

[Remainder of page intentionally left blank. Signatures on following page.]

i. Waiver. Execution of this Amendment by CITY shall not be deemed a waiver of any rights held by CITY under the Agreement, nor of any obligations or breaches of the Agreement by OWNER, whether or not CITY is aware of any such breaches as of the Effective Date of this Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to Development Agreement on the day and year set forth below.

Cal West Investors LLC

By: _____

Optimistic Partners LLC

By: _____

CITY OF WOODLAND

By: _____
Tom Stallard, Mayor

Dated: _____

ATTEST:

By: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: _____
Kara K. Ueda, City Attorney

EXHIBIT 1

Assessor Parcel Map and Legal Description

EXHIBIT C

CONDITIONS OF APPROVAL FOR THE CAL WEST PROJECT

TENTATIVE SUBDIVISION MAP #5057

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

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

Space Above Line For Recorder's Use

MEMORANDUM OF AGREEMENT

Cal West Area Development Agreement Ordinance No. _____

This Memorandum of Agreement is made and entered into by and between Cal West Investors LLC and Optimistic Partners LLC and the City of Woodland, a municipal corporation organized and existing under the laws of the State of California, with respect to the following facts:

CITY and OWNER hereby agree to be bound by all of the terms and conditions contained in the Second Amendment to the Development Agreement, as adopted by the City Council of the City of Woodland by Ordinance No. ____ , dated May 19, 2015, the terms and conditions of which are made a part hereof as though fully set forth herein, and which Development Agreement, as amended, controls and use and development of that certain real property, including any improvements and personal property, situated in the County of Yolo, State of California, described as follows:

Legal Description attached hereto as Attachment 1.

Executed on this _____ day of _____, 2015, at Woodland, Yolo County, California.

Cal West Investors LLC

By: _____

Optimistic Partners LLC

By: _____

CITY OF WOODLAND

By: _____
Tom Stallard, Mayor

ATTEST:

By: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: _____
Kara K. Ueda, City Attorney

COUNTY OF YOLO)

_____ 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.

Notary Public

[SEAL]

STATE OF CALIFORNIA)
) ss.

COUNTY OF YOLO)

_____ 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.

Notary Public

[SEAL]



LEGAL DESCRIPTION

Real property in the City of Woodland , County of Yolo, State of California, described as follows:

PARCELS 1 AND 2, AS SHOWN ON PARCEL MAP NO. 5003 FILED DECEMBER 20, 2013 IN BOOK 2013 AT PAGE 129 AND 130, YOLO COUNTY RECORDS.

APN: 041-070-054-000 (Parcel 1) and 041-070-055-000 (Parcel 2)

LEGAL DESCRIPTION

Real property in the City of Woodland , County of Yolo, State of California, described as follows:

PARCEL ONE:

BEING A PORTION OF PARCEL 1 AND PARCEL 2 OF THAT CERTAIN LOT LINE ADJUSTMENT, DOCUMENT NO. 2007-0023630-00, YOLO COUNTY RECORDS, YOLO COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID LOT LINE ADJUSTMENT, THENCE THE FOLLOWING 9 (NINE) COURSES:

- 1) SOUTH 89° 43' 05" EAST, 828.66 FEET;
- 2) THENCE SOUTH 00° 16' 55" WEST, 850.00 FEET;
- 3) THENCE NORTH 89° 43' 05" WEST, 581.98 FEET;
- 4) THENCE SOUTH 00° 16' 55" WEST, 469.58 FEET;
- 5) THENCE NORTH 89° 42' 13" WEST, 546.89 FEET;
- 6) THENCE NORTH 44° 42' 48" WEST, 87.48 FEET;
- 7) THENCE NORTH 89° 42' 48" WEST, 36.46 FEET;
- 8) THENCE NORTH 18° 23' 55" EAST, 387.50 FEET;
- 9) THENCE NORTH 17° 38' 39" EAST, 931.74 FEET TO THE POINT OF BEGINNING.

SAID LEGAL IS SHOWN AS PARCEL 1 IN EXHIBIT "A" IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED AUGUST 8, 2012 AS INSTRUMENT NO. 2012-0025469 AND AS INSTRUMENT NO. 2012-0025470, YOLO COUNTY OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE HEREIN ABOVE DESCRIBED PROPERTY, AS CONTAINED IN THE DEED FROM NORINE ROTH NELSON, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, TO THE STATE OF CALIFORNIA, DATED NOVEMBER 21, 1967, RECORDED JANUARY 3, 1968, IN BOOK 871 OF OFFICIAL RECORDS, AT PAGE 416.

PARCEL TWO:

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER, UNDER AND ACROSS THE NORTHERLY 25 FEET OF "PARCEL 2" AS SHOWN ON EXHIBIT "A" ON THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JULY 2, 2007, INSTRUMENT NO. 2007-0023630, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL ONE ABOVE.

APN: 041-070-051-000

EXHIBIT C

CONDITIONS OF APPROVAL FOR THE CAL WEST PROJECT, INCLUDING TENTATIVE SUBDIVISION MAP #5075

Conditions of Approval: The following conditions shall be fully satisfied prior to acceptance of Final Map (unless otherwise stated):

General Conditions

1. Project Approval. The Project shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the August 20, 2013 City Council staff report, in the February 3, 2015 City Council staff report, and in the May 5, 2015 City Council staff report as approved by City Council, for the Cal West Investors, LLC and Optimistic Partners, LLC project, except as modified by these conditions of approval. Substantive modifications to the Project description may require modification of the Development Agreement, conditions and environmental documents.
2. Indemnification. OWNER shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers and employees from any claim, action or proceeding against CITY or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by CITY, its legislative body, advisory agencies or administrative officers. CITY will promptly notify OWNER of any such claim, action, or proceeding against CITY, and OWNER will either, at CITY's discretion, undertake defense of the matter and pay CITY's associated legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.
3. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.
4. Responsibility to Inform. OWNER shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the Project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.
5. Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, OWNER shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of

significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

6. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

OWNER is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If OWNER fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, OWNER will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, CITY does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding or other agreement with the applicant which authorizes CITY to impose certain fees, and that may waive OWNER's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

7. Coordination of Plans. OWNER shall be responsible for coordinating all plans to ensure consistency throughout the various plan submittals including site, landscaping, and improvement plans, prior to submittal for review.
8. Affordable Housing. The Project is subject to the Spring Lake Affordable Housing Plan in effect at time of construction and/or applicable affordable housing in-lieu fees, and Ordinance 6A, CITY's Inclusionary Housing Ordinance. Where there is a conflict, the Spring Lake Affordable Housing Plan shall prevail. The Plan requires 10 percent (10%) of single-family units to be affordable to Low-Income households. This project requires 19 single family affordable units, based on a total unit count of 190 single family lots in Phases 1 through 3.

The affordable housing obligation for the 5.89 acre R-8 residential site located west of the park (Phase 4) has been met (see discussion in the February 3, 2015 City Council staff report).

9. Concurrent Construction. The affordable single family units shall be dispersed throughout the Project in terms of location and product type. Affordable dwelling units shall be constructed concurrently with, or prior to, market-rate units within the residential project. In phased developments, inclusionary units should be constructed and occupied in proportion to the number of units in each phase of the residential project. The Community Development Department and Housing Staff shall review and approve the location of the affordable sites prior to approval of the Final Map. If OWNER desires to

modify the approved locations of the Affordable dwelling units, the requested modifications shall be submitted along with a map review fee, with the final map.

10. Inclusionary Housing Agreement. Prior to CITY's approval of OWNER's first final map, OWNER and CITY shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by CITY, shall be consistent with all applicable provisions of the SLSP AHP, and shall contain language inclusive of, but not limited to, the checklist in the SLSP AHP.
11. SLSP AHP Compliance. Prior to approval of the map(s), OWNER shall show proof of compliance with the Spring Lake Specific Plan Affordable Housing Plan through preliminary designation of affordable housing lots, and/or payment of an in-lieu affordable housing fee as specified in the Development Agreement.
12. Offsite Affordable Fee. The off-site Affordable housing fee shall be paid at Final Map and at the rate in effect for each single family market rate unit.
13. Affordable unit size. There shall be an average of three bedrooms provided per affordable unit, and OWNER may provide more but not less than the average target, unless it can be clearly demonstrated that a different average is required in order for the units to be sold in the affordable marketplace. OWNER may request an exemption from the requirements of this condition if, based on substantial evidence and financial information, such a mixture would be economically infeasible, as determined by the Community Development Director. Affordable, for-sale single family units may be smaller in square footage than the Market-Rate units that trigger the affordable housing obligation, with a minimum living area of 850 square feet, however, a mix of bedroom numbers and square footage among for-sale single family house is desired.
14. Affordable quality of materials. The design of affordable units and the materials used in construction of affordable units shall be of an equal standard as those used for market rate units; however, affordable for-sale units may feature different interior amenities than those of the market rate units.
15. Fair Share Cost. OWNER agrees to fund on a fair share basis, as determined by CITY, a nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).
16. Backbone infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to

Development Regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), and 6.24 and 6.25 (fire station).

17. Nexus Study. OWNER shall comply with the requirements of the Spring Lake Specific Plan Nexus Study.
18. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23 and 6.37.
19. SLIF Fee Revenue. Additional SLIF revenue generated by the additional residential units, as a result of the prior approved rezone of the Project site on December 14, 2010, shall provide benefit overall to the Spring Lake Plan, and allocation of those units to cover any funding shortfall, as determined by CITY shall be applied as follows, and in the following order: 1) Should the affordable multi-family project, (by Mutual Housing California) on the R-25 site in the Heidrick Ranch Phase 1 be developed, the difference between the maximum density of 125 units and the proposed unit density of 101 units, or 24 units, for that site may be made up through application of the Cal West Investor LLC and Optimistic Partner LLC project's additional fee revenue; 2) Any additional remaining fee revenue as a result of the Cal West Investors LLC and Optimistic Partners LLC development would be available should any possible future rezone applications on the Cal West Investors and Optimistic Partner project site be presented; and 3) Any remaining fee revenue would be utilized at CITY's discretion.
20. SLIF Credits. Certain projects, as specified throughout these conditions, include costs which are identified as eligible for SLIF Credits upon inclusion of those projects into the SLIF Capital Improvements Program (CIP). Owner shall provide City will an Engineer's Opinion of Probable Cost which includes these items. The City will then amend the CIP through addendum, prior to the first final map to include those projects, after which the costs will become SLIF reimbursable/creditable.
21. Building Unit Allocations (BUA)s. With the exception of affordable and multi-family housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by CITY unless BUAs for that map are assigned with the final map. In this case, with respect to the site formerly zoned for a school site, Neighborhood Commercial and Multifamily Site, assignment may require requesting that additional BUAs be added to the Spring Lake Plan Area. If BUA's are transferred from another site, or if BUAs are requested to be added, either transaction shall be recorded to the satisfaction of the Community Development Department and in compliance with the BUA Ordinance.
22. Reservation of Lots for public sale. The requirements of Section 21-15-1 of CITY's Municipal Code relating to "Reservation of Lots for Public Sale" shall be met. Lots shall be offered at a fair market price. If the offered lots have not sold by the end of the 45-day period, OWNER shall be required to demonstrate that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional

appraiser. If the appraiser indicates that the offered price unreasonably exceeded the fair market price, the lots shall be re-offered for an additional 45- days at a fair market value.

Finance Department

23. SL Maintenance Facilities District. Prior to recordation of each final map, with respect to that map, OWNER shall petition CITY to be annexed into the boundaries of the Spring Lake Maintenance Community Facilities District. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.
24. SL Community Facilities District 2004-1. At OWNER's option, OWNER may petition CITY to be annexed into the boundaries of the Spring Lake Community Facilities District 2004-1 prior to the approval of each final map. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition. Alternatively, OWNER may instead meet its SLIF financial obligation by paying the then equivalent bond proceeds in cash at building permit, before applying fee credits or paying cash, at OWNER's option, for balance of the fee creditable portion of the SLIF.
25. Fee Credits. Any financing method employed that would allow additional proceeds to be raised to pay back the First Release Property Owners would then allow OWNER to use the fee credits associated with the Community Facilities District.

Community Development

26. Design Review. For all residential uses, final site plans, architectural plans, elevations, sound wall, and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. Additional design detail shall be provided on corner lots with emphasis on side elevations, porches and entries (Design Standard 2.7). All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling unit shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), Development Regulations 2.35.3 (separated entry walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 relating to energy conservation.)
27. Prior to the start of any work on-site, OWNER shall request and attend a pre-construction meeting to include the Project superintendent, architect, subcontractors, as well as CITY representatives including Community Development and/or Public Works.
28. Lotting Considerations
 - a. Block Length on Street "A". In order to mitigate for the extended block length on the west side of Street A, the homes along this stretch shall be designed so that

there is variability provided through careful use of such elements as front setback, mix of one and two-story, and building architectural frontage design. All homes along this segment extending from lot 174 to lot 196 shall have either a full usable front porch or a separated front patio extension with low walls.

- b. Where lots are adjacent to open space, locate the garage and driveway on the opposite side of the lot. (Lots 10, 11, 22, 23, 34, 35, 54, 55, 64, 65, 82,83 and 208). This list is subject to the discretion of and final confirmation by the City Traffic Engineer.
 - c. With the final map containing lots 222 and 223, City to approve the house orientation and fencing (double street frontage lots.)
29. Architectural Diversity. Emphasis shall be placed on creating architectural diversity within the development as discussed in Sections 2.3, 2.4 and 2.5 of the Spring Lake Design Standards. Particular care will be required to create a diverse architectural appearance on lots that are fairly narrow (40 to 45 feet in width). Creativity and innovation will be encouraged.
30. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:
- Locations, size and quantity of all plant materials.
 - A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.
 - Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines and other pertinent site plan features.
 - Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.
31. Street Tree Master Planting Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the Spring Lake Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection.
32. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be

consistent with applicable CITY requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought – tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping). Final landscaping plans for all areas to be maintained by the SLSP Lighting and Landscape District shall be submitted for review and approval by the Community Development and Parks Department. Due to poor soil conditions in the Project area, soil sample analysis shall be provided for publicly maintained landscaping areas and resulting recommendations shall be complied with to the satisfaction of the Community Development Director.

33. Tree Preservation and Replacement Planting

- Replacement. In accordance with Section 20A of the City of Woodland Municipal Code, OWNER shall comply with the following replanting schedule for removal of trees on and adjacent to the Project site:
 - A. Replacement planting is required for each heritage, specimen, and landmark tree removed at a rate of four 15- gallon trees for each six-inches, or fraction thereof, of trunk diameter removed. Removal of street trees requires replacement planting of approved species at a rate of two 15 –gallon trees for each six inches removed in accordance with Section 20A -1-100.
 - B. The approved species and locations of replanting shall be specifically shown on the Landscape and Development plans and shall be subject to review and approval by the Community Development and Public Works departments. Replacement planting shall be in addition to standard planting requirements.
 - C. Landscape Development plans shall be submitted concurrently with subdivision improvement plans prior to any grading on site and final map approval.
- Preservation. CITY's Tree Preservation Ordinance requires preservation of Heritage Trees to the extent possible. The two existing Heritage Oak trees shall be preserved. Prior to issuance of a grading permit that impacts each Oak Tree, OWNER shall submit a tree protection plan to be included in the improvement plans that shall indicate measures to be taken to protect the trees during construction.
 - A. The oak tree on Lot B shall be preserved in place. Lot B shall be dedicated to CITY to create a small pocket park around the existing tree. Park amenities, (such as a bench, DG/mulch, and drainage swale to support the oak tree) shall be provided and the design approved by the Community Development Department and Public Works Departments prior to acceptance of the final map which dedicates Lot B.
 - B. Upon approval of the park design and installation of all required amenities for Lot B, the OWNER shall receive the equivalent in park fee credits of \$10,000.

- C. The Heritage Oak tree located off-site, north of Lot B, shall also be preserved in place, unless it cannot be preserved in place due to infrastructure requirements. The “F” Street cross section may be modified subject to approval by the City Engineer, at that location to accommodate the preservation of this street tree (i.e. removing the planting strip and attaching the sidewalk at that location).
 - D. The trees and pocket park shall be included in the Spring Lake Lighting and Landscaping assessment district.
34. Utility Design. The location of all utility structures shall be coordinated with and depicted on the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. OWNER shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities) and 6.17 through 6.19 (general utility requirements).
35. Light pole location. Light poles shall not be located so as to conflict with planting or future growth and shading of trees throughout the site. Review shall be provided prior to issuance of final map.
36. Street and Lot Lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2.
37. Compliance with State Water Conservation Ordinance. OWNER shall comply with State Water Conservation Ordinance, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.
38. Sound Wall. A freeway adjacent sound wall is required in accordance with the Environmental Noise Analysis and shall be 10-feet in height. The sound wall design shall meet the SLSP Design Standards (Section 6.2.1). Access for required maintenance shall be provided via extension of Lot A connected to “A” Street and shall be 15 feet in width paved. Masonry walls may be required on the sides as part of comprehensive improvement plans. Gates shall be installed on both ends of Lot A (east and west sides of 15 foot access portion and including at the north and south ends of the 28 foot buffer area. Gates shall be submitted for review and approval of the City, Gate on the west end of the access point may also be subject to the approval of Caltrans. Access portion of Lot A (15 foot width) shall be relocated to the north, opposite 1 Court. The entire length of the Project sound wall shall be constructed at one time, with the earlier of Phase 3 or Phase 4 final map. The wall design, including freeway adjacent landscaping, shall be submitted for Design Review to the Community Development Department prior to acceptance of the earlier of Phase 3 or Phase 4 final map. The sound wall will need to be bonded for and included in the public improvements and are eligible for SLIF credits.

39. Sound Wall Landscaping. Landscaping shall be provided in accordance with 6.2.1 (d) to help screen the wall, minimize graffiti and provide shade on the west elevation. Landscaping shall include trees, shrubs and groundcover. The landscaping, predominately trees (fine needled such as pines or cedars depending on soil fertility report recommendations), will be planted in a fairly dense manner within a 28 foot easement on the west side of the wall. A reciprocal access and maintenance agreement will be established and recorded with the sound wall and landscaping in order to provide access for maintenance of the sound wall and landscaping. The landscape plans shall be reviewed and approved by the Community Development and Public Works Departments prior to issuance of permits for the wall. Landscaping shall be installed at the same time as the wall. Landscaping will need to be bonded for and included in the public improvements and are eligible for SLIF credits upon addition to the Spring Lake CIP.
40. Single Story Homes. Consideration shall be given to the extent possible that the units constructed on the lots backing to the HWY 113 freeway be single story, or that the second story portion be recessed from the back of the single story portion.
41. Interconnecting Walk and Pathway. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards.
42. Greenbelt Connector. “Lot F” shall be provided as a greenbelt and shall be constructed in conjunction with adjoining development and/or street improvements to serve as an extension of the greenbelt located on the east side of Harry Lorenzo Avenue along Farmer’s Central connecting the greenbelt trail system to the park. The greenbelt extension shall be designed and landscaped consistent with Section 7.1 and 7.2.1 of the SL Design Standards. The greenbelt extension shall be included in the Spring Lake Lighting and Landscaping assessment district.
43. Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards and shall include decorative cap throughout the project.
- a. Rear yard fencing along Phase 4 southern property boundary (Lots 199-208) shall comply with Section 6.2.2 of the SL Design Standards (“Privacy Wall/Fence”), however, the fence height shall be 8 feet. Privacy fencing shall be constructed of an alternative wood product or masonry material, or combination thereof, and shall be submitted for review and approval by the Community Development Department, Planning Division and by the Public Works Department as part of the improvement plans. The eastern 128 foot side yard fence of Lot 208, adjacent the park, shall also comply with Section 6.2.2. The 35 foot cut from the rear yard

fence to “J” Street shall be open style, 6 foot tall decorative black tubular steel fencing.

44. Entry Signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, OWNER shall establish neighborhood entry signs. A sign shall be provided at the southwest corner entry of Harry Lorenzo Avenue and “D” Street consistent with SL Design Standard 1.6.2. As an alternative second location and upon review and approval by the Community Development Director a sign may be provided at the southeast corner of “Lot F,”

A design specification for these signs shall be prepared for review and approval by the Community Development Director and City Engineer prior to acceptance of the final map. The signs shall be installed prior to the issuance of the first house permit for the phase in which they are located.

45. Prohibit RV Parking. Provisions in the CC&Rs shall be adopted that prohibit recreational vehicle parking in the front yard for longer than 24 hours. This provision shall be enforced through mechanisms established in the CC&Rs.
46. Energy Efficiency. All future development shall at a minimum meet the energy efficiency requirements included in Design Standard 2.11 and Development Standard 2.25. Five percent (5%) of all units shall have roof mounted photovoltaic energy systems or other alternate renewable energy generation systems. The method and number of homes to be identified with submittal of design review application. All homes shall be photovoltaic ready and have electric vehicle charging outlets in every garage on a dedicated circuit.
47. Prohibit Garage Conversions. Provisions in the CC& Rs for all residential development shall be adopted that prohibit garages from being converted to residential use except for a model home sales office. When the sales office is vacated, it must be converted back to a garage.
48. No Restriction on Color. Provisions in the CC&Rs shall be adopted that prohibit any restrictions of color on residential structures. This provision shall be enforced through mechanisms established in the CC & Rs.

SLSP Mitigation Measures:

49. Mitigation Requirements. OWNER shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program provided as Attachment A to the SLSP, as well as any further analysis provided through additional studies and evaluations required to ensure compliance with mitigations.
50. Environmental Noise Analysis. The design of the Project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan and with the requirements specified in the Environmental Noise Analysis

prepared by Bollard Acoustical Consultants, Inc dated July 19, 2011. Additional noise conditions include:

- A 10-foot tall noise barrier shall be constructed along the western property line of the Project site. The barrier heights shown are those required to reduce future SR 113 traffic noise to 65 dB Ldn or less. Barriers shall be constructed of masonry block, concrete or earth berms. A combination of berms and walls is acceptable provided the combined height is sufficient to achieve satisfaction with CITY noise standards. Final design and wall height to achieve adequate protection shall be determined at earlier of the final Phase 3 or Phase 4 grading plan submittal.
- City of Woodland's interior noise standard is 45 dB Ldn. Exterior noise levels at second floor facades facing the freeway can be up to 77 dB Ldn. Recommendations to reduce interior noise as stated in the Environmental Noise Analysis, dated April 20, 2011, prepared by Bollard Acoustical Consultants shall be complied with. If two story units are proposed, the additional construction techniques identified shall be followed as well.
- When final site lot and grading plans are completed they shall be reviewed by an acoustical consultant to ensure that the conclusions of the acoustical study have not changed.
- Disclosure statements shall be provided to all prospective residences notifying them of the elevated projected future Hwy 113 noise environment and informing them that satisfaction with the City of Woodland 45 dB Ldn interior noise standard may only be achieved with windows in closed positions.

51. Ground Nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, OWNER shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.
52. Mitigation Easements. Mitigation for loss of agricultural land and hawk habitat in the form of land set asides shall be fully executed (signed and recorded with Yolo County) and in place prior to final map approval or commencement of development activity, consistent with Development Regulation 2.2 (Land Set Asides) and 7.2 related to the 1:1 mitigation requirement.
53. Raptor Survey. OWNER shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1 through September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds of prey would be affected.

54. Geotechnical. The recommendations contained in the Conclusions and Recommendations Section of the Geotechnical Engineering Report (Geocon Consultants, Inc. May 2011 – Geocon project no s9574-06-01 and the Geocon Consultants Inc. Supplemental letter dated February 2013 –Geocon project number s9574-05-02) shall be followed. Additional Geotechnical reports may be required by the City at the discretion of the Chief Building Official.
55. Air Quality Directives. OWNER shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emissions heavy duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).
56. Mosquito Vector Control. Prior to each construction season, if OWNER has a project under construction, OWNER shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
57. Construction Recycling. Prior to the commencement of construction on any project, OWNER shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other CITY requirements. (MM 4.13-18)
58. Dust Suppression. OWNER shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)
59. Off-site improvements. Off-site improvements shall satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.
60. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1).

Engineering Development Services

Roadways

61. Regarding “E” Street between phase 1 and phase 2 and “B” Street road between phases 2 and 3 and “D” Street between phases 3 and phase 4, this road may be revised to a partial street section (similar to cross section C on Sheet 4 with approval of the City Engineer).
62. Streets fronting the park: Subdivisions opposite the park shall complete corresponding street section including curb, gutter, sidewalk, landscaping, lighting, hydrants and appurtenances for the park. This requirement may be reduced or altered by the City Engineer, if, the appropriate portions of park frontage are added to the SLIF fee capital improvement program. Conditions regarding park frontage and valuation may be superseded by the Purchase and Sale agreement without Development Agreement Amendment.

63. OWNER shall revise partial street cross sections; partial street sections shall have 4' shoulders with 2' paved shoulders to the same structural section as the remainder of the road and 2' unpaved.
64. Unless constructed by others, OWNER shall construct Harry Lorenzo from "F" Street to Farmers Central Road (including park frontage with first final map without transition) in accordance with section E. If land fronting Harry Lorenzo Avenue is rezoned to residential lots prior to application for final map, the improvement plans may be modified to reduce fronting improvement requirements, with the approval of the City Engineer. Upon request of OWNER, CITY will enter into a third party reimbursement agreement to allocate fair share costs to the adjacent property owners. Fair share costs shall include 50% of the total cost less the west sidewalk, landscaping, water and sewer services. The third party reimbursement agreement shall be completed prior to the approval of the final map. The final cost determination shall be approved by the City Engineer.
65. Unless constructed by others, OWNER shall construct/extend Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue with the first final map. If necessary for access, only the road section may be reduced to two twelve foot lanes plus four foot shoulders on each side with additional turn lanes as necessary at Harry Lorenzo Drive. Design of the interim/partial road improvements shall be compatible with the ultimate design of the roadway. Upon request of OWNER, CITY will enter into a third party reimbursement agreement to allocate fair share costs to the adjacent property owners. The third party reimbursement agreement shall be completed prior to the approval of the final map.
66. Along the alignment of Farmer's Central Extension there shall be a 20 foot landscaped greenbelt corridor including a 10 foot bike path, and 10 foot landscaping component. Bike path shall include steel reinforcement. The path alignment will be determined at time of park design and may be north or south of the PG&E poles as determined by the City. Path design and alignment shall be subject to the approval of CITY. At a minimum, the corridor shall include a 10 foot path and shall: be reinforced to support maintenance/emergency vehicles, include 10 foot of landscaping, parkway level lighting along the length of the corridor, two, 4 inch conduits for future broadband constructed to fiber standards, and connect to "B" Street as well as align ultimately for the SR 113 overcrossing and connect to conduits under SR 113 placed by others. 4 inch fiber conduits are to be SLIF reimbursable. Property descriptions and easements shall be to the satisfaction of the City Engineer. The greenbelt corridor shall be constructed with 4 the associated 8 acre park improvements. 8 acre Park construction timing will be based on the availability of funds as determined by the City. Owner shall fund greenbelt costs and fair share payments are made on a per unit basis for phases 1, 2 & 3 into a CITY held escrow account. For purposes of third party reimbursement, a fair share shall be determined by the following process:
- A. With the first final map application OWNER shall prepare a preliminary design with a cost estimate for the greenbelt corridor including the fiber conduit, and all other

- appurtenances above. Cost Estimate shall include estimated item types and quantities. For cost estimating purposes alignment shall be approved by the City and connect to Lot F , B Street and the SW corner of the park adjacent to lot 208. The cost estimate shall include a 20% contingency and 7.5% in plan check and inspection rate, 10% design costs, and a 7% CM overhead rate. Cost estimate for the greenbelt corridor shall be itemized separately so that SLIF credits may be applied towards that portion of the cost separate from the balance of the remainder of the subdivision improvements. Payments collected towards construction and construction costs are eligible for SLIF credits and reimbursements. The calculation shown below is an example based on the anticipated number of units in the map. The calculation shall be updated as needed.
- B. Then the total cost shall be divided by 176.
 - C. Then each final map shall pay the amount at time of final map on a per unit basis. Once paid, a fee credit in an amount equal to the amount paid in cash will be added to the property's fee reimbursement account and used subject to the Administrative Guidelines for Allocation and Distribution of BUA's in the Spring Lake Specific Plan adopted by the City Council on March 5, 2013 and as subsequently amended, and in accordance with the Funding and Reimbursement Agreement
 - D. Upon request, CITY will enter into a third party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner.
 - E. Cash payments and construction costs may be reimbursable or creditable from the SLIF if the facility is included in the SLIF CIP subject to restrictions of the Administrative Guidelines for Allocation and Distribution of BUA's in the Spring Lake Specific Plan, adopted by the City Council on March 5, 2013, and as subsequently amended and in accordance with the Funding and Reimbursement Agreement.
- 67. Prior to approval of the first final map OWNER shall submit for approval of the City Engineer a traffic calming plan for the entire tentative map area. The plan shall generally conform to recommendations made in the traffic study. Traffic calming features may vary from those shown on the tentative map. OWNER shall construct components of the traffic calming plan as part of the public improvement program.
 - 68. Underground overhead distribution utilities on the property. Transmission lines in the PG&E easement may remain overhead.
 - 69. With the first final map and the extension of Farmers Central Road from Pioneer Avenue to Harry Lorenzo Drive, OWNER shall construct roundabouts at the intersection of Farmers Central Road and Harry Lorenzo Avenue and at "F" Street and Harry Lorenzo Avenue. Upon inclusion in the Spring Lake SLIF CIP, the cost of the roundabout shall be SLIF reimbursable/creditable.

70. Details for the construction of "F" Street shall include a tree preservation plan for the Heritage Oak(s) required to remain on site. Design of the pre-preservation plan, fencing materials, and all other components shall be approved at the sole discretion of CITY.
71. OWNER shall provide paved access with bollard or gate control to CITY approved openings in the sound wall for maintenance access. Paved access and access control design shall be subject to the approval of CITY.
72. Cross section J shall have a 4.5 foot sidewalk adjacent to curb and 10' PUE behind the monolithic curb.
73. Cross sections 2/C01 and 3/C02 shall be removed from Sheet C05 of the Tentative Map.
74. Subdivision trails (Lots C, D, & F) shall include ramps at each curb on each end.
75. Lot F improvements for landscaping, pathway and monument sign, lighting and appurtenances shall be completed with first final map.
76. Complete roundabout at Harry Lorenzo Avenue and "F" Street is to be constructed the with phase 1 improvement plans.

Easements and Right of Way

77. A seven (7) foot (or ten (10) foot if adjacent to monolithic sidewalk) public utility easement shall be provided at back of (separated) sidewalk, adjacent to all public streets within the development and shall be dedicated to CITY and may be required elsewhere as requested by the utility companies and approved by CITY.
78. Prior to approval of the first set of improvement plans and final map, OWNER shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map. Final determination of Right of Way Requirements shall be made by the City Engineer.
79. The earlier of Phase 3 or Phase 4 final map shall include dedication of a 28 foot strip between the tentative map edge and Caltrans Right of Way.
80. Lots 174 through 198 shall include a general access easement to CITY for repair and maintenance of the sound wall.
81. OWNER shall acquire or dedicate 15' maintenance access easements along the north edge of the Property (may be on adjacent property), adjacent to lot 174 and pave the same. Bollards may be required at the end of F Street. Paving section will be as determined by the City. Along the south edge of the project, City may access

maintenance area via City property and utility maintenance road. Applicant may be required to extend or modify utility access road to reach Lot A. The access roads are eligible for SLIF credits.

82. If, after a good faith effort based on a MAI Appraisal, OWNER is unable to obtain offsite right of way, OWNER may request that CITY obtain the land at OWNER'S sole cost and expense. OWNER shall deposit estimated cost of land, staff time and attorney time to obtain the land. After land has been obtained CITY shall relinquish balance of funds on hand.
83. OWNER shall acquire by deed or lot line adjustment the right of way for the knuckle on "B" Street, with the final map that includes this portion of "B" Street prior to sale of the Park site, unless mapping of that corner can be made without expanded corner, subject to the approval of the City Engineer.

Wastewater and Sewer Collection System

84. The Property shall be connected to the City of Woodland's sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.
85. The Tentative Map Sewer Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
86. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at manholes.
87. OWNER shall obtain a groundwater discharge permit from the State Board of Reclamation prior to ground dewatering.
88. Any onsite septic tanks shall be to Yolo County Health Department standards, prior to the final map within which boundary it is contained.

Storm Water

89. A comprehensive storm drainage plan shall be prepared by a registered civil engineer for project watershed(s), including the plan area. The plan shall identify specific storm drainage design features to control increased runoff from the Project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by OWNER shall be consistent with the most recent version of the CITY's Storm Drainage Master Plan criteria and CITY Standard Specifications and Details. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and

detention basins if required. The Storm Drainage Plan shall be submitted for approval prior to submittal of the first final map and/or construction drawings for checking. OWNER shall pay the cost associated with all improvements required by the plan, and an appropriate reimbursement agreement shall be drafted to reimburse OWNER for oversized improvements on a pro rata basis per Development Agreement.

90. A topographic survey of the entire site and a comprehensive grading plan prepared by a registered civil engineer shall be required for the Project. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
91. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and including topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
92. Unless constructed by others the first final map shall construct the extension of the 72" storm drain line along Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue.
93. Construction of the 60" Storm Drain between SR 113 and Harry Lorenzo Avenue may be completed in three phases as shown below or consolidated into fewer phases.
 - Phase 1 shall construct the extension of the Storm drain Line from Farmers Central Road/Harry Lorenzo Avenue along the alignment of Farmers Central Road extension west to the projected extension line of the western edge of E street.
 - Phase 2 shall construct the line from the extension of the western edge of E street to the extension of the lot line between lots 207 and 208
 - The portion of the Storm drain line between the extension of the lot line between lots 207 and 208 and connection with the SR 113 storm drain under crossing shall be constructed with the first to construct between phase 3 or phase 4.
 - Each phase of pipe construction shall include inlet structures/treatment areas to be submitted to the City and reviewed for approval by the City.
94. Prior to first final map applicant shall submit a revised tentative map showing the SD line and removing the temporary ditch fence and gates that are proposed (except what is necessary for phasing). Access to manhole areas of the Storm drain shall be provided by

extending or modifying sections of the existing access road, in a manner approved by the City.

Storm Water Quality Control

95. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer. Projects of this size shall also prepare a SWPPP (Storm Water Pollution Prevention Plan).
96. OWNER shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
97. OWNER shall create a storm water phasing plan to be approved by the City Engineer prior to a grading permit or final map, unless otherwise determined unnecessary by the City Engineer.

Water Infrastructure Conditions

98. All materials and installation of the water system shall be at OWNER's expense per City of Woodland Standard Specifications and Details; except that the 12" in HLA north of "F" Street connecting to Gibson Road may be reimbursed by the City, not to exceed funds previously deposited to the City for 12" main along the alignment of FCR less payment made to the Heidrick Ranch project. Owner and City shall enter into a reimbursement agreement, prior to or coincidental to the approval of the final map.
99. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.
100. If not constructed by others, the first final map shall construct a water line in Harry Lorenzo Avenue connecting to the water mains in Farmers Central Road and Gibson Road and extend the 12" main in Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue. The water main shall be 12" from Gibson Road to the split connection south of the "F" street round about and an 8" main may be constructed south from there to the connection of the 12" main constructed in HLA by the Heidrick development. Upon request, CITY may enter into a third party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner, if determined applicable to the adjacent development.
101. Owner shall construct 8" recycled water line main with Harry Lorenzo Drive from 20' north of the F Street roundabout to 5' south of north crosswalk for the Farmers Central Road roundabout. An eight inch landscape irrigation main shall be extended across HLA and stubbed to serve Lot F and the park (terminating in the park). Ends of the main shall be capped in a manner approved by the City. Materials for the recycled main shall be

C900 pipe constructed to the standards for water mains in chapter 7 of the City standards, except that the pipe shall be purple. Alternatively this condition may be met by a City approved alignment that connects to HLA at “F” Street, proceeds south along “H” Street, serves the park and Lot F and terminates back in Harry Lorenzo Avenue. The recycled water will be SLIF reimbursable.

102. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirement set forth in these conditions of approval. OWNER shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the Project. OWNER shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct offsite water improvements to connect to CITY’s water distribution system.
103. Per City of Woodland Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at OWNER’s expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and OWNER’s facility, OWNER shall make application and receive approval from the City Engineer or his/her designated agent.
104. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.
105. One Water Sampling Station shall be installed with the first final map.
106. OWNER shall abandon all on site private wells with the demolition of existing structures served by the wells prior to final map within which the well is located.

Landscaping

107. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrently with adjacent development. Public improvements will not be formally accepted by CITY until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of acceptance of other public improvements with approval of the Parks, Public Works and Community Development departments, but if waived shall require submittal of a separate security to ensure landscaping completion.
108. The entire sound wall along the western edge of the tentative map shall be constructed as a part of the earlier of Phase 3 or Phase 4 of the final map for the Project. Sound wall design and construction costs are eligible for SLIF credits.

109. A 28' landscape strip shall be constructed along the western boundary of the Property as a part of the earlier of Phase 3 or Phase 4 of the Project. OWNER shall bond for landscaping and include the landscaping in the public improvements, which are eligible for SLIF credits upon addition to the Spring Lake CIP.

Grading

110. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the Project. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans." Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
111. The Tentative Map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the Grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
112. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

Fees

113. OWNER shall pay all required fees for processing final maps (technical check) with final map submittal.
114. Prior to approval of improvement plans, OWNER shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the CITY's Fee Schedule. If OWNER pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.
115. At building permit issuance OWNER shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.
116. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

117. If existing buildings are demolished, OWNER shall document size and type of buildings prior to demolition to determine if there is a credit for impact fees, If there are no sewer or water service connections no sewer or water impact fees will be credited.

Engineering General Conditions

118. Prior to final map, OWNER shall submit and have approved a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City Engineer and Community Development Department.
119. OWNER shall document and show evidence that all tentative map conditions are met with submittal of final map.
120. OWNER shall enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.
121. OWNER shall prepare improvement plans for any work within the public right-of-way and submit them to the Engineering Division for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
122. OWNER shall submit proposed street names to CITY's Fire Department for approval with a copy to Engineering prior to improvement final map submittal.
123. Public improvements, in addition to roadway construction, shall include water, sewer and storm drain mains, fire hydrants, street lights, and appurtenances.
124. All non-single family water services to this Project shall include backflow prevention devices and water meters, with meters located within the Public Utilities Easement (P.U.E.) adjacent to the public road, in a location approved by the Public Works Department.
125. OWNER shall submit an application for reapportionment of assessments with the parcel map or subdivision map.
126. OWNER shall obtain a Caltrans encroachment permit for construction of the sound wall and landscaping if necessary. A copy of the permit shall be provided to CITY prior to approval of the final map and start of construction.
127. All utility poles that are to be relocated in conjunction with this Project shall be identified on the improvement plans, with existing and proposed locations indicated.
128. All public landscape areas shall include a separate point of connection for water laterals with meters and PG&E power service points for automatic controllers.

129. If improvements are constructed and/or installed by a party or parties other than OWNER, which improvements benefit OWNER's property, OWNER shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to the other party or parties that constructed or installed the improvements.
130. If conditions for the Project require OWNER to construct improvements that benefit parties other than OWNER, and are subject to reimbursement by others as determined by the City Engineer, OWNER may request to enter into a reimbursement agreement drafted by the CITY. CITY shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.
131. If greater than 640 square feet, second units shall pay single family dwelling unit development fees.
132. All second units shall have separate water service and meter.
133. This Project is subject to the Construction and Demolition Debris Recycling and Diversion Ordinance (Ordinance No. 1469).
134. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.
135. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.
136. A registered landscape architect shall design landscape and sound wall and privacy wall improvements, and improvements shall be per the SLSP and other CITY Standards, as applicable.
137. OWNER shall include in the disclosure document for each house that the future park does not have a scheduled date for construction and that future construction will be subject to available funds. OWNER shall include in the disclosure document for lots 197-208 that the City plans for a greenbelt, path, and pedestrian overcrossing to connect to a path on the west side of Hwy 113, and that future construction will be subject to available funds.

Fire Department

138. Weed Abatement. OWNER shall comply with the City of Woodland Weed Abatement Ordinance. OWNER shall maintain the Property throughout the year so that all dead trees or any vegetation growing upon the streets, sidewalks, or upon private property which bears seeds of a wingy or downy nature shall be removed and maintained so as to meet the City of Woodland standards.

139. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code and the City of Woodland Standard Specifications and Details, 2010 edition. Given the present plans and information, the required fire flow is approximately 1,500 gallons per minute at 20 psi, for a minimum 2 hour duration. OWNER shall meet the required volume and duration at the Project site prior to obtaining a building permit.
140. Water Supply and Hydrants. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). When any portion of the facility or building is in excess of 150 feet from a water supply on a public street, on site fire hydrants will be required. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall be approved prior to the installation.

Building Division

141. OWNER shall comply with the current codes that are in effect at the time of plan submittal.
142. Plans will need to be complete at the time of submittal as CITY does not accept deferred submittals.
143. All sub-contractors/companies working on the Project will be required to obtain a City of Woodland Business Registration ("Business License").
144. OWNER shall comply with FEMA regulations.
145. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
146. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
147. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others.
148. A soils investigation report shall be provide as specified in section 1803.5.3 of the 2013 CBC.
149. Because this project is located in an area known to contain expansive soils and per *Woodland General Plan Policy Document, Part II, Policy 8.A.9, "The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil"*; and per *CBC 1808.6*, footings or foundations for buildings founded on expansive soils shall be designed in accordance with *CBC 1808.6.1* **and for concrete slab-on-ground foundations** the design shall be in accordance with *CBC 1808.6.2 and PTI Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils or WRI/CRSI Design of Slab-*

*on-Ground Foundations and the specific recommendations as noted in the geotechnical engineering report. **Please submit plans and calculations stamped and signed by a California registered Civil or Structural Engineer or Architect** showing compliance. Woodland General Plan Policy Document, Part II, Policy 8.A.9, CBC 1803.5.3 and CBC 1808.6*

Yolo Solano Air Quality Management District (“District”)

150. Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be permitted with the District, or under specific circumstances as approved by the District, may be registered with the Air Resources Board’s (ARB’s) Portable Equipment Registration Program (PERP) (<http://www.arb.ca.gov/perp/perp.htm>).
151. Dust emissions shall be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5 Nuisance.

Legislation Text

10.

File #: 14-753, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Second Reading of Ordinance No. _____, approving the First Amendment to the Project Development Agreement between Woodland Spring Lake Partnership, L.P. and the City of Woodland

Recommendation for Action: Staff recommends that the City Council conduct the second reading of Ordinance No. _____, approving the First Amendment to the Project Development Agreement between Woodland Spring Lake Partnership, L.P. and the City of Woodland (**Attachment A**).

Staff Contact

Cindy A. Norris, Principal Planner, (530) 661-5886, cindy.norris@cityofwoodland.org

Fiscal Impact

No fiscal impact. All application processing costs have been paid for by the applicant.

Background

At its May 5, 2015 meeting, the City Council introduced and waived the first reading of Ordinance No. _____, approving the First Amendment to the Project Development Agreement between Woodland Spring Lake Partnership, L.P., and the City of Woodland.

Conclusion

Staff recommends that the City Council take action on the following:

- 1) Conduct the second reading of Ordinance No. _____, approving the First Amendment to the Project Development Agreement between Woodland Spring Lake Central, L.P., and the City of Woodland.

Prepared by: Cindy A. Norris, Principal Planner

Reviewed by: Ken Hiatt, Community Development Director



Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - City Council Ordinance for the First Amendment to the Development Agreement

Attachment B - Exhibit 1 (to Att A) - Development Agreement (2007)

Attachment C - Exhibit 2 (to Att A) - First Amendment to the Development Agreement

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND, CALIFORNIA, APPROVING THE FIRST AMENDMENT
TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF
WOODLAND AND WOODLAND SPRING LAKE PARTNERSHIP, L.P.
TO USE AND DEVELOP THE SPRING LAKE CENTRAL PROJECT
AREA LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA**

WHEREAS, pursuant to Government Code Section 65864 *et seq.*, the City of Woodland (“City”) is authorized to enter into development agreements providing for the development of land under the terms and conditions set forth herein; and

WHEREAS, the City has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, Woodland Spring Lake Partnership, L.P. (“Developer”) propose to develop certain real property located in the City of Woodland (“Property”), more particularly described in the First Amendment to the Development Agreement, attached hereto as Exhibit “2” and incorporated herein by reference, for residential use (“Project”); and

WHEREAS, Developer’s interest in the Property constitutes a legal or equitable interest in real property pursuant to Government Code Section 65865; and

WHEREAS, Developer proposes the Project to achieve the goals of the City’s General Plan (“General Plan”) and the Spring Lake Specific Plan (“SLSP”), as further described and conditioned in the amendment to the development agreement attached hereto as Exhibit “2” and incorporated herein by reference; and

WHEREAS, the City desires timely, efficient, orderly, and proper development of the Project in furtherance of the goals of the General Plan and SLSP; and

WHEREAS, the City Council has found that the Amendment to the Development Agreement is consistent with the City’s General Plan and the SLSP; and

WHEREAS, because of the logistics, magnitude of the expenditure, and considerable lead time prerequisite to planning and developing the Project, the Developer requires assurances that the Project can proceed without disruption caused by a change in the City’s planning policies and requirements, except as provided in the Amendment to the Development Agreement, which assurances will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

WHEREAS, City has determined that by entering into the First Amendment to the Development Agreement, City will (i) promote orderly growth and quality development on the Property in accordance with the goals and policies set forth in the General Plan and the SLSP and (ii) benefit from increased housing opportunities created by the Project for residents of the City; and

WHEREAS, it is the intent of the City and Developer to establish certain conditions and requirements related to review and development of the Project that are or will be the subject of subsequent development applications for the Project; and

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the First Amendment to the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth herein; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the First Amendment to the Development Agreement on April 16, 2015, and recommended that the City Council approve the requested amendments to the Project, including the amendment to the Development Agreement; and

WHEREAS, on May 5, 2015, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the First Amendment to the Development Agreement were heard and at which time the First Amendment to the Development Agreement was comprehensively reviewed; and

WHEREAS, on May 5, 2015, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq.*, on May 5, 2015, the City Council certified an EIR Addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project, and the First Amendment to Development Agreements; and

WHEREAS, the terms and conditions of the First Amendment to the Development Agreement have undergone review by the City at publicly noticed hearings and have been found to be fair, just and reasonable and consistent with the General Plan and the SLSP. Further, the City Council finds that (i) the economic interests of the City's citizens and the public health, safety, and welfare will be best served by entering into the Amendment to the Development Agreement; (ii) the Amendment to the Development Agreement is consistent with the General Plan and SLSP; (iii) the Amendment to the Development Agreement is in conformance with the public convenience, general welfare, and good land use practice; (iv) the Amendment to the Development Agreement will not be detrimental to the public health, safety, or general welfare; and (v) the First Amendment to the Development Agreement will not adversely affect the orderly development or the preservation of property values for the Property or any other property.

THE CITY COUNCIL OF THE CITY OF WOODLAND DOES ORDAIN AS FOLLOWS:

Section 1. Pursuant to California Government Code Sections 65865 *et seq.*, the City Council hereby approves the Amendment to the Development Agreement attached hereto as Exhibit “2.”

Section 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Ordinance promotes the public health, safety, and welfare of the community because the Amendment to the Development Agreement will permit land uses that best reflect the community needs and will allow for the most logical and efficient development of the real property governed by the Development Agreement in the City.

Section 3. The City Council hereby incorporates by reference the recitals set forth herein and adopts those recitals as its own as though fully set forth in this Ordinance. Pursuant to Government Code section 65867.5 (b) and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby finds that the Amendment to the Development Agreement will continue to result in the development of the Property at the intensity and density allowed under the General Plan and SLSP and with the restrictions and standards set forth in the City’s Municipal Code and the Development Agreements.

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Amendment to the Development Agreement because, on May 5, 2015, the City Council certified an EIR Addendum to the EIR previously certified for the Spring Lake Specific Plan, for the First Amendment to the Development Agreement.

Section 5. The City Clerk shall cause to be recorded with the Yolo County Recorder a copy of the executed Amendment to the Development Agreement, or a Memorandum of Agreement, within ten (10) days following execution thereof.

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the City of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council on May 15, 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Exhibit “1” – Development Agreement (2007)

Exhibit “2” – First Amendment to Development Agreement

EXHIBIT 1

[2007 Development Agreement]

EXHIBIT 2

[First Amendment to Development Agreement]

**DEVELOPMENT AGREEMENT
BETWEEN CITY OF WOODLAND AND REYNEN & BARDIS COMMUNITIES.**

This Development Agreement (hereinafter "Agreement") is entered into effective on the date it is recorded with the Yolo County Recorder (hereinafter the "Effective Date") by and among the City of Woodland, a California general law city (hereinafter "CITY"), and Reynen & Bardis Communities (hereinafter "OWNER");

RECITALS

WHEREAS, CITY is authorized to enter into binding Development Agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, et seq. of the Government Code; and

WHEREAS, CITY has approved the Spring Lake Specific Plan ("Plan"), which encompasses OWNER's property and which requires owners of property within the Plan area to enter into Development Agreements as a precondition of development; and

WHEREAS, OWNER has applied to CITY for certain entitlements for development of its property, including this Development Agreement, and proceedings have been taken in accordance with the rules and regulations of CITY; and

WHEREAS, by electing to enter into this Agreement, CITY shall bind future City Councils of CITY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of CITY; and

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY and the City Council and have been found to be fair, just and reasonable; and

WHEREAS, it is CITY's intention that the terms and conditions of this Agreement will be substantially similar to the terms and conditions of development agreements entered into with all other owners of property in the Plan area; and

WHEREAS, the best interests of the citizens of the City of Woodland and the public health, safety and welfare will be served by entering into this Agreement; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Project and the Agreement, with the Woodland City Council's Certification of Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addenda to the Turn of the Century EIR dated December 18, 2001, November 19, 2002, December 17, 2002 and April 15, 2003; and

WHEREAS, this Agreement and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, development of the Property in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

WHEREAS, this Agreement will reduce uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "CITY" means the City of Woodland, a California general law city and municipal corporation.

1.1.3 "City Manager" means the City Manager of the City of Woodland, or his designee.

1.1.4 "Development" means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and public landscaping. "Development" does not include the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement, private landscaping or facility after the construction and completion thereof.

1.1.5 "Development Approvals" means all permits and other entitlements for use subject to approval or issuance by CITY in connection with development of the Property including, but not limited to:

- (a) Specific Plans and Specific Plan Amendments;
- (b) Tentative and Final Subdivision and Parcel Maps;
- (c) Conditional Use Permits, Public Use Permits and Plot Plans;
- (d) Zoning;
- (e) Grading and Building Permits.

1.1.6 "Development Exaction" means any requirement of CITY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.7 "Development Plan" means the Existing Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.8 "Effective Date" means the date this Agreement is recorded with the County Recorder.

1.1.9 "Existing Development Approvals" means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Approvals incorporated herein as Exhibit "C" and all other Approvals which are a matter of public record on the Effective Date.

1.1.10 "Existing Land Use Regulations" means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Regulations incorporated herein as Exhibit "D" and all other Regulations which are a matter of public record on the Effective Date.

1.1.11 "Land Use Regulations" means all ordinances, resolutions, codes, rules, regulations and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. "Land Use Regulations" does not include any CITY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) the conduct of businesses, professions, and occupations;
- (b) taxes and assessments;
- (c) the control and abatement of nuisances;

(d) the granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;

(e) the exercise of the power of eminent domain.

1.1.12 "OWNER" means the persons and entities listed as OWNER on page 1 of this Agreement and their successors in interest to all or any part of the Property.

1.1.13 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.14 "Project" means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.15 "Property" means the real property described on Exhibit "A" and shown on Exhibit "B" to this Agreement.

1.1.16 "Reservations of Authority" means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to CITY under Section 3.6 of this Agreement.

1.1.17 "Subsequent Development Approvals" means all Development Approvals required subsequent to the Effective Date in connection with development of the Property.

1.1.18 "Subsequent Land Use Regulations" means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit "A" – Legal Description of the Property.

Exhibit "B" – Map showing Property and its location.

Exhibit "C" – Existing Development Approvals.

Exhibit "D" – Existing Land Use Regulations.

Exhibit "E" – Legal Description of Agricultural Conservation Easement(s)

Exhibit "F" - Map of Location of Agricultural Conservation Easement(s)

Exhibit "G" - Memorandum of Agreement

Exhibit "H" - Map of Location of Easements and Rights of Way (Infrastructure)

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it has a legal or equitable interest in the Property.

2.3 Term. The term of this Agreement shall commence on the Effective Date and shall continue for a period of 20 (twenty) years thereafter unless this term is modified or extended pursuant to the provisions of this Agreement.

2.4 Assignment.

2.4.1 Right to Assign. OWNER shall have the right to sell, transfer or assign the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq.) to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such sale, transfer or assignment shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No sale, transfer or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of a legal or equitable interest in the Property or that portion of the Property to which the right or interest relates.

(b) Concurrent with any such sale, transfer or assignment, or within fifteen (15) business days thereafter, OWNER shall notify CITY, in writing, of such sale, transfer or assignment and shall provide CITY with an executed agreement, in a form reasonably acceptable to CITY, by the purchaser, transferee or assignee and providing therein that the purchaser, transferee or assignee expressly and unconditionally assumes all the duties and obligations of OWNER under this Agreement.

Any sale, transfer or assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any purchaser, transferee or assignee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such purchaser, transferee or assignee, but the benefits of this Agreement shall not inure to such purchaser, transferee or assignee until and unless the agreement described in Subsection 2.4.1(b) is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any sale, transfer or assignment, a transferring OWNER shall continue to be obligated under this Agreement unless such transferring OWNER is given a release in writing by CITY, which release shall be provided by CITY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided CITY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The purchaser, transferee or assignee provides CITY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Assignment. Any subsequent sale, transfer or assignment after an initial sale, transfer or assignment shall be made only in accordance with and subject to the terms and conditions of this Section.

2.4.4 Partial Release of Purchaser, Transferee or Assignee of Industrial or Commercial Lot. (deleted)

2.4.5 Termination of Agreement With Respect to Individual Lots Upon Sale to Public and Completion of Construction. The provisions of Subsection 2.4.1 shall not apply to the sale or lease (for a period longer than one year) of any lot which has been finally subdivided and is individually (and not in "bulk") sold or leased to a member of the public or other ultimate user. Notwithstanding any other provisions of this Agreement except Section 4.2 and 4.3, this Agreement shall terminate with respect to any lot and such lot shall be released and no longer be subject to this Agreement without the execution or recordation of any further document when the lot has been finally subdivided and individually (and not in "bulk") sold to a member of the public or other ultimate user. Section 4.2 and 4.3 of this Agreement shall survive with respect to any such lot until the fees required thereby have been paid in full.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of CITY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by CITY or applicable public agency of all required dedications.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown in the records of the telegraph company after transmission by telegraph to the recipient named below. All notices shall be addressed as follows:

If to CITY:

Richard Kirkwood, City Manager
City of Woodland
300 First Street
Woodland, CA 95695

With a copy to:

Ann M. Siprelle
Best, Best & Krieger, LLP
400 Capitol Mall, Suite 1650
Sacramento, CA 95814

If to OWNER:

Reynen & Bardis Communities
10630 Mather Blvd.
Sacramento, CA 95655
Attn: Michael Winn

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, the Development Plan. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan. OWNER shall comply with all Mitigation Measures required to be performed pursuant to the final Environmental Impact Report (and any amendments, supplements or addenda thereto) for the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, CITY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. CITY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and CITY shall process and act on such application in accordance with the Existing Land Use Regulations; except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in CITY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,
- (b) Increase the density or intensity of use of the Property as a whole; or,
- (c) Increase the maximum height and size of permitted buildings; or,
- (d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,
- (e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

- (a) Processing fees and charges of every kind and nature imposed by CITY to cover the estimated actual costs to CITY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued except that OWNER shall not be required to pay building plan check or building permit fees for any affordable units pursuant to Specific Plan policy 3.3.
- (b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.
- (c) Regulations governing construction standards and specifications including, without limitation, CITY's Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code.
- (d) Regulations imposing Development Exactions; provided, however, that no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the CITY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan. In the event any such subsequently adopted Development Exaction fulfills the same purposes, in whole or in part, as the fees set forth in Section 4 of this Agreement, CITY shall allow a credit against such subsequently adopted Development Exaction for the fees paid under Section 4 of this Agreement to the extent such fees fulfill the same purposes. Nothing in this section or any other provision of this Agreement shall be construed to limit the right of OWNER to oppose, protest or challenge any proposal to increase, or an increase of existing Exactions, or any adoption of new Development Exactions.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent CITY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent CITY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended to the extent that is necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that CITY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to CITY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to CITY all such power and authority which cannot be restricted by contract.

3.6 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to CITY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to CITY or such other public agency should it have undertaken such construction.

3.7 Acquisition of Property for Construction of Improvements Off-Site. OWNER shall, consistent with the requirements of the Specific Plan and associated agreements and documents, acquire the property rights necessary to construct or otherwise provide the public improvements contemplated by the Specific Plan and the Tentative Map. Owner shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map, when required by the City.

3.8 Provision of Real Property Interests by CITY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising all reasonable efforts as determined by CITY, including but not limited to OWNER's power of eminent domain under Sections 1001 and 1002 of the Civil Code, to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs CITY may reasonably incur, CITY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. For the purposes of this Section, "reasonable efforts" shall include proof that OWNER made a written offer to purchase the property interest at fair market value, in accordance with an appraisal conducted by an MAI appraiser. OWNER shall pay all costs associated with such acquisition or condemnation proceedings including but not limited to attorneys' fees, expert witness fees, and jury awards of any kind. If and to the extent that this section 3.8 conflicts with Section 66462.5 of the Subdivision Map Act, this section will control.

3.9 Credits and/or Reimbursement for Dedication of Property or Construction of Infrastructure. To the extent OWNER dedicates land, funds or constructs public facilities that exceed the size or capacity required to serve the Property for the benefit of other properties, or if such dedication or improvements benefit other properties regardless of its size or capacity, CITY shall enter into an agreement to reimburse OWNER to the extent of such benefit as determined by CITY. Such reimbursement may take the form of fee credits and/or cash reimbursement from benefit assessments, special taxes, or other fees or assessments collected from benefiting properties, as the CITY may reasonably determine and the Plan documents provide. To the extent OWNER has not been fully reimbursed by the time of the Second Release of Building Unit Allocations pursuant to Ordinance No. 1343. CITY shall reimburse OWNER from the proceeds of bonds issued, if any, or private funding advanced concurrent with or related to such Second Release.

3.10 No Reimbursement for Temporary Improvements. The CITY shall not reimburse OWNER for costs of interim temporary improvements unless otherwise determined by City.

3.11 Reimbursement for Specific Plan Preparation and Administration Costs.
(Intentionally deleted.)

3.12 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of CITY possess authority to regulate aspects of the development of the Property separately from or jointly with CITY and this Agreement does not limit the authority of such other public agencies.

3.13 Tentative Map Extension. The term of the Tentative Map, and any subdivision map or other permit approved as a Subsequent Approval shall automatically be extended to the term of this Agreement as provided under the appropriate provisions of Government Code section 66452.6(a) or Government Code section 65863.9, unless a longer term would result under otherwise applicable state law or, in the absence of such state law the term given such approval under local law.

3.14 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.), the provisions of this Agreement shall supercede and be controlling over any conflicting provision of such vesting map.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs which will not be fully met by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of the public needs resulting from the Project.

4.2 Fiscal Deficit Mitigation Fee. The fiscal impact analysis for the Spring Lake Specific Plan concludes that the revenues generated by the Plan are inadequate to provide the required public services to future inhabitants of the Plan area and, therefore, without a financial commitment from OWNER and all developers within the Plan Area, implementation of the Plan will be inconsistent with certain General Plan fiscal policies. As mitigation for this fiscal deficit, OWNER shall pay a Fiscal Deficit Mitigation Fee as a condition of obtaining a building permit for construction on the Property in the amount of \$1,500 per dwelling unit equivalent ("DUE") as defined in the Plan as follows:

1.00 DUE per each R-3, R-4, R-5 and R-8 unit;

.70 DUE per each R-15, R-20, and R-25 units; and

1.20 DUE per 1,000 square feet of Neighborhood Commercial.

4.3 Development Impact Fees. OWNER shall be subject to and shall timely pay CITY'S Major Projects Financing Plan ("MPFP") Fee and the Spring Lake Infrastructure Fee ("SLIF"), as they may be amended from time to time.

4.4 Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in the Agricultural Mitigation Program. CITY hereby agrees that Owner's participation in the Merritt Ranch conservation easement described in Exhibit "E" and depicted on the map at Exhibit "F" attached hereto, meets the criteria set forth in the Agricultural Mitigation Program. Further, CITY agrees that easement areas may be

"stacked" to satisfy the requirements for mitigation of agricultural uses as well as Swainson's hawk habitat.

4.5 Managing Entity. CITY and OWNER agree that an appropriate entity to hold and manage the Easements for their intended purposes is the Yolo Land Trust (the "Trust"), which is a qualified non-profit entity formed for the purpose of accepting and managing such easements.

4.6 Department of Fish and Game Approval. In addition to the requirements of Section 4.4 above, OWNER shall, prior to submittal of the first final map and improvement plan package to CITY, provide evidence of the approval of the Department of Fish & Game of the easements for the purpose of Swainson's Hawk habitat mitigation.

4.8 Other Environmental Compliance. OWNER represents to City that OWNER has conducted a thorough literature review and multiple surveys of the Property to determine the presence of special-status species other than the Swainson's Hawk, a summary of which is attached hereto as Exhibit "E." OWNER represents to CITY that OWNER'S review and surveys were performed by properly trained experts using proper protocol. Based upon such representations, City agrees to not impose mitigation requirements for special-species status upon the development of OWNER'S Property other than those contained in the Spring Lake Specific Plan and the Mitigation Monitoring Plan, unless City is legally required to do so by a State or Federal governmental agency.

4.9 Building Unit Allocations. CITY hereby agrees that CITY'S Building Unit Allocation Program for the Spring Lake Specific Plan (Ordinance No. 1343) shall not be amended in any manner which would reduce the number of second and third-release Building Unit Allocations allocable to the Property, at the times and in the manner as provided in the Ordinance.

4.10 Dedication of On-Site Easements and Rights of Way. OWNER shall dedicate to CITY all on-site rights of way and easements deemed necessary for public improvements, in CITY's sole discretion, within 15 days of receipt of written demand from. A map showing the preliminary location of these rights of way and easements is attached hereto as Exhibit "H".

4.11 Assigned Building Unit Allocations. OWNER agrees that CITY shall not issue a building permit unless each lot to be subdivided thereby has a building unit allocation assigned to it. OWNER may record a deed restriction on the lots used for the sales office and parking area precluding occupancy as a residence, in which case a BUA will not be required until the OWNER requests a Certificate of Occupancy. CITY agrees to release 139 2nd Release BUAs commencing June 30, 2007 and 260 3rd release BUAs commencing June 30, 2011 to Property pursuant to Woodland City Code Section 26-2-20, unless amended or repealed.

4.12 Inclusionary Housing Agreement. Prior to approval of any final map, OWNER and CITY shall enter into an Inclusionary Housing Agreement consistent with the Spring Lake Specific Plan Affordable Housing Plan.

4.13 Payment of Off-Site Affordable Housing Fee. OWNER shall pay the Spring Lake Off-Site Affordable Housing Fee in the amount of \$1,100 per market-rate single family unit as

move

required by the SLSP and SLSP Affordable Housing Plan. This fee shall be payable to the Redevelopment Agency of the City of Woodland, and shall be due in full for the units within the final map prior to approval of each final map. If the interest rate or other assumptions used in the Off-Site Affordable Housing Fee's initial calculation should substantially increase in subsequent years, the City Council may approve a change to the amount of the fee. City Council may reestablish the fee at an appropriate amount; however at no time shall the fee exceed \$1,300. An amendment of the development agreement is not required if OWNER applies to amend SLSP to allow for alternative provision for OWNER's proportionate share of the 74 off-site affordable units for the SLSP area.

4.14 Deferred Administrative Costs. (Intentionally Deleted)

4.15 Funding for Public Transit. OWNER shall pay \$318.00 per "DUE" prior to approval of each final map, for the cost of providing buses. OWNER shall construct bus turnouts, bus pads, and access during construction of road and street improvements. In addition to the above, OWNER shall pay a pro rata share for the purchase and installation of shelters for the Plan area by participating in the Spring Lake Infrastructure Fee (SLIF). OWNER shall pay, prior to each final map approval, operations and maintenance shortfall costs as determined by CITY. OWNER'S pro-rata share shall be calculated on a dwelling unit equivalent ("DUE"), is estimated to be \$35 per DUE.

4.16 Habitat Monitoring and Farming Education. Notwithstanding Paragraph 8 of the Settlement Agreement respecting Yolo County Superior Court Case No. PT 02-90, OWNER shall pay its pro-rata share of the required "Monitoring Funds" and "Education Funds" (Settlement Agreement, Paragraphs 6 and 7), prior to approval of the first final subdivision map on the Property. OWNER'S pro-rata share shall be calculated on a dwelling unit equivalent ("DUE") basis.

4.17 Fire Station Operational and Emergency Vehicle Access. Fire Station operational and emergency vehicle access shall be provided to coincide with the SLSP Fire Station becoming operational —For access to the SLSP Fire Station- The following condition shall apply: East boundary of the tentative map to Pioneer Avenue- Parkway Drive shall be constructed to include two 12-foot lanes, with 6' shoulders at OWNER'S expense. If full ROW can be obtained, OWNER has the option of constructing Parkway Drive to include full roadway improvements from the south back of curb to the north back of curb.

4.18 (Intentionally deleted; changes to East Regional Pond for impacts to Cache Creek floodplain no longer contemplated)

4.19 Spring Lake Village Center. OWNER shall acquire and/or dedicate all necessary land and required right-of-way for the Spring Lake Village Center (including but not limited to the property for the fire station and Central park sites) when required by CITY. OWNER shall provide advance funding to the CITY for the site design of the 4-acre Central Park site and the SLSP fire station. In addition, OWNER shall provide advance funds as necessary in order to demonstrate that the design of the neighborhood commercial is compatible with the Central Park and SLSP fire station design. OWNER agrees to fund construction of the SLSP fire station subject to availability of Major Project Financing Plan (MPFP) AB 1600 funds. OWNER agrees

to fund construction of the 4-acre Central Park subject to availability of the Spring Lake Infrastructure Fee (SLIF). Property acquisition, site design and construction of the Central Park are subject to reimbursement as determined by the CITY. An amendment of the development agreement is not required if the SLSP is amended to modify Central Park timing or if a fire station study indicates that a delay in the SLSP Fire Station is warranted then property acquisition may be delayed accordingly.

4.20 113 Overpass Funding. OWNER shall be subject to any future adjustment of infrastructure fees made necessary to pay for construction of the 113 overpass at such time the need for such construction is triggered as identified in the Specific Plan EIR and Mitigation Monitoring Plan. Such future adjustment shall be based on a nexus study to be prepared and approved by CITY. Any such fee increase shall not be retroactive to prior issued building permits.

4.21 Financing Plan Cost Estimates. OWNER acknowledges and agrees that the cost estimates contained in the Spring Lake Specific Plan Financing Plan and Capital Improvement Plan (CIP) are estimates only, and that OWNER shall pay its share of the costs of improvements and amenities identified in the Financing Plan in amounts to be determined by CITY, which may be more or less than the estimates contained in the Financing Plan.

4.22 Timing of Construction of Off-Site Infrastructure. Approval of any building permits on the Property shall be conditioned upon CITY'S determination, in its sole discretion, that sufficient progress is being made on construction of off-site sewer and storm drainage infrastructure serving development of OWNER'S Property.

4.23 (Intentionally Deleted; Capital Improvements Plan and Infrastructure Studies completed.)

4.24 Fire Department Operation and Maintenance Funding. OWNER shall contribute, at time of each final map approval, a fire suppression fee of \$771 dollars per "DUE" to ensure fire protection for the Spring Lake area at date of first occupancy (MM 4.3.1(b)). CITY shall establish a funding mechanism to collect fire suppression fees from future development in the City and shall reimburse OWNER [or current owner of property] the difference between OWNER'S fair share of such cost, as determined by CITY, and the \$771 DUE fee.

4.25 Affordable Housing Fund. The OWNER shall pay a one-time fee of \$50,000 to the Redevelopment Agency Affordable Housing fund. The fund is to allow the Redevelopment Agency to assist with affordable housing within the City of Woodland. Payment shall be made to the City of Woodland prior to approval of the First Final Map.

4.26 Public Art OWNER shall incorporate at least one public art feature from a commissioned artist, selected by OWNER. The maximum dollar amount to be paid to such artist shall be \$42,000 for the entire Property. Public art can be incorporated into the subdivision amenities or into one of the SLSP Landmark/Monumentation entryway features, where required. This artwork is intended to be in addition to other required subdivision features (i.e. neighborhood entry features and roundabouts features). The theme and conceptual design of public art feature(s) shall be approved by the Planning Commission. Payment shall be made, or

Exhibit I
New fee
1000 + 100mt
SF

ERI
moved
reinstated

4.25 A

the artwork shall be commissioned, prior to filing of the Final Map.

4.27
4.18 Challenge of Subsequently Adopted Plans and Studies. Notwithstanding the foregoing or anything to the contrary herein, nothing in this Section 4 that provides for a fee, charge, assessment or other exaction to be adopted or amended subsequent to the Effective Date of this Agreement, or provides for the amount of such fee, charge, assessment or other exaction to be determined based on a study prepared or adopted subsequent to the Effective Date of this Agreement, shall be construed to limit the right of OWNER to oppose, protest or challenge any such adoption or amendment of such fee, charge, assessment or other exaction, including but not limited to the right of OWNER to challenge the adoption or amendment of any nexus study or other financing plan imposing or increasing such fee, charge, assessment or other exaction.

4.28
4.19 Conditions of Approval. OWNER shall be subject to those tentative map conditions of approval as set forth in Exhibit herein. The conditions of approval for the tentative map set forth in Exhibit shall be incorporated into this Agreement by this reference and vested hereby.

4.29
5. Financing of Public Improvements. CITY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. CITY also agrees that, to the extent any such district or other financing entity is formed and sells bonds in order to finance such reimbursements, OWNER may be reimbursed to the extent that OWNER spends funds or dedicates land for the establishment of public facilities. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring CITY or the City Council to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Periodic Review. The City Manager or his designee shall review this Agreement annually, on or before the anniversary of the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. OWNER shall submit an Annual Monitoring Report, in a form acceptable to the City Manager, within 30 days after written notice from the City Manager. The Annual Monitoring Report shall be accompanied by an annual review and administration fee sufficient to defray the estimated costs of review and administration of the Agreement during the succeeding year. The amount of the annual review and administration fee shall be set annually by resolution of the City Council.

6.2 Special Review. The City Council may order a special review of compliance with this Agreement at any time. The City Manager shall conduct such special reviews.

6.3 Procedure.

(a) During either a periodic review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of a periodic review or a special review, the City Manager shall submit a report to the City Council setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his or her recommended finding on that issue.

(c) If the City Council finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the City Council makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Council may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5, subject to OWNER's opportunity to cure its default as provided in Section 8.4. If OWNER fails to timely cure pursuant to Section 8.4, or if CITY in its sole discretion determines that the default is not curable, CITY may proceed with modification or termination proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a finding under Section 6.3, CITY determines to proceed with modification or termination of this Agreement, CITY shall give written notice to OWNER of such intention. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

(a) The time and place of the hearing;

(b) A statement as to whether or not CITY proposes to terminate or to modify the Agreement; and,

(c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the City Council finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the City Council may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of CITY. The decision of the City Council shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.6 Certificate of Agreement Compliance. If, at the conclusion of a Periodic or Special Review, OWNER is found to be in compliance with this Agreement, CITY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER

stating that after the most recent Periodic or Special Review and based upon the information known or made known to the City Manager and City Council that (1) this Agreement remains in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after a Periodic or Special Review and shall state the anticipated date of commencement of the next Periodic Review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by assignees or other transferees or OWNER, CITY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from the City Manager or City Council.

7. [RESERVED]

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that CITY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that CITY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against CITY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the

terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 Release. Except for non-monetary remedies, including the remedy of specific performance and judicial review as provided for in Section 6.5, OWNER, for itself, its successors and assignees, hereby releases CITY, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth and Fourteenth Amendments to the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon CITY because it entered into this Agreement or because of the terms of this Agreement.

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 6.5 herein, CITY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, CITY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default. No building permit shall be issued or building permit application accepted for any structure on the Property if the permit applicant owns and controls any property subject to this Agreement, and if such applicant or entity or person controlling such applicant is in default of the terms of this Agreement.

8.5 Termination of Agreement for Default of CITY. OWNER may terminate this Agreement only in the event of a default by CITY in the performance of a material term of this Agreement and only after providing written notice to CITY of default setting forth the nature of the default and the actions, if any, required by CITY to cure such default and, where the default can be cured, CITY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. CITY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with CITY's determination.

CITY shall have no liability in damages under this Agreement for any failure of CITY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless CITY, its agents, officers and employees from any claim, action or proceeding against CITY, its agents, officers, or employees to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. CITY shall promptly notify OWNER of any such claim, action or proceeding, and CITY shall cooperate in the defense. If CITY fails to promptly notify OWNER of any such claim, action or proceeding, or if CITY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless CITY. CITY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify and hold CITY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of CITY. OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. CITY may in its discretion participate in the defense of any such legal action.

9.4 Environmental Assurances. OWNER shall indemnify and hold CITY, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. CITY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, CITY reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend CITY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse CITY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefore.

9.6 Survival. The provisions of this Section 9 shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. CITY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. CITY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to CITY in the manner specified herein for giving notices, shall be entitled to receive written notification from CITY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If CITY timely receives a request from a mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, CITY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4 of this Agreement, including the payment of the fees set forth therein, are essential elements of this Agreement and CITY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.7 No Third Party Beneficiaries. Except as provided in Section 10 relating to Mortgagees, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.8 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the

party's control. If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.9 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.10 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.11 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Yolo, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

11.12 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.13 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.14 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by CITY of its power of eminent domain.

11.15 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or

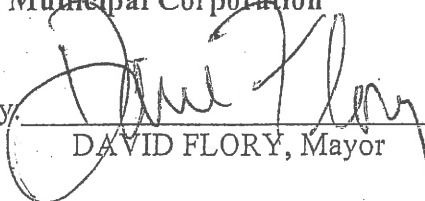
joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the City Manager, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto.

11.16 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

CITY:

THE CITY OF WOODLAND
A Municipal Corporation

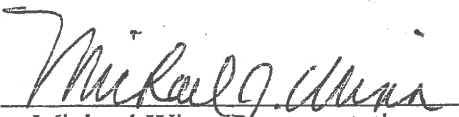
By: 
DAVID FLORY, Mayor

Attest:


SUE VANNUCCI, City Clerk

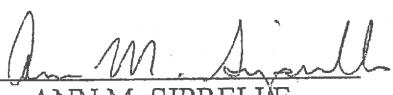
OWNER:

REYNE & BARDIS COMMUNITIES

By: 
Michael Winn, Representative

Approved as to Form:

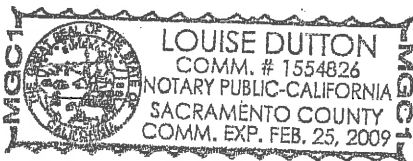
BEST, BEST & KRIEGER, LLP

By: 
ANN M. SIPRELLE

State of California)
) ss.
County of Yolo)
Sacramento

On March 12, 2007 before me, Louise Dutton, Notary Public, personally appeared Michael J. Winn, 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 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.

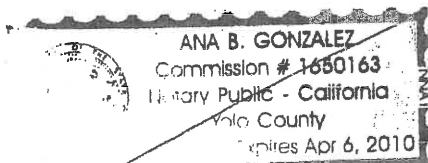


Louise Dutton
NOTARY PUBLIC

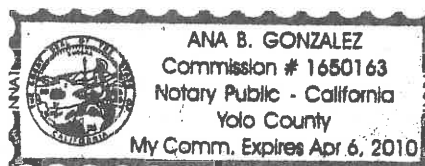
State of California)
) ss.
County of Yolo)

On March 15, 2007 before me, Ana B. Gonzalez Notary Public, personally appeared David Flom, 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~~ 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.



Ana B. Gonzalez
NOTARY PUBLIC



EXHIBITS ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

EXHIBIT B
MAP OF PROPERTY AND ITS LOCATION

EXHIBIT C
EXISTING DEVELOPMENT APPROVALS

Resolution No. ~~4807~~ Amending the Spring Lake Specific Plan Table 2.4
Rezoning Ordinance No. ~~1477~~
Vesting Tentative Subdivision Map No. 4805
Conditions of Approval (Reynen & Bardis Project) Approved 3/6, 2007

EXHIBIT D
EXISTING LAND USE REGULATIONS

Spring Lake Specific Plan (Adopted December 18, 2001 Resolution No. 4330 and Amended November 19, 2002 Resolution No. 4399 and December 12, 2002 Resolution No. 4406)
Spring Lake Specific Plan Design Standards (Adopted May 20, 2003- Resolution No. 4433)
Spring Lake Specific Plan Affordable Housing Plan (Adopted May 20, 2003- Resolution No. 4438)
Spring Lake Specific Plan Agricultural Land Mitigation Program (Adopted February 18, 2003 Resolution No. 4421 and Amended November 18, 2003 Resolution No. 4492)

EXHIBIT E
LEGAL DESCRIPTION OF AGRICULTURAL CONSERVATION EASEMENT(S)

EXHIBIT F
MAP OF LOCATION OF AGRICULTURAL CONSERVATION EASEMENT(S)

EXHIBIT G
MEMORANDUM OF AGREEMENT

EXHIBIT H
MAP OF LOCATION OF EASEMENTS AND RIGHTS OF WAY

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"

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EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF WOODLAND, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2E., M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION DISTANT NORTH 88 DEGREES 46' WEST 204.00 FEET FROM AN IRON MONUMENT MARKING THE SOUTHEAST CORNER THEREOF, AS SHOWN ON THE MAP FILED IN BOOK 3 OF MAPS AND SURVEYS, AT PAGE 17, AND ALSO SHOWN ON THE MAP FILED IN BOOK 9 OF MAPS AND SURVEYS, AT PAGE 20, YOLO COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH LINE NORTH 88 DEGREES 46' WEST 1246.00 FEET; THENCE NORTH 0 DEGREES 27' 50" EAST 208.71 FEET; THENCE NORTH 88 DEGREES 46' WEST, 1093.55 FEET TO A POINT ON THE WEST LINE OF COUNTY ROAD NO. 101; THENCE ALONG SAID WEST LINE OF COUNTY ROAD NORTH 0 DEGREES 27' 50" EAST 398.80 FEET; THENCE SOUTH 88 DEGREES 46" EAST 2810.81 FEET TO THE POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3; THENCE ALONG SAID LAST-MENTIONED QUARTER SECTION LINE SOUTH 1 DEGREES 08' 34" WEST 440.45 FEET; THENCE NORTH 88 DEGREES 46' WEST 284.00 FEET; THENCE SOUTH 1 DEGREES 08' 34" WEST 165.00 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: A PORTION OF 042-010-18

PARCEL TWO:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2E., M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION SAID POINT BEING THE INTERSECTION OF THE SAID SOUTH LINE WITH THE EAST LINE OF THE COUNTY ROAD RUNNING NORTH AND SOUTH THROUGH SAID QUARTER SECTION; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID COUNTY ROAD, 208.71 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 1043.55 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID COUNTY ROAD, 208.71 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE WEST ALONG SAID SOUTH LINE, 1043.55 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: A PORTION OF 042-010-18

PARCEL THREE:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 2 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, MARKED BY A 1-1/2"

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IRON PIPE, THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, NORTH 01 DEGREES 02'06" WEST, 1,424.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID LINE, NORTH 01 DEGREES 02'05" EAST, 428.63 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88 DEGREES 49'15" WEST, 164.89 FEET; THENCE NORTH 00 DEGREES 59'32" EAST, 25.82 FEET; THENCE NORTH 88 DEGREES 51'32" WEST, 2,213.70 FEET; THENCE NORTH 00 DEGREES 21'43" EAST, 230.72 FEET; THENCE NORTH 85 DEGREES 48'29" WEST, 248.05 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 101 AS SHOWN ON SAID MAP; THENCE ON SAID WEST LINE, SOUTH 00 DEGREES 21'30" WEST, 899.13 FEET; THENCE SOUTH 88 DEGREES 52'20" EAST, 2,620.74 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED AS RESULTANT PARLIN PROPERTY ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 9, 2005, INSTRUMENT NO. 2005-0056195, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 042-010-75, FORMERLY A PORTION OF 042-010-17

PARCEL FOUR:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2E., M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 THAT BEARS NORTH 1 DEGREES 08'34" EAST, 1015.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, AS SAID QUARTER CORNER IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 9 OF MAPS AND SURVEYS, PAGE 20, YOLO COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING, NORTH 88 DEGREES 46'00" WEST, 2615.66 FEET TO A POINT ON THE WEST LINE OF COUNTY ROAD NO. 101; THENCE ALONG THE WEST LINE OF SAID COUNTY ROAD, NORTH 0 DEGREES 27'50" EAST 400.00 FEET; THENCE LEAVING SAID COUNTY ROAD, SOUTH 88 DEGREES 46'00" EAST 2620.51 FEET TO THE EASTLINE OF THE SOUTHWEST QUARTER OF SECTION 3; THENCE ALONG SAID EAST LINE, SOUTH 1 DEGREES 08'34" WEST 408.90 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 042-010-76, FORMERLY A PORTION OF 042-010-17

PARCEL FIVE:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2 E., M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF COUNTY ROAD NO. 101 AS SHOWN ON THE RECORD OF SURVEY OF THE BEN C. HOLLMAN EST. LANDS, FILED JULY 27, 1962 IN BOOK 9 OF MAPS AND SURVEYS, AT PAGE 20, YOLO COUNTY RECORDS; SAID POINT BEING DISTANT SOUTH 88 DEGREES, 46' EAST 63.63 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE FROM SAID POINT OF BEGINNING, NORTH 0 DEGREES, 27' 50" EAST ALONG THE WEST LINE OF SAID COUNTY ROAD 101, A DISTANCE OF 208.71 FEET; THENCE SOUTH 88 DEGREES, 46' EAST, 50.00 FEET TO THE EAST LINE OF SAID COUNTY ROAD NO. 101; THENCE ALONG SAID EASTLINE, SOUTH 0 DEGREES, 27' 50" WEST, 208.71 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID SECTION 3, NORTH 88 DEGREES, 46' WEST 50.00 FEET TO THE POINT OF

CLTA Preliminary Report

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BEGINNING.

ASSESSOR'S PARCEL NUMBER: A PORTION OF 042-010-18

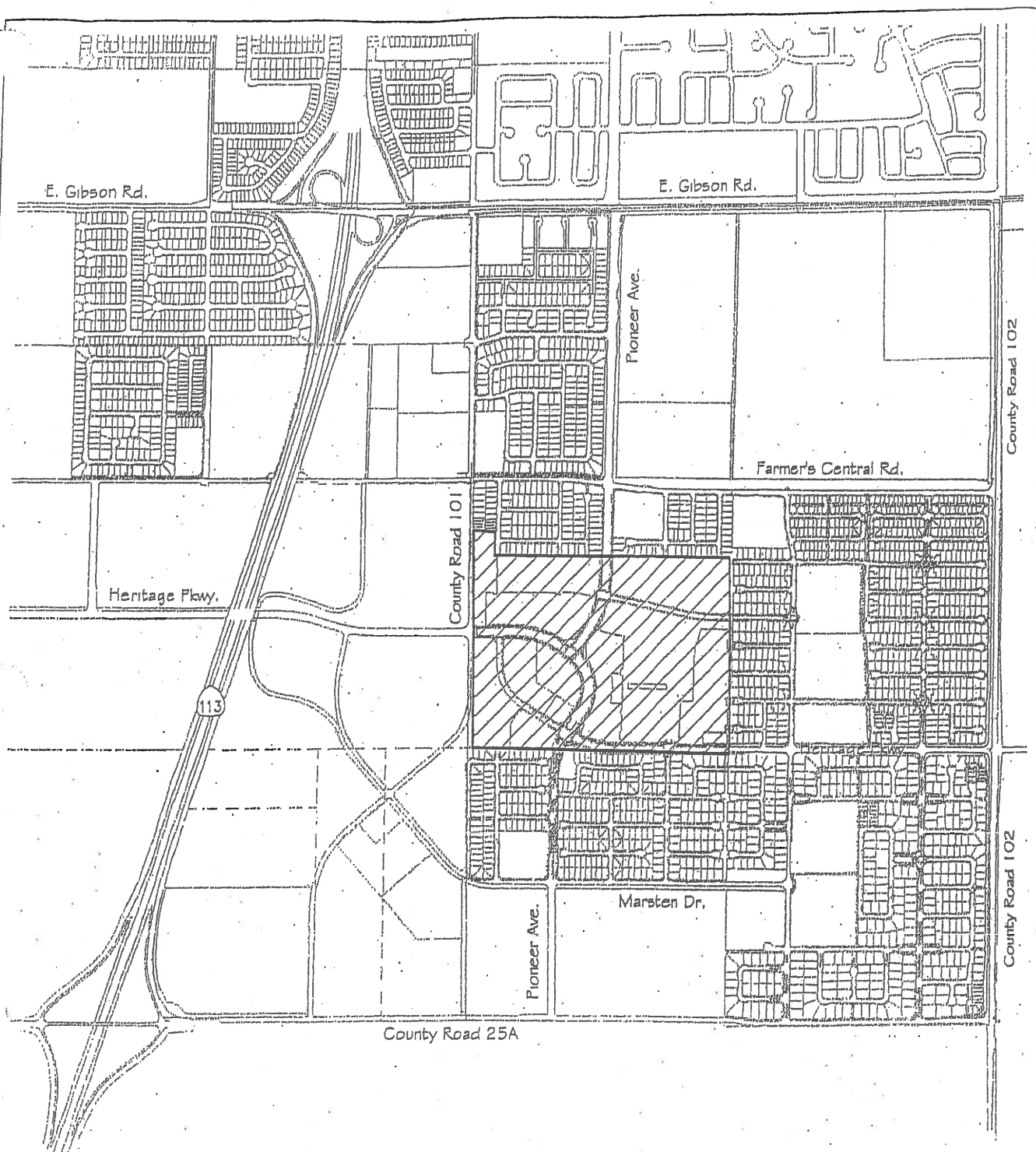
PARCEL SIX:

ALL RIGHT, TITLE AND INTEREST IN AND TO A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2E., M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THAT BEARS NORTH 1 DEGREE 08' 34" EAST, 1015.18 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3, AS SAID QUARTER CORNER IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 9 OF MAPS AND SURVEYS, AT PAGE 20, YOLO COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING, SOUTH 1 DEGREE 08' 34" WEST, ALONG SAID EAST LINE, A DISTANCE OF 409.73 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO VIVIAN C. HUTTMAN, BY DEED DATED SEPTEMBER 10, 1962, RECORDED JANUARY 2, 1963 IN BOOK 698 OF OFFICIAL RECORDS AT PAGE 518; THENCE ALONG THE NORTH LINE OF SAID HUTTMAN PROPERTY, NORTH 88 DEGREE 48' 00" WEST, 2610.81 FEET TO A POINT ON THE WEST LINE OF COUNTY ROAD NO. 101; THENCE ALONG THE WEST LINE OF COUNTY ROAD NO. 101, NORTH 0 DEGREES 27' 50" EAST, 429.77 FEET; THENCE LEAVING SAID COUNTY ROAD, SOUTH 88 DEGREES 48' 00" EAST 2615.66 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 042-010-08

EXHIBIT B
MAP OF PROPERTY AND ITS LOCATION



LEGEND



- Project Location



N

NOT TO SCALE

EXHIBIT C
EXISTING DEVELOPMENT APPROVALS

Resolution No. 4807 Amending the Spring Lake Specific Plan Table 2.4
Rezoning Ordinance No. 1477
Vesting Tentative Subdivision Map No. 4805
Conditions of Approval (Reynen & Bardis Project) Approved 3/6, 2007

RESOLUTION NO. 4807

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING THE SPRING LAKE SPECIFIC PLAN LAND USE DESIGNATIONS
AND THE SPRING LAKE SPECIFIC PLAN TABLE 2.4 FOR THE
REYNEN & BARDIS SPRING LAKE CENTRAL PROJECT**

WHEREAS, the City of Woodland ("City") is proposing to take action to amend the Spring Lake Specific Plan Land Use Designations and the Spring Lake Specific Plan Table 2.4 for the Reynen & Bardis Spring Lake Central Project; and,

WHEREAS, the City is proposing to take action to adopt the Specific Plan Amendment, including the re-designation and rezoning of properties identified as the Spring Lake Central Project shown on Vesting Tentative Subdivision Map No. 4805.

WHEREAS, the City of Woodland Planning Commission held duly noticed public hearings on January 18, 2007 and February 1, 2007, to receive public testimony; and,

WHEREAS, the City of Woodland City Council held a duly notice public hearing on February 27, 2007 to receive public testimony, consider the Planning Commission's recommendations, and take action on the Spring Lake Central project; and,

WHEREAS, the City of Woodland City Council, based on oral testimony and documentary evidence submitted during the public hearing, and amending the conditions of approval, now finds it proper to amend the Spring Lake Specific Plan; and,

WHEREAS, the City of Woodland has taken action to approve all entitlements necessary for implementation of the Spring Lake Specific Plan Amendment and Rezone for the Spring Lake Central Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Woodland ordains AS FOLLOWS:

1. The foregoing recitals are hereby true and correct.
2. The City of Woodland City Council finds that the actions as set forth in this Resolution are in the public interest and necessary to the public health, safety, and welfare;
3. The City Council hereby Certifies that its members have reviewed and considered the information in the Addendum EIR and find the document to be adequate, complete and in full compliance with the California Environmental Quality Act (CEQA) as set forth in the CEQA Guidelines; and,
4. The City Council hereby amends the Spring Lake Specific Plan for the Spring Lake Central

Project.

This Resolution shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Daily Democrat together with the names of members of the City Council voting for and against the same.

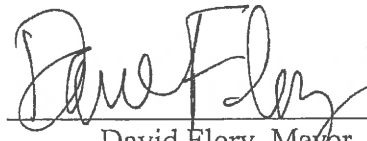
PASSED AND ADOPTED by the City Council this 27th day of February 2007, by the following vote:

AYES: Council Members Davies, Marble, Monroe, FLory

NOES: Council Member Pimentel

ABSENT: None

ABSTAIN: None


David Flory, Mayor

Attest:

By: 
Sue Vanucci, City Clerk

Approved as to Form:

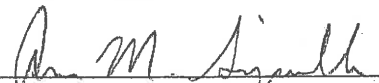
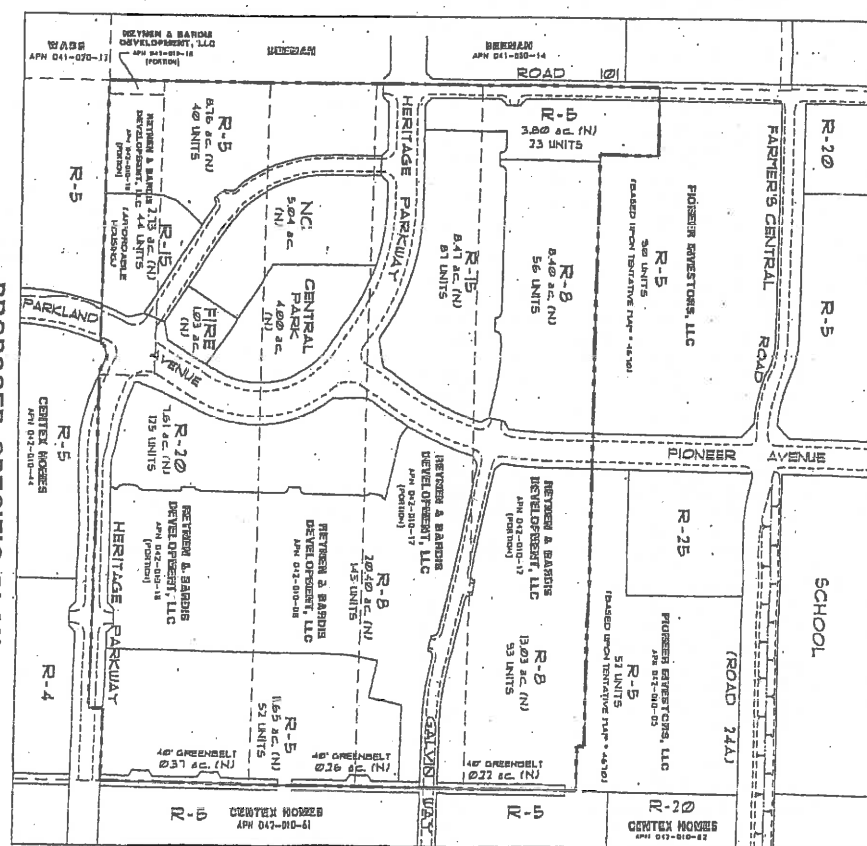
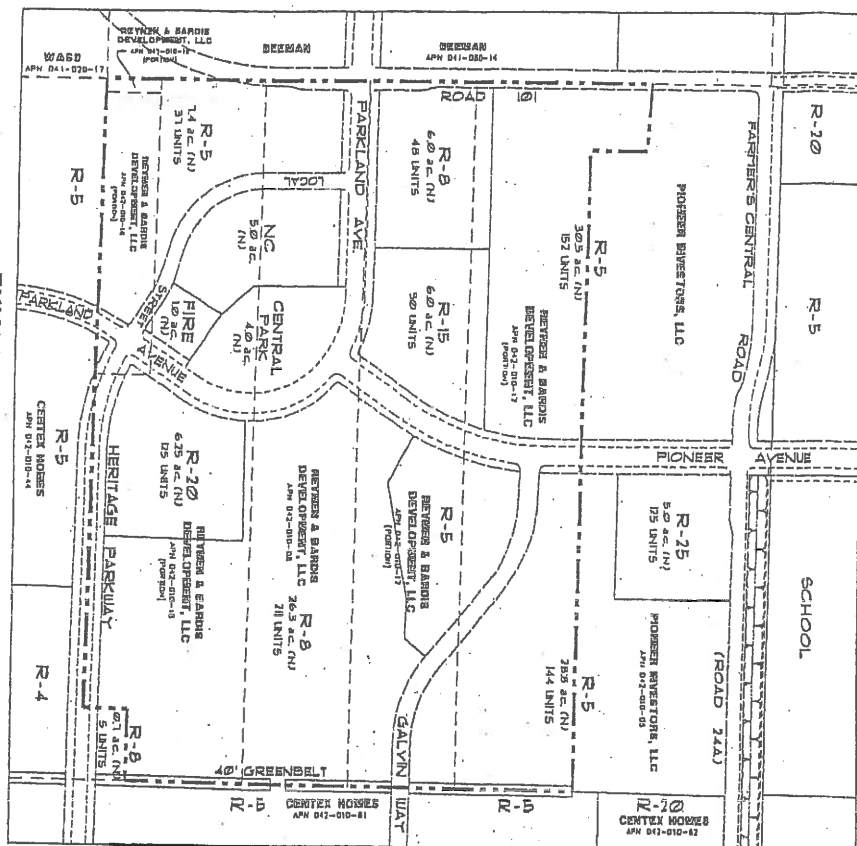
By: 
Ann Siprelle, City Attorney

Exhibit "1" – Spring Lake Specific Plan Amendment Comparison Exhibit

Exhibit "2" – Reynen & Bardis Spring Lake Specific Plan Table 2.4 Amendments



LAND USE SUMMARY			EXISTING LAND USE		PROPOSED LAND USE		DIFFERENCE	
	AREA	UNITS		UNITS		UNITS		UNITS
R-20	FULT-FAMILY RESIDENTIAL (10-20 du/ac)	6.75 ac.	05	7.41 ac.	125	1.56 ac.	0	
R-15	FULT-FAMILY RESIDENTIAL (10-15 du/ac)	6.00 ac.	90	8.41 ac.	81	2.41 ac.	31	
R-15	FULT-FAMILY RESIDENTIAL, AFFORDABLE (10-15 du/ac)	0.06 ac.	0	3.13 ac.	44	2.13 ac.	44	
R-5	SHANE FAMILY RESIDENTIAL (5 du/ac)	33.30 ac.	758	41.8 ac.	252	55.5 ac.	34	
R-5	SHANE FAMILY RESIDENTIAL (5 du/ac)	31.00 ac.	105 *	155 *	15	(10.13 ac.)	(70)	
R-1	CENTRAL PARK	4.00 ac.		4.00 ac.		0.00 ac.		
CHERRYBELT	CHERRYBELT'S	0.50 ac.		0.48 ac.		0.02 ac.		
NC	NEIGHBORHOOD COMMERCIAL	5.00 ac.		5.00 ac.		0.00 ac.		
FIRE	FIRE STATION	1.00 ac.		1.00 ac.		0.00 ac.		

SHEET 1	DATE: <u>5/1/2010</u>	SPRING LAKE SPECIFIC PLAN AMENDMENT COMPARISON EXHIBIT SPRING LAKE CENTRAL CITY OF WOODLAND CALIFORNIA		PROJECT: <u>Plummer & Co. Engineers - Landmark Rehabilitation</u>	SCALE 1" = 400'

Exhibit 2

TABLE 2.4		SPRING LAKE SPECIFIC PLAN Area Requirements for Lots (units = feet)						
Specific Plan Land Use Category ¹ (Density)	Front Setback ¹⁰ Minimum from House/Garage	Front Setback Maximum from House	Side Setback ¹⁸ Interior ¹¹ /Street	Rear Yard ¹¹	Front Setback from Porch ¹⁴	Minimum Lot Width	Maximum Height	Block Length ^{20,22}
RESIDENTIAL -- DETACHED								
R-3 (1-3 du/ac)	20/22	None	5-10 ¹⁶ /15 ²²	25	15	70	35	±400 to 600 desirable; 980 maximum.
R-4 (>3-4 du/ac)	17/22	22	5/15	20	10	65	35	±400 to 600 desirable; 910 maximum
R-5 (>4-5 du/ac)	15/22	22	5/10 ⁸	20 ¹⁷	9	50 min ¹⁹	35	±400 to 600 desirable; 840 maximum
R-8 (6-8 du/ac)	12/20	20	5/10 ⁸	15 ¹⁸	7	40 min ²⁰	35	±400 desirable; 600 maximum
R-15 (10-15 du/ac)	10/20	15	5/10	10	10	35	35 ²⁴	±400 desirable; 500 maximum
R-20 (18-20 du/ac) R-25 (23-25 du/ac)	6/6	10	3.5 ¹ /10	10	6	28	35 ²⁴	400 maximum
RESIDENTIAL -- ATTACHED ¹³								
R-8 ²	15/20	20	5 ³ /10	20	7	35	35	±400 desirable; 600 maximum
R-15	10/20	15 ³	5 ³ /10	20	10	35 ²¹	35 ²⁴	±400 desirable; 500 maximum
R-20 and R-25	10/20	25 ⁷	5 ³ /10	20/10 ²⁵	10	26 ²⁶	35 ²⁴	400 maximum
RESIDENTIAL -- ADJACENT TO GREEN SPACES ²³								
Greenbelt Trails	-	-	10	-	-	-	-	-
Other Green Spaces	-	-	15	-	-	-	-	-
NON-RESIDENTIAL								
NC	0 ³	10	0 ⁴ /0 ⁶	0 ⁴	n/a	25	40	±400 desirable; 500 maximum.
P/QP	0 ³	10	0 ⁴ /0 ⁶	0 ⁴	n/a	25	40	-
RESIDENTIAL -- SECOND UNITS (DETACHED)								
Specific Plan Land Use Category	Minimum Separation from Primary Residence		Side Setback Interior/Street	Rear Yard With Alley or No Alley		Maximum Height	Block Length	
Single Family (Detached) Lots	10		5/15	5		30	Not Applicable	
ATTACHED/SEMI-ATTACHED GARAGES ²⁷								
Units with Attached or Semi-attached Alley Access Garage	Garage setback: minimum 3' provided 24' minimum back-out room, counting alley surface. Occupiable space above garage: same standards as principle structure.			Connector structure: Minimum 12' deep Maximum one-story high Maximum 12' wide				
Units with Semi-Attached Access Garage	Garage setback: 3' rear and side yards			Connector structure: Minimum 12' deep Maximum one-story high Maximum 12' wide				
1. Allows alternating setbacks of 0 and 3.5 to create 3.5-foot separation between each unit. 2. 2 Duplexes/half-plexes are the only allowed attached product in this designation. 3. Five (5) feet side interior setback for single story units; 7.5 feet for two story 4. Where adjacent to residential, a setback of 10 feet is required. 5. Where the sidewalk does not have a landscaping strip, a setback of 8 feet is required. 6. Same as interior side, with addition of site triangle (City Code 25.22.20). 7. Parking and/or drive area not allowed in this area. Landscaping, open space, plaza, etc, only 8. Interior side setback 0 feet for duplexes/half-plexes. 9. See Development Regulations. 10. Front and side-street setbacks are measured from back-of-walk. 11. Detached garages are considered "accessory structures" and allowed within three (3) feet of the interior side and rear property lines. 12. Does not apply to cul-de-sacs. Maximum length for cul-de-sacs in R-3, R-4, and R-5 is 650 feet. Maximum length for R-8 and above is 500 feet. Intensive land uses (e.g. schools, parks, multi-family) can not feed onto a cul-de-sac. 13. Area requirements assume project facades and street orientation of units to replicate single-family housing. "Garden style" apartment shall utilize area requirements in the City Zoning Ordinance. 14. Porches must be usable and must be in scale with the unit. 15. A side yard adjacent to a green space would be treated as a corner "street" lot, not an "interior" lot. 16. 15-foot total between each R-3 unit. 17. 30 percent of the units may go down to 15 feet. 18. 50 percent of the units may go down to 12 feet. 19. Average of 55-foot width required. 20. Average of 45-foot width required. 21. 27-feet for townhouses. 22. Per Specific Plan Amendment #3, Resolution No. 4583, Approved by City Council October 19, 2004. 23. Greenbelt Trail is minimum 40', subdivision trail is minimum 25' (yards adjacent to green spaces treated as corner lots, except when located along a 40' greenbelt trail) 24. Building heights can extend above 35' providing the interior ceiling height does not exceed 35' and the roof is designed in a manner acceptable to the Community Development Department. 25. Rear garage and 2nd story setback may be reduced to 3' provided a minimum 24' of backup area exist for automobiles. For three story units, either the 2nd or 3rd floor shall maintain a 10' setback. 26. Lot width may be reduced to 20' provided additional common area amenities and/or design features are incorporated into the project design, to the satisfaction of the Community Development Department.								

Revised: February 27, 2007

Revised: February 27, 2007



GENERAL NOTES

OWNER / DEVELOPER:
REYNOLDS & BARDIS (SPRING LAKE) LP
1400 WILSON BLVD
DALLAS, TX 75203
(214) 343-3401

CIVIL ENGINEER:
STEVE GREENFIELD, P.E. & CHIEF
COMMERCIAL ENGINEERING
2001 STAPLETON STREET
DALLAS, TEXAS 75201
(214) 343-3401

ASSESSOR'S PARCEL NO.:
04-03-04-00-01-1, 10-00-00

AREA:
174.1 AC.

EXISTING ZONING:
R-1.5, R-1.5, R-1.5, R-1.5

PROPOSED ZONING:
D-1.5, D-1.5, D-1.5, D-1.5

FLOOD ZONE DESIGNATION:
Zone 1

DOMESTIC WATER, SANITARY SEWER AND DRAINAGE:
CITY OF WOODLAND

ELECTRICITY & GAS:
CITY OF WOODLAND

CABLE TELEVISION:
CHARTER COMMUNICATIONS

NOTES:
THIS TENTATIVE MAP SHOWS THE MAP WITH A LOTTERY SUBDIVISION AND FOR PLANNING PURPOSES ONLY. ACTUAL LOTTERY MAPS TO BE APPROVED BY THE CITY OF WOODLAND. THESE MAPS NOT BE SUBMITTED WITH A LETTER AND EXTENSION OF THESE MAPS APPROVED FROM ADJACENT TRAIL MAPS PRODUCED.

THIS TENTATIVE MAP SHOWS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.

THIS TENTATIVE MAP SHOWS WITH ALL REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION MAP ACT.



LINE TABLE

LINE	LENGTH	REMARKS
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LOT 165 11.

CONDITIONS TO THE REYNAN AND BARDIS DEVELOPMENT AGREEMENT
PRESENTED VIA PUBLIC HEARING AT THE FEBRUARY 27, 2007 COUNCIL MEETING

1. proper fencing or barricade be added to the park to minimize the ability of children to run freely into the street.
2. the park development be undertaken by no later than the issuance of the permit for the 100th unit.
3. the signal at the southern area intersection be undertaken by the issuance of the 100th building permit. The City's traffic engineer will look at additional traffic calming features such as lighted crosswalks or pedestrian actuated crosswalks or other bulb out features that will enhance pedestrian safety.
4. amend the condition #44 in relation to parking at the park so that the parking be provided when the park goes in regardless of the timing of the commercial development.

Motion to include above conditions.

AN ORDINANCE AMENDING THE ZONING MAP
OF THE CITY OF WOODLAND FOR A 113-ACRE PARCEL
(REYNEN & BARDIS SPRING LAKE CENTRAL) LOCATED AT THE NORTHWEST
INTERSECTION OF FARMERS CENTRAL ROAD AND PIONEER AVENUE

The City Council of the City of Woodland does ordain as follow:

Section 1: Amendment of Ordinance No. 1024

Ordinance No. 1024 as it may be amended to date is hereby amended by rezoning certain property located 700 feet south of the intersection of Farmers Central Road and Pioneer Avenue, as shown on the attached exhibit to rezone. The Reynen & Bardis property is located within the Spring Lake Specific Plan (SLSP) area prezoned for development (Ordinance No. 1346). Specifically the property is rezoned to ± 66.04 acres of R-1 (6-15 du/ac), ± 18.81 acres of R-M (11-29 du/ac), ± 5.04 acres of C-1, ± 1.03 acres of P/QP and ± 4.85 acres of O-S. 2.73 acres of the R-M Zone will be reserved as Affordable Housing.

Section 2: Severability:

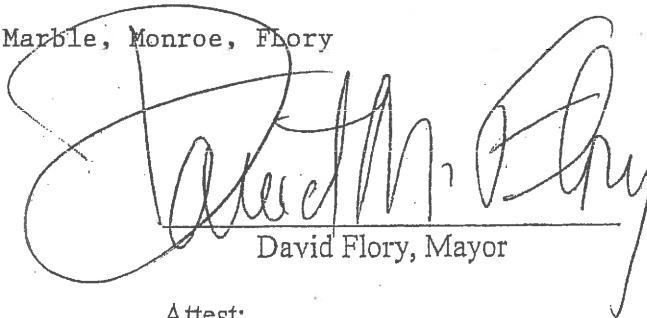
Each section and each provision or requirement of any section of this Ordinance shall be considered separable and the invalidity of any portion of this Ordinance shall not affect the validity or enforceability of any other portion.

Section 3: Taking Effect:

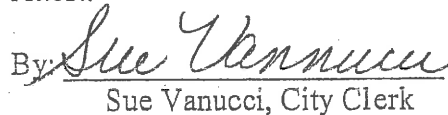
This Ordinance shall take effect thirty (30) days after its passage and shall be published as required by law.

PASSED AND ADOPTED THIS 6th DAY March, 2007, by the following vote:

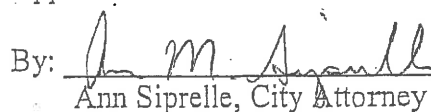
AYES: Council Members Davies, Marble, Monroe, Flory
NOES: Council Member Pimentel
ABSENT: None
ABSTAINING: None


David Flory, Mayor

Attest:

By: 
Sue Vanucci, City Clerk

Approved as to Form:

By: 
Ann Siprelle, City Attorney

FINDINGS AND CONDITIONS OF APPROVAL FOR THE REYNEN & BARDIS – SPRING LAKE CENTRAL PROJECT (As approved by the Woodland City Council at the February 27, 2007, public hearing).

A. CEQA Findings:

1. On August 15, 2000, the City Council Certified the Turn of the Century FEIR (SCH #99022069; Resolution No. 4215 adopted August 15, 2000).
2. The City Council subsequently adopted the following CEQA Addendums to the Turn of the Century EIR: a) Addendum #1 (Resolution No. 4330 adopted December 18, 2001) for the purposes of approval of the final SLSP; b) Addendum #2 (Resolution No. 4399 adopted November 19, 2002) for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata; c) Addendum #3 (Resolution No. 4406 adopted December 17, 2002) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC; and d) Addendum #4 (April 15, 2003) for the purposes of the Williamson Act Rescission Agreement for the Russell Property.
3. The EIR for the SLSP has been written to qualify all of the planned SLSP residential projects for this exemption, assuming they are consistent with the SLSP and that they fulfill all conditions and CEQA Mitigation Measures. The proposed Addendum attached herewith provides an analysis of the proposed changes contemplated with the proposed Reynen & Bardis project in comparison with the Certified EIR for the Spring Lake Specific Plan.
4. Section 15164 of the California Environmental Quality Act (CEQA) provides that the Lead Agency shall prepare an Addendum to a previously Certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
5. Section 15162 of the California Environmental Quality Act (CEQA) provides that when an EIR has been Certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following have occurred:
 - a) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - b) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
 - c) New information of substantial importance, which was not known and could not have been known with the existence of reasonable diligence at the time the previous EIR was Certified as complete, shows the following:
 - i.) The project will have one or more significant effects not discussed in the previous EIR;
 - ii) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

Findings And Conditions Of Approval For The Reynen & Bardis – Spring Lake Central Project

- iii) Mitigation Measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effect of the project, but the project proponents decline to adopt the Mitigation Measure or alternative; or
- iv) Mitigation Measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the Mitigation Measures or alternative.

As documented in the Addendum EIR, a substantial increase in the severity of previously identified impacts will not occur as a result of the proposed Specific Plan Amendments.

- 6. The SLSP requires that each development application include certain project-level and project-specific technical analysis to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project, reviewed by staff, and the following conclusions reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the Conditions of Approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addendums.
- 7. The City of Woodland hereby finds that Addendum EIR and studies prepared for the project provide the substantial evidence demonstrating that the project as conditioned is consistent with the adopted Specific Plan EIR and fulfills all conditions and CEQA Mitigation Measures.
- 8. Therefore, pursuant to Section 15164 of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this project.

B. General Plan Consistency Findings:

- 1. The project is consistent with the General Plan.

C. Specific Plan Consistency Findings:

- 1. The project is consistent with the policy language (goals, policies, and objectives) of the SLSP.
- 2. The project is consistent with the land use designations, roadways, and bike paths identified in the SLSP.
- 3. The project is consistent with the Land Use Summary and other relevant Plan text throughout the SLSP.
- 4. The project is consistent with the figures and tables in the SLSP.
- 5. The project is consistent with the SLSP Design Standards and SLSP Affordable Housing Plan.

D. Zoning Consistency Findings:

1. Single Family Residential (R-1) Zoning and Duplex Residential (R-2) Zone are identified on page 2-22 of the Specific Plan as consistent zones for the R-5 and R-8 Specific Plan land use designations.
2. Multiple Family Residential (R-M) Zoning and Duplex Residential (R-2) Zone are identified on page 2-22 of the Specific Plan as consistent zones for the R-15 and R-20 Specific Plan land use designations.
3. Open Space (OS) Zoning is identified on page 2-22 of the Specific Plan as a consistent zone for the OS; Greenbelt Park Specific Plan land use designation.
4. Neighborhood Commercial (C-1) Zoning is identified on page 2-22 of the Specific Plan as a consistent zone for the NC Specific Plan land use designation.
5. Commercial or Industrial Zones with a Conditional Use Permit are identified on page 2-22 of the Specific Plan as a consistent land use for the fire station.
6. The project, as conditioned, meets all applicable regulatory requirements of the Zoning Ordinance.

E. Tentative Subdivision Map Findings:

1. The tentative map is consistent with the goals and policies of the General Plan and Specific Plan.
2. The tentative map is in conformance with the applicable provisions of the Subdivision Ordinance and Zoning Ordinance of the City.
3. The tentative map is in conformance with the Subdivision Map Act.

F. Findings Related to Community Design Standards:

1. The project designs substantially satisfy the requirements of the Community Design Standards.

G. Findings Related to Other Regulatory Requirements:

1. The project substantially satisfies the relevant requirements of the City's Standard Specifications and Details.
2. The project substantially satisfies the Infrastructure Master Plans for streets, water, sewage, and storm drainage.
3. The Development Agreement satisfies the City's Development Agreement Resolution and the requirements of State law.

CONDITIONS OF APPROVAL: The following conditions shall be fully satisfied prior to acceptance of Final Map (unless otherwise stated).

A. Miscellaneous Conditions

1. The project shall be substantially (as determined by the City) constructed as depicted on the maps and exhibits included in the February 27, 2007 City Council Staff Report, as approved by City Council, for the Reynen & Bardis Communities project, except as modified by these Conditions of Approval.
2. The applicant shall hold harmless the City, its council members, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the city and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of the permit. Applicant further agrees to provide a defense for the City in any such action.
3. Deed disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along Local Streets) within the Spring Lake Specific Plan.
4. The applicant agrees to fund on a fair-share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43), pursuant to Development Regulation 2.7 (Fair Share fees and Financing).
5. The applicant must comply with the requirements of the SLSP Nexus Study.
6. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23, and 6.37.

B. Planning Department

1. Privacy walls along the following road frontages shall be constructed: 1) The north side of Heritage Parkway commencing at the eastern corner of map 4805 extending along Heritage Parkway and terminating at "J" Place; and 2) Along both sides of Pioneer Avenue north of the R-15 and R-20 Zoning Boundaries. The design of the walls shall be submitted to the Community Development Director and Public Works Director for approval. This design shall satisfy the requirements of the SLSP Design Standards (Section 6.2.2, Privacy Walls, see photograph and description).
2. Prior to final map approval, the applicant shall submit a site plan, architectural plans and elevations for Lot 'O' to be reviewed and approved by the Planning Commission to ensure consistency with the Land Use Concept described on page 2-1 of the SLSP and SLSP Design Standards.
3. A Lot Line Adjustment application shall be submitted for review and approval for Lot N. Lot N shall be transferred to the adjoining property owner prior to Filing of the Final Map. Verification of the property transfer shall be transmitted to the Community Development Director prior to acceptance of the Final Map.
4. For all residential uses, final site plans, architectural plans and elevations shall be submitted for review and approval by the Planning Commission to ensure consistency with the Land Use Concept described on page 2-1 of the SLSP and the SLSP Design Standards.
5. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, the applicant shall establish neighborhood entry features at the following locations:
 - ✓ 1) Parkland Avenue & Heritage Parkway (Land Mark Entryway feature)
 - ✓ 2) Heritage Parkway & M Drive
 - 3) County Road 101 and Heritage Parkway
 - 4) Additional location(s), as directed by the Community Development Director, if necessary.

A design specification for these features shall be prepared for approval by the Community Development Director and Public Works Director. Prior to acceptance of the Final Map, the applicant shall be required to submit a design theme for all entry features. The design theme shall be consistent with the SLSP Design Standards and to the satisfaction of the Community Development Director.
6. The Off-Site Affordable Housing Fee shall be paid for each single-family market rate unit.
7. Prior to the City approving the applicant's Final Map, the applicant and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City, shall be consistent with all applicable provisions of the SLSP AHP, and shall contain language inclusive of, but not limited to, the checklist on pages 7-10 of the SLSP AHP.

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8. With the exception of Lot "O", the size (number of bedrooms) of affordable housing units shall be distributed throughout the subdivision at proportions similar to the market rate units. In other words, if market rate homes in a particular subdivision are developed as 3 and 4 bedroom units, the affordable units shall be developed as 3 and 4 bedroom units as well.
9. The design of affordable units and the materials used in construction of affordable units shall be of an equal standard; however affordable for-sale units may feature different interior amenities than those of market-rate for-sale units.
10. The design of the R&B Spring Lake Central project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan. Prior to approval of the Final Map, in accordance with the noise study prepared for the project dated April 18, 2005, the following shall occur:
 - a. Two and three story home building plans for lots adjacent to Parkland Avenue and Pioneer Avenue should be reviewed by a qualified acoustical professional to ensure that noise levels in habitable rooms on the upper floors will comply with the interior noise level standard of 45 dB Ldn.
 - b. When lot design and final grading plans become available, they should be reviewed by a qualified acoustical professional to ensure that the site design and grading do not affect the conclusions of the acoustical study.
 - c. Air conditioning or other suitable mechanical ventilation should be provided to allow residents to close windows for the desired acoustical isolation.
11. A Home Owner's Association (HOA), or other similar funding mechanism, shall be established for maintenance of all of the common areas for the R-15 and R-20 sites. The establishment of the HOA, funding, and maintenance responsibility shall be to the satisfaction of the Community Development Director. Provisions in the CC&Rs shall be adopted that include at a minimum:
 - Prohibit recreational vehicle and boat parking in the guest parking spaces;
 - Establish requirements that garages shall be utilized for automobile(s) parking at all times;
 - Require guest parking spaces to be used as such by prohibiting long-term parking of vehicles for no more than 72 hours;

These provisions shall be enforced through mechanisms established in the CC&Rs. Pedestrian public access easements shall be reserved on private open space areas to the satisfaction of the Community Development Director. Any reciprocal yard easements desired by the developer for the R-15 lots shall be administered through the HOA's CC&Rs.
12. Provisions in the CC&Rs for the R-5 and R-8 Developments shall be adopted that prohibit recreational vehicle parking in the front yard longer than 24 hours. This provision shall be enforced through mechanisms established in the CC&Rs.
13. Provisions in the CC&Rs for all residential developments shall be adopted that prohibit garages from being converted to residential use except for a model home sales office.

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When the sales office is vacated it must be converted back to a garage. This provision shall be enforced through mechanisms established in the CC&Rs.

14. Deeds for the affordable units shall be restricted to qualified buyers pursuant to the SLSP Affordable Housing Plan. Affordable units shall be constructed at the same time (or earlier) as adjoining market-rate units pursuant to the Spring Lake Specific Plan.
15. Fencing along open space areas or areas adjoining the trail or greenbelt shall meet the Spring Lake Specific Plan Design Standards, Section 2.9.
16. With the exception of the affordable housing and multifamily housing, approval of a Final Map requires that all lots shall have a building unit allocation (BUA) assigned. No Final Map shall be accepted by the City unless BUAs are assigned. Unless otherwise amended or repealed, the subject properties have been assigned 139 BUAs in the 2nd release commencing June 30, 2007, and 287 BUAs in the 3rd release commencing June 30, 2011.
17. The requirements of Section 21-15-1 of the City Code relating to "Reservation of Lots for Public Sale" shall be met. Lots shall be offered at a fair market price. If the offered lots have not sold by the end of the 45-day offering period, the subdivider shall be required to demonstrate if the required reporting, that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional appraiser. If appraisal indicates that the offered price unreasonably exceeded the fair market price, the lots shall be re-offered for an additional 45 days at a fair market price.
18. In accordance with the Phase I Environmental Site Assessment, any septic system encountered shall be removed in accordance with Yolo County Environmental Health Department Regulations.
19. Bicycle parking for attached units shall be provided at a minimum ratio of 10 percent of the normally required number of vehicular spaces, or to the satisfaction of the Community Development Department. Bicycle parking shall be highly visible, in a secure location, and, to the greatest extent feasible, located in a covered area. Bicycle parking shall also be located close to, and within direct access to, residential buildings.
20. Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures or colors shall be provided to emphasize the conflict point and improve its visibility and safety.
21. 42" high masonry/block walls shall be constructed at the property line where residences front along arterials (Parkland Avenue, Pioneer Avenue and Heritage Parkway) in the R-15 and R-20 developments. The walls shall be solid with breaks for wrought iron, tubular steel or similar gates at entryways to residences. The walls shall wrap around at end units or at pedestrian right-of-ways to enclose a courtyard private space for the residences. The wall design, material and color shall be reviewed during Design Review for the residences. If interior property line walls are to be constructed at any time, these walls shall also measure

42” in height and can be constructed of the same solid masonry wall, wrought iron, tubular steel or similar material.

22. In the R-5 Zone, fifty percent (50%) of the corner lots shall be duplexes or half-plexes. There are 18 corner lots in the R-5 Zone. Therefore, at least 9 of these corner lots will require duplexes or half-plexes. Only 7 corner lots are shown with duplexes or half-plexes. Two additional corner lots will require duplexes or half-plexes. The corner duplex/half-plex units may be shifted to mid-block locations, but there may be no more than one duplex or set of half-plexes on one side of any given block.
23. Per Section 4.12 of the Spring Lake Specific Plan, the main intersection of Pioneer Avenue and Parkland Avenue (formerly Parkway Drive) shall have a special intersection feature in conjunction with the traffic signal, such as a statue, fountain, public art sculpture, or four-corner iron archway to reinforce it as a central point in the circulation network and to draw attention to the Spring Lake Center at that location.
24. Parking for the R-15 and R-20 Multiple Family sites shall be at the ratio as stated in the Zoning Ordinance under Article 23, Off-Street Parking & Loading for apartments and multiple family dwellings, which is a minimum of 1.5 parking spaces for each unit plus one guest space for each 5 units. These spaces shall be on-site, distributed throughout the property, and accessible to all units.

R-20 Development

The 17 straight-in parking spaces shown on the north property line abutting the R-8 rear yards (along “Private Lane E”) shall be removed and replaced with parallel parking spaces with landscaping and screening trees behind to act as a buffer to the R-8 homes. The three parking spaces in the southeast corner of the property (south of Lot 158) shall be removed and landscaped. Also, the three parking spaces on the east side of “Private Lane J” (north of Lot 153) shall be removed and landscaped.

R-15 Development

The five parking spaces on the west side of “Private Lane D” shall be removed to provide additional open space area. Some of the parking spaces in the east side of the development along the west side of “Private Lane B” may be removed to the satisfaction of the Community Development Department.

C. SLSP Mitigation Measures:

1. Pursuant to Mitigation Measure 4.5-3(a), thirty (30) days prior to commencement of grading or any site-work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring Plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.

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2. Where site work results in the discovery of cultural resources (e.g. buried prehistoric or historic finds), work shall halt immediately for a distance of 100 feet from the discovery site, and the project archeologist and Native American Heritage Commission shall be contacted. If any human bone is located, the Yolo County Coroner must also be notified. The mitigation protocol identified in the Mitigation Monitoring Plan shall be implemented (MM 4.10-1).
3. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding-season (March 1 through September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds-of-prey would be affected. Applicant shall also follow the recommendations contained in the Reynen & Bardis Arborist Report dated March 16, 2006 and recommended by the City of Woodland Tree Commission, including the requirement that the developer comply with Section 20A-1-100 of the Spring Lake Specific Plan.
4. Applicant shall comply with Air Quality Management District directives for both off-road and on-road low-emissions heavy duty vehicles and construction equipment during all grading and construction (SLSP page 7-4 [Reg 7.3]).
5. Prior to each construction season each landowner or applicant with a project under construction shall consult with, and implement the recommendations of, the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
6. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan (MM 4.13-18). These measures shall be submitted to the Planning Department and will be monitored by the Public Works Department.
7. Applicant shall comply with all dust suppression requirements during all grading and constructions activities (SLSP page 7-4 [Reg 7.4]).
8. Off-site improvements must satisfy the requirements of the SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.

D. Public Works Department:

GENERAL FINAL MAP AND IMPROVEMENT PLANS

1. The portions of Heritage Parkway and Pioneer Avenue bounding the neighborhood node to the north and east have been renamed Parkland Drive. 'H' Drive has been renamed as the extension of Heritage Parkway. The tentative map should be revised to reflect the new names and all future submittals of maps and/or plans should include old/original designations in parentheses to help eliminate confusion.

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2. All maps and plans shall comply with City ordinances and Standard Specifications including coordinated positions and digital submission requirements.
3. The Owner shall prepare improvement plans for any work within the public right-of-way and submit them to the Public Works Department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
4. Owner shall pay all required fees for processing final maps and improvement plans. Dependent on resources, it may be necessary to outsource public improvement plan review and inspection services. If required at final map and improvement plan submittal, the Owner shall enter into an Advanced Funding Agreement for the payment of fees associated with the processing of plans and inspection of public improvements.
5. Joint trench plans shall be submitted, reviewed and approved prior to approval of improvement plans. City may, at discretion of City Engineer, require joint trench plans to be incorporated into full improvement plan set prior to approval.
6. The City has a franchise agreement with Charter Communications for the provision of cable television to customers. Installation of ATT/SBC facilities (including 52B cabinets) for "Project Litespeed" or a similar program to provide video service requires specific review and approval by the City Attorney's office. Requirements for approval shall be consistent with existing legislation in effect at the time of submittal for facilities.
7. Each parcel in R-5 and R-8 zoning, per City of Woodland Standard Specifications, shall provide 25' of on-street parking per parcel unless otherwise approved by the City Engineer through the design exception process. If Owner is unable to meet this requirement on a parcel-by-parcel basis, a parking analysis demonstrating the requirement is met neighborhood-wide shall be submitted for review and approval of the City Engineer prior to submittal of the first final map.
8. Street names are subject to the approval of Fire, Community Development and Public Works departments. Owner shall submit proposed street names to the Fire Department for City review and approval process. If names are not assigned at the tentative map stage, the final maps and improvement plans shall include names shown on this map in parentheses for clarification purposes.
9. All driveways shall meet design requirements including distance from intersections as outlined in the Engineering Design Standards, City of Woodland Standard Specifications and Details.
10. Final maps with frontage along Heritage Parkway, Pioneer Avenue and Parkland Avenue shall indicate a relinquishment of access rights along those street frontages with the exceptions of Lots "A" and "B" which shall allow for non-vehicular access.

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11. Final maps with frontage on public open-space, including greenbelts and parks, shall identify a relinquishment of access rights onto the public open-space.
12. Because map phasing is not clearly identified on the tentative map, Owner shall provide proposed final map boundaries and street layout to the City for review and approval of access and circulation prior to submitting a final map.
13. Prior to approval of a final map Owner shall secure rights-of-way, rights of entry and any permits necessary to construct improvements associated with and required by the conditions of approval and/or the SLSP documents for that final map.
14. Lot "P" shall be shown on tentative and final maps as reserved for a Fire Station. When required by the City, Owner shall enter into a purchase agreement with the City for acquisition of Lot "P".
15. The proposed well location in the neighborhood node shall be reserved and when required by the City Owner shall enter into an agreement with the City to dedicate the site. Owner shall ensure that the site is provided with three-phase power prior to dedication.
16. Except where not possible or practical, right-of-way dedications shall be accomplished by final map.
17. Sufficient right-of-way or easements to accommodate entryway features and/or monuments shall be shown on the final map.
18. The location, placement and screening of large utility facilities to serve the subdivision shall be reviewed and approved by Community Development, Public Works and Parks departments. Placement shall not be in a park or public open space. The Owner shall dedicate an easement(s) of sufficient size and with adequate access to accommodate placement of utility facilities to serve the subdivision.
19. A lot line adjustment and certificate of compliance reflected in a grant deed shall be completed to transfer Lot "N" to the adjacent property owner.
20. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development. Public improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of acceptance of other public improvements with approval of the Parks, Public Works and Community Development departments, but if waived shall require submittal of a separate security to ensure landscaping completion.
21. Owner shall design and construct the greenbelt along the eastern edge of the property. Landscape improvement plans shall be reviewed, approved and improvements shall be bonded prior to approval of the first final map in Unit 2 and timing of construction shall be

Findings And Conditions Of Approval For The Reynen & Bardis – Spring Lake Central Project

outlined in the subdivision improvement agreement. Owner shall be reimbursed or receive fee credits for eligible land and construction costs per the terms outlined in the SLSP documents. If requested by Owner, the City shall endeavor to collect funding from developers of the TOC 160W property consistent with conditions of the TOC 160W tentative map.

22. The Owner shall be responsible to ensure at least one water sampling station is constructed within the boundary of the tentative map per City of Woodland Standard Specifications. The location and design of the sampling station shall be reviewed and approved by the Public Works Department.
23. Where improvements are to be constructed by Owner which benefit parties other than the Owner, an appropriate reimbursement agreement shall be drafted at the request of the developer and shall be completed prior to final map approval unless developer waives timing requirement. The need for and terms of the reimbursement agreement shall be approved by the City Engineer.
24. Where Owner completes improvements identified in the SLSP documents as eligible for fee credits or reimbursement, Owner shall receive fee credits or be reimbursed per the terms outlined in the SLSP documents.
25. If improvements are constructed and/or installed by a party or parties other than the Owner which benefit Owner's property, prior to approval of a final map on Owner's property which benefits from said improvements, Owner shall pay a proportionate share of the costs of said improvements as determined by the City Engineer.
26. Prior to approval of a final map by City Council, the Owner shall pay all fees due at final map approval.
27. Prior to issuance of each building permit, the Owner shall pay all applicable development impact fees, Spring Lake Infrastructure fees and any other applicable fees identified in the SLSP documents and/or the project development agreement and conditions of approval as due at building permit.

Unit 1 (R-15 and R-20 Sites)

28. The Owner shall enter into a Subdivision Improvement Agreement and provide securities as required by City Municipal Code and the Subdivision Map Act for the construction of infrastructure improvements required by the project as determined by the City Engineer.
29. The Owner shall prepare improvement plans for all infrastructure improvements required by the project and submit them to the Public Works Department for review and approval. All subdivision improvements excepting street geometrics shall conform to current City of Woodland Standard Specifications. All improvements within the public right-of-way shall conform to the current City of Woodland Standard Specifications excepting designs approved by the Specific Plan.

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30. Owner shall pay all required fees for processing final maps and plan check and inspection fees for infrastructure improvements. Dependent on resources, it may be necessary to outsource public improvement plan review and inspection services. If required at final map and improvement plan submittal, the Owner shall enter into an Advanced Funding Agreement for the payment of fees associated with the processing of plans and inspection of public improvements.
31. The R-15 and R-20 sites require additional detail to more fully evaluate the site layout. Prior to improvement plan and final map submittal, Owner shall submit site plans which address to the satisfaction of the Public Works, Community Development and Fire departments traffic and pedestrian circulation, site access, details for interface at end of private streets, parking, waste collection, location of public and private utility facilities (water meters and sanitary sewer clean-outs, street lights, utility pedestals, etc.) in relation to driveways and other facilities. Site plan approval may require changes to the design layout shown on the tentative map and may affect the lot count for each site.
32. The Owner shall submit drawings which demonstrate the proposed parking and private street layouts meet minimum design standards for parking, turning and backing prior to approval of a final map. Site plan approval may require modifications to the design layout prior to final map approval and may affect lot count for each site.
33. If tandem garages are proposed on the R-15 and R-20 sites, they shall count as one (1) space for the parking calculation.
34. The layouts for the site R-15 and R-20 sites shall provide one (1) public/shared space per two (2) units and provide an even distribution of parking spaces throughout the site to the satisfaction of the Public Works and Community Development Department. Adequate parking to meet this requirement shall be demonstrated prior to submission of a final map for the site.
35. Street structural sections and wet utilities within the R-15 and R-20 sites shall be designed and constructed to meet City of Woodland Standard Specifications; however they shall be privately maintained.
36. Owner shall form a homeowner's association or other mechanism for funding and maintaining the private streets and utilities within the R-15 and R-20 sites prior to approval of the final maps.
37. If mapped as individual parcels, each lot in the R-15 and R-20 sites shall be separately metered for water with the meter placed in a location accessible to Public Works crews. Meter locations shall be approved by Public Works Department prior to improvement plan approval.
38. Onsite parking management shall be addressed in the CC&R's for the R-15 and R-20 sites; proposed language shall be reviewed and approved by the Community Development and Public Works departments.

39. Details for the private street dead-ends shall be provided with first improvement plan submittal for R-15 and R-20 sites to show how traffic is restricted from ingress from and/or egress to adjacent streets. Design shall be reviewed and approved by Public Works and Community Development departments.
40. The entrances to the R-15 and R-20 sites shall be designed as commercial driveways and shall include signing to clearly distinguish private from public streets.
41. Walkways and any appurtenant facilities (e.g. pathway lighting) from individual units in the R-15 and R-20 sites connecting to the public sidewalk are private improvements and as shown are within the public right-of-way. If constructed as shown, they shall require encroachment permits for construction and maintenance. Prior to submittal of a final map for each site, a solution addressing this issue shall be proposed by the Owner and approved by the Public Works, Community Development and Parks departments. With the approval of the Public Works and Community Development and Parks departments, the property line may be moved to the back of walk and the area between the walk and the existing right-of-way line shall be added to the Home Owners Association maintained area. This may require adding a building setback line to the final map that matches the building setback from the back of walk shown on the tentative map.
42. The final maps for the R-15 and R-20 units shall dedicate a public pedestrian easement through the sites to the adjacent streets. Locations shall be reviewed and approved by the Community Development and Public Works departments prior to final map approval.

Lot 'R' (Commercial Site)

43. Primary access to the site shall match the centerline alignment of "G" Drive unless design is otherwise approved by the City Engineer.
44. As identified in the Spring Lake Specific Plan, parking for the Central Park is to be provided in a shared arrangement with the commercial site. The Owner shall enter into an agreement with the City to provide shared parking on Lot 'R' for the park site (Lot 'Q'). The agreement shall be approved by the Parks, Public Works and Community Development departments and the City Attorney and recorded and identified on the final map. The Owner shall be responsible for all costs associated with the agreement. Parking constructed to the satisfaction of the Public Works, Community Development and Parks departments shall be in place when the park is open to the public regardless of the timing of the commercial development.

Street Improvements

45. All proposed roads within the subdivision shall comply with the most recent version of the City of Woodland Standard Specifications & Details and any addenda except as specified in the adopted Spring Lake Specific Plan and conditions set forth specifically for this tentative map.

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46. Roadway geometrics and improvements including street cross sections, median design and placement, intersection geometrics, roundabout and bulb-out details shall be approved by the City Engineer prior to submittal of each improvement plan and/or final map. Revisions may require changes to lotting layouts to accommodate design approval.
47. Prior to submittal of the first improvement plans for the tentative map area, the Owner shall submit a comprehensive traffic-calming plan for the tentative map area to the City Engineer for review and approval. Raised, decorative stamped concrete crosswalks, bulb-outs, lighted pedestrian crossings, raised median islands and other improvements may be required as part of the traffic-calming measures. Particular attention shall be paid to the intersections of Parkland Avenue & Pioneer Avenue and Parkland Avenue & Heritage Parkway to ensure safe pedestrian crossing to and from the park site. Unless otherwise determined by the City, the improvements for these two intersections shall be in place prior to occupancy of the 100th dwelling unit of this tentative map.
48. A comprehensive signing and striping plan is required and shall be approved by the City Engineer prior to approval of the first set of improvement plans. All signing and striping shall be in accordance with the City of Woodland Standard Specifications & Details (2002).
49. Local streets shall provide for ADA compliant sidewalk turnouts where sidewalk widths do not meet ADA minimum width requirements.
50. Construction of intersections requiring future signalization shall include the construction of underground portions of future traffic signals and the portions of above ground improvements as determined necessary by the City Engineer at the time of subdivision improvement plans.
51. Improvement plan design shall incorporate and the Owner shall construct improvements required by the SLSP Transit Plan and subsequent revisions.
52. The surface course (final lift) of asphalt concrete shall not be placed on any road until all utility construction beneath the roadbed has been completed, tested, treated and repairs made as applicable unless authorized in writing by the City Engineer.
53. Disclosures to buyers of lots fronting on County Road 101, Galvin Way, Heritage Parkway east of Parkland Drive (old 'H' Drive), and 'M' Drive shall include notice of possible future traffic control and calming features. Noticing language shall be reviewed and approved by Community Development and Public Works departments. Notices shall include possible loss of on street parking (suggested language: "For some residential lots, parking in front of your house may be partially or fully restricted. Generally, on street parking is restricted near street intersections to allow for turning movements at the intersections"), loss of left turn access (suggested language: "For some residential lots, left turn access into and out of your driveway may not be allowed. Generally, this access restriction is due to the presence of a median island on your street. The median island can be a physical restriction such as a median curb and planter box or roadway striping").

54. Disclosures for lots on CR 101, Galvin Way, Heritage Parkway east of Parkland Drive (old 'H' Drive), and 'M' Drive shall inform buyers that in the future those streets may carry a significant amount of traffic due to circulation patterns. The buyers shall also be informed that when the Master Plan Remainder Area develops there may be a significant increase to traffic on those streets.

Pioneer Avenue

55. Unless constructed by others, Owner shall design and construct the completion of full-width improvements to Pioneer Avenue from its southern terminus north to the intersection of Farmers Central Road concurrent with the first final map of this tentative map. This construction shall be at Owner's expense with reimbursement from the financing district as outlined in the SLSP documents. The City shall endeavor to collect funding through a reimbursement agreement with any other developers which also have tentative map requirements to complete this work.
56. Unless constructed by others, Owner shall design and construct the signal at the intersection of Pioneer Avenue and Parkland Avenue. This construction shall be at Owner's expense subject to reimbursement from the financing district per the SLSP documents. Unless otherwise determined by the City, the signal shall be operational prior to occupancy of the 100th dwelling unit of this tentative map.
57. No parking shall be allowed on Pioneer Avenue.
58. Final maps with frontage on Pioneer Avenue shall indicate a relinquishment of access rights on Pioneer Avenue with the exception of the R-15 site which shall allow non-vehicular access.
59. If not constructed by others, upon approval of the first final map that triggers the 1000th DUE in the SLSP planning area (for properties east of Highway 113), the Owner shall widen Pioneer Avenue to full-width (curb to curb) from East Gibson Road to Collector 4 intersection. This construction shall be at Owner's expense subject to reimbursement from the financing district. If constructed by others, Owner may be required to enter into a reimbursement agreement to share in the cost of construction at the discretion of the City Engineer.
60. If not constructed by others, at the time of the first final map which triggers the 725th DUE, Owner shall design and construct the signal at the Pioneer Avenue and Collector 4/High School access intersection. This construction shall be at Owner's expense subject to reimbursement from the financing district per the SLSP documents. If constructed by others, Owner may be required to enter into a reimbursement agreement to share in the cost of construction at the discretion of the City Engineer.
61. If not constructed by others, Owner shall design and construct the signal at the intersection of Pioneer and Farmer's Central. If constructed by Owner, construction shall be at Owner's expense subject to reimbursement from the financing district per the SLSP

documents. If constructed by others, Owner may be required to enter into a reimbursement agreement to share in the cost of construction at the discretion of the City Engineer.

Parkland Drive (old Pioneer and Heritage Parkway)

62. If not constructed by others, the Owner shall design and construct full-width improvements of Parkland Drive (old Pioneer) from Heritage Parkway to Pioneer Avenue concurrent with development of first final map of the tentative map. The construction shall be at Owner's expense subject to reimbursement from the financing district per the SLSP documents. If constructed by others, Owner may be required to enter into a reimbursement agreement to share in the cost of construction at the discretion of the City Engineer.
63. Unless constructed by others, the Owner shall design and construct the signal at the intersection of Heritage Parkway and Parkland Avenue. The design and construction shall be at Owner's expense subject to reimbursement from the financing district per the SLSP documents. Unless otherwise determined by City, the signal shall be operational prior to occupancy of the 100th unit of this tentative map.
64. The Owner shall design and construct full-width improvements of Parkland Drive (old Heritage Parkway) from Pioneer Avenue to County Road 101 with development of the R-15 site or the first final map in Unit 3, whichever is first. The construction shall be at Owner's expense subject to reimbursement from the financing district per the SLSP documents. The Owner may transition improvements from full-width to partial improvements on the south side of Parkland Drive along the commercial property; however transition costs are temporary improvements and are not reimbursable. If Owner chooses to transition to partial improvements for the commercial property, full improvements shall be constructed with development of the commercial site or with the first final map in Unit 3.
65. Unless constructed by others, Owner shall design and construct surface and underground improvements of Parkland Drive (old Pioneer Avenue) from Marsten to CR 25A. These improvements shall consist of two 12-foot lanes and a center median with paved five-foot shoulders. This requirement shall be triggered by the application for the first final map which includes third release units on this tentative map or, if second and third releases are combined, the first final map which includes the 200th single family unit of this tentative map. This improvement shall be constructed at Owner's expense with reimbursement from the financing district as outlined in the SLSP documents. If constructed by others, Owner may be required to enter into a reimbursement agreement to share in the cost of construction at the discretion of the City Engineer.
66. No parking shall be allowed on Parkland Drive.
67. Final maps with frontage on Parkland Drive shall indicate a relinquishment of access rights onto Parkland Drive with the exception of the R-15 and R-20 sites, which shall allow non-vehicular access.

Temporary Residential Access for R-20 Site

68. The temporary residential access between Galvin Way and 'R' Drive shall be allowed only if development of the R-20 site in Unit 1 proceeds prior to development in Unit 2 which could provide permanent access.
69. The temporary residential access between Galvin Way and "Q" Drive shall be dedicated to the City as a public right-of-way and vacated by final map when development north of 'R' Drive and 'Q' Place occurs.
70. Galvin Way shall have full-width improvements between Pioneer Avenue and the temporary access road.
71. The street section for 'I' Drive and 'J' Place for access to the R-20 site shall be revised to show full improvements on the west side including pedestrian walkway and landscaping.
72. The temporary residential access to Heritage Parkway at the end of "J" Place shall be for emergency vehicle access only. Design shall incorporate measures to keep traffic other than emergency vehicles from using it. The design shall be reviewed and approved by the Fire Department and City Engineer during improvement plan process.
73. The temporary residential access to Heritage Parkway at the end of "J" Place shall be removed and rebuilt to match Heritage Parkway improvements with the construction of Galvin Way (County Road 24C) east of the temporary residential access.

County Road 101

74. Structural design of County Road 101 shall be consistent with the results of a pavement analysis approved by the City Engineer.
75. Prior to submittal of full improvement plans, the Owner shall submit preliminary designs for the proposed road alignment of County Road 101 showing existing alignment, proposed alignment, existing and proposed rights-of-way, existing trees and proposed ditches.
76. The design shall incorporate recommendations of a report by a certified arborist and comply with all City ordinances and SLSP requirements governing tree removal.
77. Unless already constructed by others, the first final map in Unit 3 north of Heritage Parkway shall trigger design and construction or reconstruction of County Road 101 from Heritage Parkway north to the boundary of the tentative map. The design shall include full-width improvements on the east with curb, gutter, sidewalk and landscaping and partial improvements on the west side with curb and gutter if existing conditions and right-of-way permits. If constructed by others, the Owner shall be responsible for reimbursing one hundred percent (100%) of the design and construction costs for Owner's frontage.
78. Unless already constructed by others, the first final map in Unit 3 south of Heritage Parkway shall trigger design and construction or reconstruction of County Road 101 from

Heritage Parkway south to the boundary of the tentative map. The design shall include full-width improvements on the east side with curb, gutter, sidewalk and landscaping and partial improvements on the west side with curb and gutter if right-of-way and existing conditions permit. If constructed by others, the Owner shall be responsible for reimbursing one hundred percent (100%) of the design and construction costs for Owner's frontage.

79. Prior to submittal of the first final map in Unit 3 south of Heritage Parkway, Owner shall submit an exhibit for the ultimate design of CR 101 when the Master Plan Remainder Area develops and CR 101 extends to the west. Design shall be submitted and approved by the City Engineer and Community Development Department prior to submittal of the first final map in Unit 3 south of Heritage Parkway. Notification to affected buyers of potential changes to their frontage and access shall be reviewed and approved by Community Development and Public Works Departments prior to final map approval.

County Road (CR) 25A

80. Unless constructed by others, the application for the first final map which includes third release units on this tentative map or, if second and third releases are combined, the first final map which includes the 200th single family unit of this tentative map shall trigger design and construction of underground and surface improvements to CR 25A from Parkland Avenue to Highway 113. These improvements shall include two 12-foot travel lanes with paved 5-foot shoulders. The design of CR 25A shall accommodate drainage conveyances required by properties to the west of the project including the master plan remainder area. These improvements shall be designed and constructed at Owner's expense subject to reimbursement from the financing district per the SLSP documents. If constructed by others, Owner may be required to enter into a reimbursement agreement to share in the cost of construction at the discretion of the City Engineer.

Galvin Drive west of Pioneer Avenue

81. The first final map north of Parkland Avenue (old Heritage Parkway) shall trigger full-width improvements of Galvin Drive west of Pioneer Avenue to County Road 101.

Galvin Drive east of Pioneer Avenue

82. The first final map east of Pioneer with single-family units fronting on Galvin Drive shall trigger full-width improvements to Galvin Drive from Pioneer Avenue to the eastern boundary of the tentative map.

"M" Drive

83. The first final map in Unit 2 with lots south of Galvin Way (County Road 24C) shall trigger the full-width improvement of "M" Drive between Heritage Parkway and "Q" Drive.

Heritage Parkway ("H" Drive) west of Parkland Drive

84. The first final map in Unit 3 with lots south of Heritage Parkway or development of the commercial site, whichever is first, shall trigger the full-width improvements to "H" Drive.
85. Surface and underground improvements to Heritage Parkway including the fire department

frontage shall be paid for by the Owner. Upon inclusion in the financing district, surface improvements in excess of 68' shall be at Owner's expense subject to reimbursement from the financing district in accordance with Spring Lake Specific Plan documents.

86. The structural section for Heritage Parkway (old "H") shall be designed using a TI of 10.

Other Local Streets

87. Other local streets shall be constructed concurrently with the final map which they serve as determined by the City Engineer.

Farmer's Central Road

88. A traffic signal at the Farmer's Central Road/Meikle Avenue (Collector 1) intersection shall be constructed by the first final map which triggers the 1400th DUE in the SLSP area east of Highway 113. If it is not constructed by others, the signal shall be designed and constructed at the Owner's expense subject to reimbursement from the financing district per the SLSP documents.
89. If an interim access from the fire station to County Road 101 is determined necessary by the Fire Chief, Owner shall improve Farmers Central Road between County Road 101 and Pioneer Avenue to include two paved 12-foot travel lanes.

Gibson Road Improvements

90. Owner shall fund their prorated share of costs for the installation of frontage and landscape improvements from Pioneer Ave. to SR 113. Costs shall be shared among second release BUA participants, and may require some reimbursement from future property owners. Prorated shortfall amounts shall be determined by the Finance Director. If not included in Package B, Owner shall contract for design of improvements prior to approval of first final map.

Storm Drainage and Site Grading

91. The grading and drainage plans submitted with the tentative map are preliminary only and approval of the tentative map does not constitute approval in any way. Final approval for the grading and drainage plans shall occur with subdivision improvement plans based on the requirements set forth in these conditions of approval.
92. The existing downstream storm drainage facilities serving the SLSP area are currently sized to handle only first and second-release Spring Lake Building Unit Allocations without additional modifications. Final maps with third-release units shall not be approved until downstream storm drainage facilities to accommodate them are in place.
93. A comprehensive storm drainage plan for the tentative map area shall be prepared by a registered civil engineer and submitted to the City Engineer for review and approval prior to submittal of the first final map and/or improvement plans.
94. The tentative map area storm drainage plan shall identify specific storm drainage design features to control increased runoff from the project site. The drainage plan shall

demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by the Owner shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria, SLSP Infrastructure Study Report criteria, and City Standard Specifications and Details. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and (detention basins if required). The tentative map storm drainage plan shall be submitted for approval prior to submittal of the first final map and/or construction drawings for checking.

95. The Owner shall pay the cost associated with all improvements required by his project and an appropriate reimbursement agreement shall be drafted to reimburse the Owner for oversize improvements on a pro rata basis per the project-level Development Agreement; the need for and terms of reimbursement agreements shall be determined by the City Engineer.
96. A topographic survey of the entire site and a comprehensive grading plan prepared by a registered civil engineer shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Standard Specifications and Details (2002) for additional requirements.
97. An erosion and sedimentation control plan shall be included as part of the improvement plan package. The plan shall be prepared by the Owner's civil engineer and approved by the City Engineer. The plan shall include but not be limited to interim protection measures such as benching, sedimentation basins, storm water retention basins, energy dissipation structures, and check dams. The erosion control plan shall also include all necessary permanent erosion control measures, and shall include scheduling of work to coordinate closely with grading operations. Replanting of graded areas and cut and fill slopes is required and shall be indicated accordingly on plans, for approval by City Engineer.
98. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the City Engineer.
99. Current agricultural interceptor and flowage easements shall remain in place until another solution is proposed to and approved by the City Engineer. No final maps shall be approved until interim and overall solutions for the drainage for the site and the plan area are approved by the City Engineer.
100. All projects shall comply with the City's Storm Water ordinance which includes

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implementation of post-construction best management practices (BMPs). These BMPs shall include general site design control measures and site-specific source control measures in accordance with the City's *Technical Guidance Manual for Stormwater Quality Control Measures*. Post-construction BMPs shall be identified on improvement plans and approved by the City Engineer.

101. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board prior to commencement of grading.
102. Applications/projects disturbing less than one acre of soil shall implement construction BMPs to prevent and minimize erosion during the construction phase. The improvement plans for construction of less than 1 acre shall include BMPs to be approved by the City Engineer.
103. Landscaped slopes along streets shall not exceed 5:1; exceptions shall require approval of the City Engineer. Level areas having a minimum width of two (2) feet shall be required at the toe and top of said slopes.
104. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.
105. Construction material for storm drainpipes shall be pre-cast rubber-gasket reinforced concrete pipe in accordance with City Standard Specifications.

Wastewater and Sewer Collection System

106. The sanitary sewer plans submitted with the tentative map showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the sewer plan shall occur with the final map and improvement plan submittal based on the requirements set forth in these Conditions of Approval.
107. A comprehensive sanitary sewer collection system plan for the tentative map shall be submitted for approval by the City Engineer prior to submittal of a final map and/or construction drawings for checking. A registered civil engineer for the project shall prepare the sewer collection system plan. The plan shall include final sizing and location of conveyance facilities, structures, and engineering calculations. The Owner shall pay the cost associated with all improvements required by the plan.
108. The property shall be connected to the City of Woodland sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland Standard Specifications and Details.
109. An appropriate reimbursement agreement shall be drafted to reimburse the Owner for oversize improvements on a pro-rata basis per the project level Development Agreement.
110. Construction of deep sewer mains shall be connected to laterals by a parallel main and

connections at manholes.

111. Reference the City of Woodland Standard Specifications and Details for additional requirements.

Water Infrastructure Conditions

112. The utility plan submitted with the tentative map showing water routing, sizing and locations, is preliminary only and approval of the tentative map does not constitute approval of the utility plan. Final approval of water facilities shall occur with the final improvements based on the requirements set forth in these conditions of approval.
113. Prior to approval of the first final map, a comprehensive water system plan shall be prepared by a registered civil engineer for project, and shall be submitted to the City Engineer for review and approval. The plan shall include final sizing and location of conveyance facilities, structures, and engineering calculations. Said plan shall also include provisions for cost sharing among affected adjacent development for facilities sized to accommodate the plan area. The Owner shall pay the cost associated with all improvements required by the plan, and an appropriate reimbursement agreement shall be drafted to reimburse the Owner for oversize improvements on a pro rata basis per the Project level Development Agreement.
114. Prior to submission of improvement plans and final map, Owner shall fund a water distribution study to determine the water system facilities necessary to serve the tentative map. Owner shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct required offsite water improvements to connect to the City water distribution system.
115. Owner shall fund a supplementary water distribution study to determine if the well site shown on the tentative map neighborhood center is still required at this location. If the water distribution study indicates the well is required to be located within the tentative map boundary, the Owner shall dedicate the site for the well when requested by the City.
116. Owner shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the SLSP.
117. Wherever practicable, the water system in Unit 2 shall be looped to the system in Village 4 to the east.
118. The Owner shall identify proposed locations of water sampling stations within the map boundary to comply with City of Woodland Standard Specifications and Details.
119. All materials and installation of the subdivision water system shall be constructed per City of Woodland Standard Specifications and Details at the Owner's expense.
120. Per the City of Woodland Cross Connection Control Program and Standard Specifications and Details, all commercial buildings and landscape irrigation services are required to

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install and maintain an approved backflow prevention assembly, at the Owner's expense. Service size and flow-rate for backflow prevention assemblies must be submitted with improvement plans. Location of backflow prevention assemblies shall be approved by the City of Woodland Public Works Department prior to installation. Prior to the installation of any backflow prevention assembly between the public water system and the Owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.

121. Per the City of Woodland Cross Connection Control Program, fire protection systems are required to maintain approved backflow prevention, at the Owner's expense. Required location, service size and flow-rate for the fire protection system must be submitted. Actual location is subject to the review and approval of the Public Works Department, Fire Department, and Community Development Department.
122. All final plans for fire hydrant systems and private water mains supplying a fire hydrant system shall be submitted to the City of Woodland Fire Department for approval prior to construction of the system. All fire protection systems and appurtenances thereto shall be subject to such periodic tests as required by the City of Woodland Fire Department.
123. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.
124. When a median strip is to be installed in the center of a street; the fire hydrant will be spaced not more than 300 feet on both sides of the divider on the curb side of the street. Final approval and approval of any changes is the responsibility of the City Engineer.

General Public Works Conditions

125. The conditions as set forth in this document are not all inclusive. Owner shall thoroughly review all City, state, and federal planning documents associated with this tentative map and comply with all regulations, mitigations and conditions set forth.
126. Closure calculations shall be provided at the time of initial map check submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable by information shown on the closure calculation print out. The point(s) of beginning shall be clearly defined and all lot acreage shall be shown and verifiable from information shown on the closure calculation print out. Additionally, the square footage of each lot shall be shown on the subdivision map. Refer to the City of Woodland Standard Specifications and Details and the City's municipal code for additional requirements.
127. The final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.
128. Owner shall be required to comply with the SLSP Final Environmental Report (FEIR) Mitigation Measures and Final Supplemental EIR relating to this project.

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129. Developer shall document and show evidence that all tentative map conditions are met with submittal of each final map.
130. The Owner shall comply with the City's construction recycling program. The Owner shall submit required documents, fees and deposits associated with the recycling program prior to issuance of building permits.
131. U.S. Post Office mailbox locations shall be subject to the approval of the City Engineer and Postmaster.
132. A registered landscape architect shall design landscape and sound wall and privacy wall improvements and improvements shall be per the SLSP and other City Standards, as applicable.
133. All existing and proposed utilities within 100 feet of the project boundary shall be installed underground per the policies, ordinances, and programs of the City of Woodland and the utility providers.
134. Street lighting location plans shall be submitted and approved by the Department of Public Works, prior to approval of improvement plans and final recordation of Map.
135. Prior to issuance of any building permit, applicable roads serving the site as determined by the City Engineer and Fire Marshall must be constructed and paved. Under specific circumstances, temporary roads may be allowed, but must be approved by the City of Woodland Public Works Director and Fire Department.
136. Occupancy of residential or business units shall not occur until off-site improvements (water, sewer, streets, etc.) have been functionally accepted by the City Engineer, and the City has received and approved record drawings, and the unit has been issued a Certificate of Occupancy or passed final inspection by the Building Official. Owners, contractors, and/or owners shall be responsible to so inform prospective buyers, lessees, or renters of particular units to be occupied of this condition.
137. No Certificates of Occupancy for residential or commercial units shall be issued until the public improvements to serve the site have been accepted by the City Council unless otherwise waived by the Public Works Director. In no instance shall building permits be issued for more than 75% of units within a subdivision until public improvements have been accepted.
138. If relocation of existing facilities is deemed necessary, the Owner shall perform the relocation, at the Owner's expense unless otherwise provided for through a reimbursement agreement. All public utility standards for public easements shall apply.
139. A Subdivision Improvement Agreement shall be entered into and recorded prior to construction of improvements, approval of a final map or issuance of residential building

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permits.

140. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.
141. The Owner shall facilitate, with City cooperation, the abandonment of all City easements and dedications currently held but no longer necessary as determined by the Public Works Department.
142. A seven foot (7') public utility easement back of sidewalk, adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City.
143. Per the project level Development Agreement, prior to approval of first set of improvement plans and final map, Owner shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with that specific subdivision within the tentative map.
144. Owner shall pay appropriate reimbursements for benefiting improvements installed by others, in the amount and at the time specified by existing reimbursement agreements.
145. The project is located within the boundaries of the Spring Lake Landscape & Lighting District (LLD) and is required to pay its fair share of maintenance and operation of landscaping and lighting facilities identified in the Engineer's Report for the LLD.
146. Applications of multi-family, commercial and industrial projects shall submit refuse enclosure details showing bin locations and recycling facilities to the Public Works Department for review and approval per the SLSP and SLSP Design Guidelines.
147. Prepare, and submit for approval, utility site plans prior to preparation of full improvement plans.
148. Conform to County Health regulations and requirements for the abandonment of any onsite septic tanks and/or water wells. Copies of completed permits shall be provided to the City of Woodland.
149. Encroachment permits are required for and shall be obtained from Yolo County prior to any work within or encroachment onto County right-of-way.
150. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.
151. All public landscape areas shall include a separate point of connection for metered water service and metered PG&E power service points for automatic controllers.

D. Building Division:

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1. The project must meet all criteria and mandates for adopted City Codes as follows:
 - a. 2001 California Building Code
 - b. 2001 California Plumbing Code
 - c. 2001 California Mechanical Code
 - d. 2004 California Electrical Code
 - e. City of Woodland Municipal Code
2. A building permit application and designed plans shall be submitted for plan review and a plan check fee paid prior to permit approval.
3. Other City and County Agencies (Health, Fire, Public Works, Planning) may be required to approve the project prior to Building Permit issuance.
4. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
5. Applications for which no permit is issued within 180 days following the date of application will expire, and plans and other data may be returned to the applicant or destroyed by the Building Official.
6. The recommendations contained in the Geotechnical Engineering report (Geocon Consultants, dated March 2005) or supplemental/updated report as approved by the Building Department, shall be implemented.

F. Fire Department:

1. Applicant shall enter into purchase agreement with the City for acquisition of Lot 'P' for a fire station within 45 days after approval of the tentative map.
2. Street widths shall be consistent with standards adopted in the Spring Lake Specific Plan.
3. Dead end roads for fire apparatus access are limited to no more than 150-feet. More than 150-feet requires provisions for fire apparatus turn around.
4. Cul-de-sac and turn around requires a turning radius required for a SU-30 design vehicle, any building 3 or more stories requires a turning radius required for a B-40 design vehicle.
5. Provide fire hydrants, which are spaced and constructed in accordance with the approved standards contained in the 2002 City of Woodland Standards, Specifications & Details Manual. Fire hydrants shall have a maximum spacing of 300-feet in all areas.
6. Fire Hydrants are required on both sides of the street under the following conditions:
 - a. Streets having median center dividers that make access to hydrants difficult, cause time delay, and/or create undue hazard.
 - b. When traffic loads would make it difficult to detour traffic.
 - c. Widths of street in excess of 88 feet from curb to curb.

G. Parks Department

1. Pursuant to Development Regulation 8.2, when triggered, construction of a neighborhood park shall be completed within 15 months. Park development shall be consistent with Development Regulation 5.8, 5.9, 5.10 and 5.11. Park design shall incorporate a short non-solid fence along the Parkland Avenue frontages of the central park with gates for entry closest to the pedestrian crossings at the adjacent intersections. Unless otherwise determined by the City, park construction shall be completed prior to occupancy of the 100th dwelling unit of this tentative map. Park construction shall be at Owner's expense subject to reimbursement from the financing district and other funding mechanisms as funds are available as determined by the City.
2. "Presto" geoblock used for temporary access shall be noted for removal on plans and replaced with landscaping or other hardscape as approved by the Community Development, Parks and Public Works departments post-development.
3. In keeping with private street and lane notations, "Residential Green", "Pedestrian Access", and "Landscape" areas should be identified as private where applicable. Pedestrian public access shall be reserved on all private open space areas to the satisfaction of the Community Development Department.
4. Note for landscaping design – Parkway tree selection must comply with requirements of the Spring Lake Master Tree and Plan list and conform to minimum planter width requirements found in the City of Woodland Approved Master Street Tree List.
5. Landscaping design, materials, installation, and maintenance in roadway medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy Requirement), 2.22 (Drought-Tolerant Plantings), 4.17 (Timing of Landscaping), 4.17.1 (Landscaping at Intersections), 4.18 and 4.19, and 7.13.
6. Pursuant to Development Regulation 4.26, greenbelts and pathways/trails shall be constructed at the same time (or earlier) as adjoining dwelling units.
7. Pursuant to Development Regulation 4.17, street landscaping must accompany street construction for both partial (interim) and full cross-sections. Landscaping is not allowed to be deferred.
8. In accordance with Section 20-A of the City of Woodland Municipal Code, the applicant shall comply with the following replanting schedule for removal of trees along County Road 101: For each six inches or fraction thereof of the diameter of a tree, which was approved for removal, two trees of an approved species, each of a minimum fifteen-gallon container size shall be planted within the project site. The approved species and locations of replanting shall be shown on the Landscape and Development plans prepared for the project and shall be subject to the approval of the Parks, Recreation and Community Services Director, Public

Findings And Conditions Of Approval For The Reynen & Bardis – Spring Lake Central Project

Works Director and Community Development Director or his/her designees. Landscape and Development Plans shall be submitted concurrently with subdivision improvement plans prior to Final Map acceptance.

9. Prior to removal of any trees on the subject property, the applicant shall post informational signage in a conspicuous location describing both the status of the trees to be removed, timing of construction and proposed streetscape. The information shall be accompanied with illustrations of the proposed streetscape and planting plan. Said signage and planting plan shall be approved by the Community Development Director, Public Works Director, and Parks Director prior to removal of the trees.
10. Tree removal must not occur until development of County Road 101 is firmly scheduled for construction and construction permits have been obtained by the developer. Tree replacement must coordinate with County Road 101 improvements as soon as practicable.

.....
ACKNOWLEDGMENT OF CONDITIONS OF APPROVAL

I hereby concur with the Conditions of Approval as approved by the City Council on February 27, 2007.

Signature of Authorized
Representative/Owner:

Michael J. Winn

Date:

3/06/07

Print Name:

Michael Winn

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF

Sacramento

On

3/4/07

before me,

Lori A. Rispoli

DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared,

Michael J. Winn

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.

Lori A. Rispoli (SEAL)
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT

DATE OF DOCUMENT

NUMBER OF PAGES

SIGNERS(S) OTHER THAN NAMED ABOVE

SIGNER'S NAME

SIGNER'S NAME

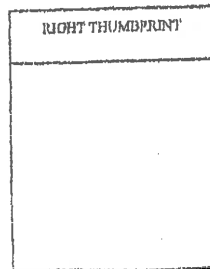
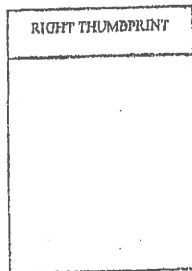


EXHIBIT D

EXISTING LAND USE REGULATIONS

Spring Lake Specific Plan (Adopted December 18, 2001 Resolution No. 4330 and Amended November 19, 2002 Resolution No. 4399 and December 12, 2002 Resolution No. 4406)

Spring Lake Specific Plan Design Standards (Adopted May 20, 2003- Resolution No. 4433)

Spring Lake Specific Plan Affordable Housing Plan (Adopted May 20, 2003- Resolution No.4438)

Spring Lake Specific Plan Agricultural Land Mitigation Program (Adopted February 18, 2003 Resolution No. 4421 and Amended November 18, 2003 Resolution No.4492)

EXHIBIT E
LEGAL DESCRIPTION OF AGRICULTURAL
CONSERVATION EASEMENT(S)

EXHIBIT "E"

Agricultural Easement

Page 1 of 8



Yolo Recorder's Office
Freddie Oakley, County Recorder
DOC- 2006-0046211-00

Post - 110-Woodland City
Monday, NOV 27, 2006 11:30:00
Tel Pd : \$0.00 Nbr-0000677526

VRB/RS/1-8

Recording Requested by
and when recorded, mail to:

City of Woodland, Community Development Department
Lance E. Lowe, AICP, Associate Planner
300 First Street
Address
Woodland, CA 95695
City, State, Zip

Document Title:

CERTIFICATE OF MITIGATION CREDITS

FOR

RIEYEN & BARDIS (SPRING LAKE), LP A CALIFORNIA LIMITED PARTNERSHIP
FOR: R & B LAND INVESTMENTS, LLC A CALIFORNIA LIMITED LIABILITY
COMPANY ITS GENERAL PARTNER (TSM #4805)

Pursuant to the Mitigation Credit Agreement for Merritt Ranch recorded on February 2, 2006, as DOC- 2006-0004651-00 in the official records of Yolo County between the City of Woodland and Daniel K. Dowling ("Mitigation Credit Agreement") this Certificate of Mitigation Credit confirms the transfer by Daniel K. Dowling ("Dowling") to the City of Woodland for one hundred thirteen (113) acres of mitigation credits for Swainson Hawk and Agricultural Easements pursuant to the terms of the Mitigation Credit Agreement.

The City of Woodland acknowledges and agrees that Dowling has transferred all mitigation credits under the Mitigation Credit Agreement with the exception of one hundred fifty-six and sixty-four one hundredths (156.64) acres of Agricultural Easement credits and thirty-eight (38) acres of Swainson Hawk Easement credits and the possibility of additional acres of Agricultural Easement credits and Swainson Hawk Easement credits as provided for in the last subparagraph of Section 2D of the Mitigation Credit Agreement ("Remaining Credits"). The Remaining Credits may be transferred by Dowling in the future in one or more series of future transactions.

CONFORMED COPY
NOT COMPARED
WITH ORIGINAL

Barry Munowitch, Director, City of Woodland Community Development Department

Date

Daniel K. Dowling

Date

State of California

County of Yolo

on 10/5/06 before me,

Paul D. Yturriago

a Notary Public in and for said State, personally appeared

Daniel K. Dowling

, 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 Paul D. Yturriago

Name: Paul D. Yturriago

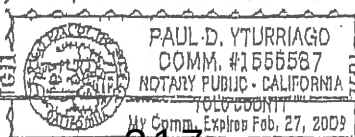
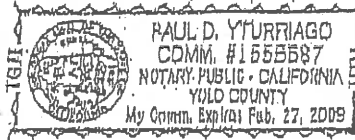


EXHIBIT "E"

Agricultural Easement
Page 3 of 8

(typed or printed)

(Seal)



State of California

County of Yolo

On October 12, 2006 before me,

Susan L. Vannucci

a Notary Public in and for said State, personally appeared

Benny M. Mowbray

_____ , 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 Susan L. Vannucci

Name: Susan L. Vannucci

(typed or printed)

(Seal)

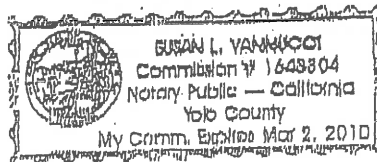


EXHIBIT "E"

Agricultural Easement
Page 5 of 8

EXHIBIT B

Calculation of Mitigation Acreage and Mitigation Credits

(PLEASE SEE EXCEL SPREADSHEET- EX. B)

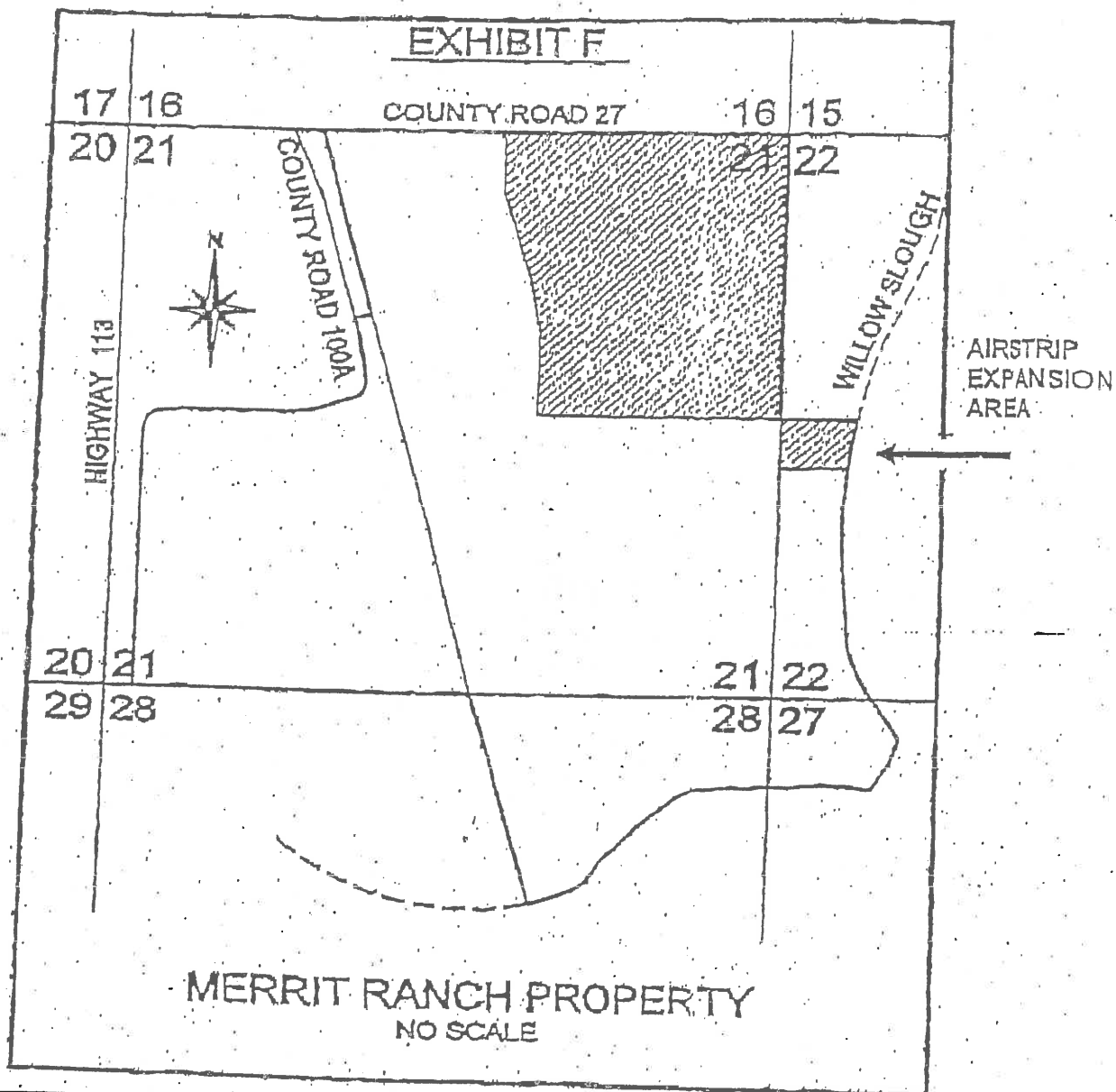
EXHIBIT "B"

Agricultural Easement
Page 7 of 8

Subdivision Map Number and Project References

Number	MAP TITLE/PROJECT REFERENCE
FM: 4648	KB/CENTEX/HERTEL 160 ACRES
FM: 4650	TOC RUSSELL RANCH NORTHEAST HERITAGE UNIT NO.1
TM: 4784	HERITAGE REMAINDER AREA VESTING TENTATIVE SUBDIVISION MAP
FM: 4670	Ybarra-Heidrick Phase I
TM: 4670	Ybarra-Heidrick Phase II
FM: 4793	Centex-Beeghly
TM: 4793	DR Horton-Beeghly
TM: 4675	Herfel-Prouder-Sievers
TM: 4805	Reynen & Bannis
TM: 4674	Merrill-Murphy
N/A	City of Woodland- Park site
TM: 4856	K. Hovnanian Homes

EXHIBIT F
MAP OF LOCATION OF AGRICULTURAL
CONSERVATION EASEMENT(S)



See Section 14(h).

Ex. A

EXHIBIT G
MEMORANDUM OF AGREEMENT

NO FEE DOCUMENT per Government Code 6103
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY OF WOODLAND
300 First Street
Woodland, CA 95695
Attention: City Clerk

MEMORANDUM OF AGREEMENT

Reynen & Bardis Communities Development Agreement Ordinance No. 1478

This Memorandum of Agreement is made and entered into by and between, Reynen & Bardis Communities ("Developer"), and the CITY OF WOODLAND ("City"), a municipal corporation organized and existing under the laws of the State of California, with respect to the following facts:

City and Developer hereby agree to be bound by all of the terms and conditions contained in the "Development Agreement Ordinance No. 1478 Between City of Woodland and Reynen & Bardis Communities" dated 3/6/07, the terms and conditions of which are made a part hereof as through fully set forth herein, and which Agreement controls the use and development of that certain real property, including any improvements and personal property, situated in the County of Yolo, State of California, described as follows:

Legal Description attached hereto as Exhibit A

Executed on this 7th day of March, 2007, at Woodland, Yolo County, California.

REYNEN & BARDIS DEVELOPMENT, LLC

By: Mike Winn
Mike Winn
Its: Representative

CITY OF WOODLAND

By: David Flory
DAVID FLORY,
Mayor

ATTEST:

Sue Vannucci

SUE VANNUCCI, City Clerk
City of Woodland

APPROVED AS TO FORM:

Ann M. Siprelle

ANN M. SIPRELLE, City Attorney

State of California)
County of ~~Yolo~~) ss.
Sacramento

On March 12, 2007 before me, Louise Dutton, Notary Public, personally appeared Michael J. Winn, 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 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.

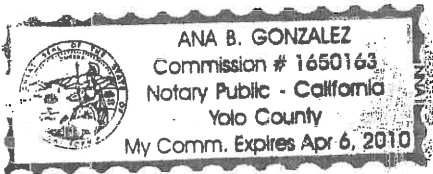


Louise Dutton
NOTARY PUBLIC

State of California)
County of Yolo) ss.

On March 15, 2007 before me, Ana B. Gonzalez, Notary Public, personally appeared David Flory, 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~~ 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.



Ana B. Gonzalez
NOTARY PUBLIC

EXHIBIT "A"

Legal Description
Page 1 of 3

Order No. 306-5078-
UPDATE
Version 6

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, CITY OF WOODLAND, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2E., M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION DISTANT NORTH 88 DEGREES 48' WEST 284.00 FEET FROM AN IRON MONUMENT MARKING THE SOUTHEAST CORNER THEREOF, AS SHOWN ON THE MAP FILED IN BOOK 3 OF MAPS AND SURVEYS, AT PAGE 17, AND ALSO SHOWN ON THE MAP FILED IN BOOK 9 OF MAPS AND SURVEYS, AT PAGE 20, YOLO COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTH LINE NORTH 88 DEGREES 46' WEST 1246.08 FEET; THENCE NORTH 0 DEGREES 27' 50" EAST 208.71 FEET; THENCE NORTH 88 DEGREES 46' WEST, 1083.55 FEET TO A POINT ON THE WEST LINE OF COUNTY ROAD NO. 101; THENCE ALONG SAID WEST LINE OF COUNTY ROAD NORTH 0 DEGREES 27' 50" EAST 398.80 FEET; THENCE SOUTH 88 DEGREES 46' EAST 2610.81 FEET TO THE POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3; THENCE ALONG SAID LAST MENTIONED QUARTER SECTION LINE SOUTH 1 DEGREES 08' 34" WEST 440.45 FEET; THENCE NORTH 88 DEGREES 46' WEST 264.00 FEET; THENCE SOUTH 1 DEGREES 08' 34" WEST 165.00 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: A PORTION OF 042-010-18

PARCEL TWO:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2E., M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION SAID POINT BEING THE INTERSECTION OF THE SAID SOUTH LINE WITH THE EAST LINE OF THE COUNTY ROAD RUNNING NORTH AND SOUTH THROUGH SAID QUARTER SECTION; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID COUNTY ROAD, 208.71 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 1043.55 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID COUNTY ROAD, 208.71 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE WEST ALONG SAID SOUTH LINE, 1043.55 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: A PORTION OF 042-010-18

PARCEL THREE:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 2 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, MARKED BY A 1-1/2"

CLTA Preliminary Report

EXHIBIT "A"

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Order No. 306-5078
UPDATE
Version 6

EXHIBIT "A"
LEGAL DESCRIPTION continued

IRON PIPE, THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, NORTH 01 DEGREES 02'06" WEST, 1,424.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID LINE, NORTH 01 DEGREES 02'05" EAST, 428.63 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88 DEGREES 49'15" WEST, 164.89 FEET; THENCE NORTH 00 DEGREES 59'32" EAST, 25.82 FEET; THENCE NORTH 88 DEGREES 51'32" WEST, 2,213.70 FEET; THENCE NORTH 00 DEGREES 21'43" EAST, 230.72 FEET; THENCE NORTH 85 DEGREES 48'29" WEST, 248.05 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 101 AS SHOWN ON SAID MAP; THENCE ON SAID WEST LINE, SOUTH 00 DEGREES 21'30" WEST, 689.13 FEET; THENCE SOUTH 88 DEGREES 52'20" EAST, 2,620.74 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED AS RESULTANT PARLIN PROPERTY ON THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 9, 2005, INSTRUMENT NO. 2005-0056195, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 042-010-75, FORMERLY A PORTION OF 042-010-17

PARCEL FOUR:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2E., M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 THAT BEARS NORTH 1 DEGREES 08'34" EAST, 1015.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, AS SAID QUARTER CORNER IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 9 OF MAPS AND SURVEYS, PAGE 20, YOLO COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING, NORTH 88 DEGREES 46'00" WEST, 2615.66 FEET TO A POINT ON THE WEST LINE OF COUNTY ROAD NO. 101; THENCE ALONG THE WEST LINE OF SAID COUNTY ROAD, NORTH 0 DEGREES 27'50" EAST 409.00 FEET; THENCE LEAVING SAID COUNTY ROAD, SOUTH 88 DEGREES 46'00" EAST 2620.51 FEET TO THE EASTLINE OF THE SOUTHWEST QUARTER OF SECTION 3; THENCE ALONG SAID EAST LINE, SOUTH 1 DEGREES 08'34" WEST 408.96 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 042-010-76, FORMERLY A PORTION OF 042-010-17

PARCEL FIVE:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2 E., M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF COUNTY ROAD NO. 101 AS SHOWN ON THE RECORD OF SURVEY OF THE BEN C. HOLLMAN EST. LANDS, FILED JULY 27, 1962 IN BOOK 9 OF MAPS AND SURVEYS, AT PAGE 20, YOLO COUNTY RECORDS; SAID POINT BEING DISTANT SOUTH 88 DEGREES, 46' EAST 63.63 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE FROM SAID POINT OF BEGINNING, NORTH 0 DEGREES, 27' 50" EAST ALONG THE WEST LINE OF SAID COUNTY ROAD 101, A DISTANCE OF 208.71 FEET; THENCE SOUTH 88 DEGREES, 46' EAST, 50.00 FEET TO THE EAST LINE OF SAID COUNTY ROAD NO. 101; THENCE ALONG SAID EASTLINE, SOUTH 0 DEGREES, 27' 50" WEST, 208.71 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID SECTION 3, NORTH 88 DEGREES, 46' WEST 50.00 FEET TO THE POINT OF

CLTA Preliminary Report

EXHIBIT "A"

Legal Description
Page 3 of 3

Order No. 300-5078
UPDATE
Version 6

EXHIBIT "A"
LEGAL DESCRIPTION continued

BEGINNING.

ASSESSOR'S PARCEL NUMBER: A PORTION OF 042-010-18

PARCEL SIX:

ALL RIGHT, TITLE AND INTEREST IN AND TO A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2E., M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THAT BEARS NORTH 1 DEGREE 08' 34" EAST, 1015.18 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3, AS SAID QUARTER CORNER IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 9 OF MAPS AND SURVEYS, AT PAGE 20, YOLO COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING, SOUTH 1 DEGREE 08' 34" WEST, ALONG SAID EAST LINE, A DISTANCE OF 409.73 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO VIVIAN C. HUTTMAN, BY DEED DATED SEPTEMBER 10, 1962, RECORDED JANUARY 2, 1963 IN BOOK 698 OF OFFICIAL RECORDS AT PAGE 510; THENCE ALONG THE NORTH LINE OF SAID HUTTMAN PROPERTY, NORTH 88 DEGREE 46' 00" WEST, 2610.81 FEET TO A POINT ON THE WEST LINE OF COUNTY ROAD NO. 101; THENCE ALONG THE WEST LINE OF COUNTY ROAD NO. 101, NORTH 0 DEGREES 27' 50" EAST, 429.77 FEET; THENCE LEAVING SAID COUNTY ROAD, SOUTH 88 DEGREES 46' 00" EAST 2615.66 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 042-010-08

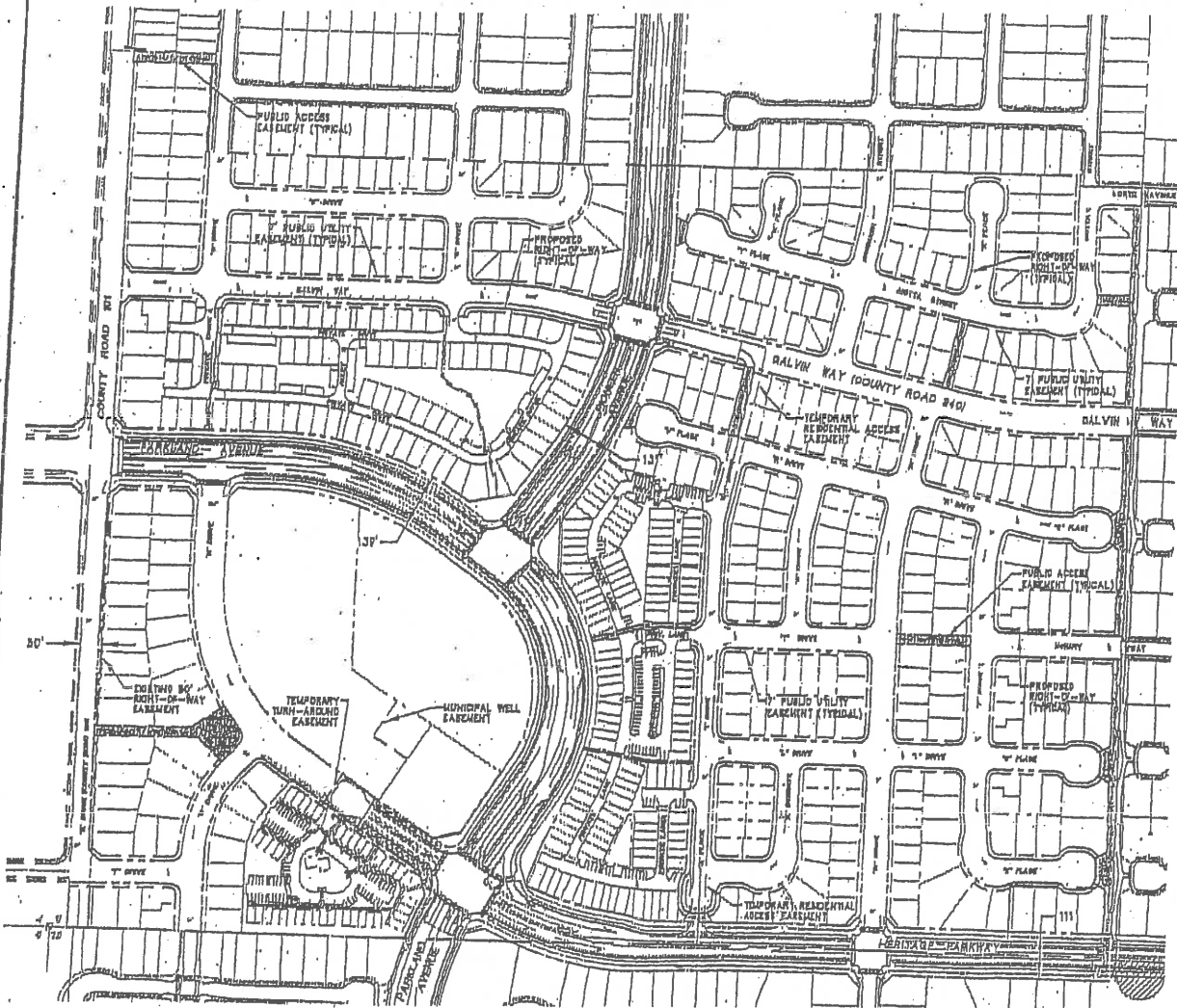
EXHIBIT H
MAP OF LOCATION OF EASEMENTS
AND RIGHTS OF WAY

EXHIBIT "F"

Map of Location of Easements & Rights of Way

EXHIBIT "H"

MAP OF LOCATION OF EASEMENTS AND RIGHTS-OF-WAY



LEGEND
PUBLIC ACCESS EASEMENT
PROPOSED WITHIN THIS AREA.
EXACT SIZE AND LOCATION TO BE
DETERMINED AT FINAL MAP STAGE.



CCEWEST.COM

Project Planning • Civil Engineering • Landscape Architecture

Corporate Office • Sacramento Office •
2940 Spalding Street 2120 20th Street
Suite 200 Suite Three
Davis, CA 95618 Sacramento, CA 95816
(530) 168-2026 (916) 455-2026

PROJECT:	SPRING LAKE CENTRAL		
DESCRIPTION:	MAP OF LOCATION OF EASEMENTS AND RIGHTS-OF-WAY		
DATE:	01/24/07		
BY:	JB		
JOB NO:	B43.04		
SCALE:	1" = 400'		

**SHEET
1 OF 1**



ORDINANCE NO. 1478

AN ORDINANCE OF THE CITY OF WOODLAND APPROVING THE
DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND
AND REYNEN & BARDIS COMMUNITIES, RELATING TO PROPERTY
LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA

The City Council of the City of Woodland DOES HEREBY ORDAIN AS
FOLLOWS:

Section 1. Purpose. The purpose of this Ordinance is to approve that certain Project (Reynen & Bardis Spring Lake Central Project) Development Agreement (the "Agreement") entered into between the City of Woodland and Reynen & Bardis Communities, relative to the use and development of property located within the Spring Lake Specific Plan Area, which property is more particularly described in said Agreement.

Section 2. Findings. The City Council hereby finds and declares:

1. The City Council previously certified an Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069; August 15, 2000) and adopted addendums to the Turn of the Century EIR (December 18, 2001; November 19, 2002; December 17, 2002; April 15, 2003, and February 27, 2007). No additional environmental review of the Development Agreement is required by law, ordinance, or regulations.
2. Public hearings on the Agreement were held by the Planning Commission and City Council and notices of these hearings were given in the form and at the times required by state law and City ordinances and resolutions.
3. The City Council has considered the findings and recommendation of the Woodland Planning Commission. The City Council accepts those findings and recommendation, and incorporates them herein by this reference.
4. The Agreement is consistent with the objectives, policies, land uses and programs specified in the City General Plan and the Spring Lake Specific Plan.
5. The Agreement satisfies the fiscal policies of the General Plan.
6. The Agreement is consistent with and conforms to the requirements of Government Code Sections 65864-65869.5.
7. The Agreement is consistent with the provisions of Resolution No. 3542 of the City Council Establishing Procedures for Consideration of Development

Agreements and the provisions of Resolution No. 4330 Approving the Spring Lake Specific Plan.

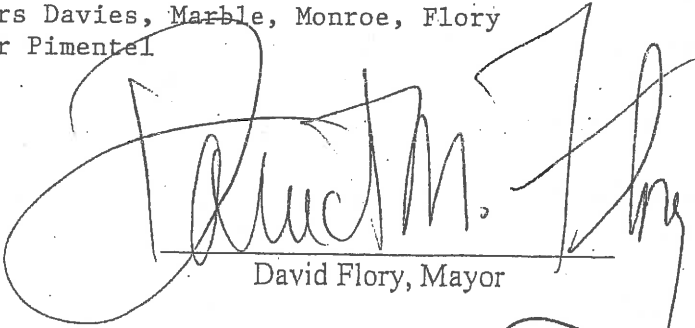
Section 3. Approvals. The Agreement is hereby approved and the Mayor and City Clerk are authorized and directed to execute said Agreement on behalf of the City of Woodland.

The City Clerk shall cause the Agreement to be recorded in the Official Records of Yolo County upon execution, but in no event prior to the effective date of this ordinance.

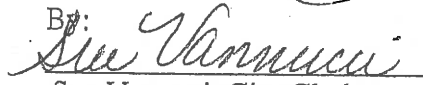
Section 4. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED, APPROVED AND ADOPTED this 6th day of March, 2007.

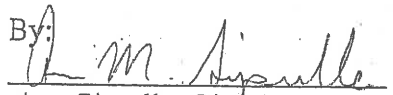
AYES:	Council Members Davies, Marble, Monroe, Flory
NOES:	Council Member Pimentel
ABSENT:	None
ABSTAINING:	None


David Flory, Mayor

Attest:

By: 
Sue Vanucci, City Clerk

Approved as to Form:

By: 
Ann Siprelle, City Attorney

Attached:
Reynen & Bardis Development Agreement

RESOLUTION NO. 4806

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING
CEQA ADDENDUM #6 TO THE TURN OF THE CENTURY EIR AND APPROVING
SPRING LAKE AMENDMENT #4 TO THE SPRING LAKE SPECIFIC PLAN**

WHEREAS, on August 12, 2000, the City Council adopted Resolution No. 4215 Certifying the Environmental Impact Report (EIR)(SCH#99022069) for the Spring Lake Specific Plan (SLSP); and

WHEREAS, on December 18, 2001, the City Council adopted Resolution No. 4330 adopting EIR Addendum #1 to the Certified EIR and approved the Spring Lake Specific Plan; and

WHEREAS, on November 19, 2002, the City Council adopted Resolution No. 4399 adopting EIR Addendum #2 to the Certified EIR and approved Amendment #1 to the Spring Lake Specific Plan; and

WHEREAS, on December 17, 2002, the City Council adopted Resolution No. 4406 adopting EIR Addendum #3 to the Certified EIR and approved Amendment #2 to the Spring Lake Specific Plan; and

WHEREAS, on April 15, 2003, the City Council adopted EIR Addendum #4 for the proposed Williamson Act Rescission Agreement for the Russell Property; and

WHEREAS, on August 19, 2003, the City Council adopted Resolution No. 4467 adopting the Final Supplemental EIR to the Certified EIR and approved the Spring Lake Specific Plan Off-Site Infrastructure Facilities.

WHEREAS, on May 4, 2004, the City Council adopted Resolution No. 4537 adopting EIR Addendum #1 to the Supplement to the Turn of the Century Specific Plan EIR to address offsite infrastructure facilities; and

WHEREAS, on May 4, 2004, the City Council adopted Resolution No. 4537 adopting EIR Addendum #1 to the Supplement to the Turn of the Century Specific Plan EIR to address offsite infrastructure facilities; and

WHEREAS, on September 16, 2004, the Planning Commission held a noticed public hearing to consider proposed EIR Addendum #5 and Spring Lake Specific Plan Amendment #3, and recommended approval to the City Council; and

WHEREAS, on October 7, 2004, the City Council held a noticed public hearing to consider the proposed EIR Addendum #5 and Spring Lake Specific Plan Amendment #3.

WHEREAS, on January 18 and February 1, 2007, the Planning Commission held a

noticed public hearing to consider proposed EIR Addendum #6 and Spring Lake Specific Plan Amendment #4, and recommended approval to the City Council; and

WHEREAS, on February 27, 2007, the City Council held a noticed public hearing to consider the proposed EIR Addendum #6 and Spring Lake Specific Plan Amendment #4.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the City Council of the City of Woodland hereby takes the following actions:

1. Affirms that EIR Addendum #6 is hereby included in or attached to the Certified EIR as required by Section 15164 of the State CEQA Guidelines.
2. Affirms that EIR Addendum #6 has been considered with the Certified EIR as required by Section 15164 of the State CEQA Guidelines.
3. Affirms that the Findings of Fact previously made in Resolution 4215 (August 15, 2000) and 4330 (December 19, 2001).
4. Adopts EIR Addendum #6 dated September 7, 2006 as attached.
5. Amends the Conditions of Approval for the Spring Lake Central Project Vesting Tentative Subdivision Map No. 4805.
6. Adopts Amendment #4 to the SLSP as attached.

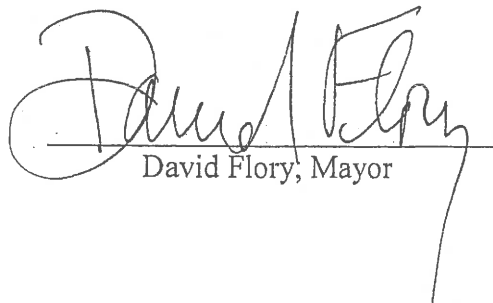
PASSED AND ADOPTED by the City Council on February 27, 2007, by the following vote:

AYES: Council Members Davies, Marble, Monroe, Flory

NOES: Council Member Pimentel

ABSTAIN: None

ABSENT: None


David Flory, Mayor

Attest:

By: 
Sue Vanucci, City Clerk

Approved as to Form:

By: 
Ann Siprelle, City Attorney

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN CITY OF
WOODLAND AND WOODLAND SPRING LAKE PARTNERSHIP, L.P.
(CC Second Reading 5/19/15)**

This First Amendment to Development Agreement (“First Amendment”) is entered into this 19th day of May, 2015, by and between the City of Woodland, a California municipal corporation (hereinafter “CITY”) and Woodland Spring Lake Partnership, L.P. (“OWNER”). City and Owner shall individually be referred to herein as a “party” and together as the “parties.”

RECITALS

WHEREAS, the CITY and Reynen & Bardis Communities entered into a Development Agreement (“Agreement”) on or around March 6, 2007; and

WHEREAS, OWNER is the successor in interest to Reynen & Bardis Communities; and

WHEREAS, OWNER has provided evidence satisfactory to CITY of Owner’s ownership of the property that is the subject of this First Amendment, including an assignment of Reynen & Bardis’ interest to Owner; and

WHEREAS, the Agreement may be amended pursuant to Section 2.5 of the Agreement and Government Code section 65868; and

WHEREAS, OWNER has applied to CITY for certain entitlements for development of its property, which is comprised of approximately 105 acres, with Yolo County Assessor’s Parcel Numbers 042-580-011, -012, -037, -038, -040, -041, -043, -044, and -046, as described in **Exhibit A**, Legal Description, and **Exhibit B**, Map of Property and Its Location, attached hereto and incorporated herein (the “Property”); and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Agreement and the changes to the Project pursuant to this Amendment, with the Woodland City Council’s certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addenda to the Turn of the Century EIR; and

WHEREAS, the City Council finds that this Amendment and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan, as amended by separate action of the City Council; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, on April 16, 2015, the City Planning Commission, designated by Woodland Municipal Code Section 2-7-16 as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867, in a duly noticed public hearing,

considered this First Amendment and recommended that the City Council approve this First Amendment; and

WHEREAS, following consideration of the aforementioned EIR and addendum and of CEQA related findings, the City Council held a noticed public hearing on May 5, 2015, to consider the following land use entitlements for the Property, which entitlements are the subject of this First Amendment:

- 1) General Plan Amendment, to increase Low Density Residential (3.0 – 8.0 du/ac) acreage from 27.1 to 53.4 acres; reduce Medium Low Residential (5 – 12 du/ac) acreage from 43.2 to 23.1 acres, eliminate Medium Density (8 – 15 du/ac) acreage (formerly 9.0 acres), and increase High Density Residential (15 – 25 du/ac) acreage from 7.6 to 9.3 acres;
- 2) Specific Plan Amendment to add 33.3 acres of residential R-4 (3-4 du/ac) ; decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; decrease R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; eliminate the multi-family residential R-15 (10-15 du/ac) zoning (formerly 9.3 acres); eliminate the multi-family residential R-20 (16-20du/ac) zoning (formerly 7.6 acres); and add 9.3 acres of multi-family R-25 (23-25 du/ac);
- 3) Rezoning to reconfigure the Spring Lake Village Center by relocating the park site, fire station, and the commercial site and to add 8.3 acres of multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway, which will result in approximately 607 units, of which 375 will be single family residential lots: 128 R-4 lots; 100 R-5 lots; 147 R-8 lots and 3 R-25 lots; and
- 4) Tentative Subdivision Map 50275); and
- 5) This First Amendment to the Development Agreement.

NOW, THEREFORE, in consideration of the recitals set forth above and the mutual covenants hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendment to Section 2.7. The addresses provided in Section 2.7 of the Agreement are hereby amended to read as follows:

If to CITY: Paul Navazio, City Manager
City of Woodland
300 First Street
Woodland, CA 95695

With a copy to: Kara K. Ueda
Best Best & Krieger LLP
500 Capitol Mall, Suite 1700

Sacramento, CA 95814

If to OWNER: Woodland Spring Lake Partnership, LP
940 Emmett Avenue, #200
Belmont, CA 94002
Attention: John Glikbarg

With a copy to: Les Hock
HCM, Inc.
10630 Mather Boulevard
Sacramento, CA 95655

2. Deletion of Section 4.2 Fiscal Deficit Mitigation Fee. Section 4.2 of the Agreement is hereby deleted and restated in Exhibit I, which lists “Development Impact and Other Fees.”

3. Amendment to Section 4.3 regarding Development Impact Fees. Section 4.3 of the Agreement relating to Development Impact fees is hereby deleted in its entirety and amended to read as follows:

4.3.1 Spring Lake Fees. OWNER shall pay all Spring Lake Fees set forth in **Exhibit “I,”** attached hereto and incorporated herein.

4.3.2 Time of Payment. CITY may, in its sole discretion, collect any of the fees required pursuant to Subsection 4.3.1 and as provided in Exhibit “I” to this agreement.

4.3.3. Future Development Impact Fees. The Parties hereby agree that OWNER shall pay all applicable Development Impact Fees, including Major Projects Financing Plan Fees (MPFP) and Spring Lake Infrastructure Fees (SLIF), at the then-current amounts of such fees. at the time they are paid by OWNER.

4.3.4 Prepayment. In no event shall the prepayment of any Development Impact Fees required hereunder establish a vested right on the part of OWNER or any other owner of the Property or any person or entity with an interest therein to develop the Project or the Property following the expiration, cancellation, or termination of the Term of this Agreement. Following the expiration, cancellation, or termination of this Agreement, all Development Impact Fees then in effect shall be applicable to the Project and Property notwithstanding any provision of this Agreement and notwithstanding the prepayment of the Development Impact Fees set forth in Exhibit “I”, any increase or amendment of any Development Impact Fee or any combination thereof. Nothing contained in Subsection 4.3.4 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees.

4. Amendment to Section 4.12 regarding the Inclusionary Housing Agreement. Section 4.12 is amended to include the sentence, “ Any previously approved Inclusionary

Housing Agreement shall be amended to include reference to payment of the affordable housing in-lieu fee, as provided in Exhibit I, as satisfying the single-family low-income affordability requirement”

5. Deletion of Section 4.13 regarding Payment of Off-Site Affordable Housing Fee. Section 4.13 is hereby deleted in its entirety, the contents of which are restated in Exhibit I, which lists “Spring Lake Fees.”

6. Deletion of Section 4.15 regarding Funding for Public Transit. Section 4.15 is hereby deleted in its entirety, the contents of which are restated in Exhibit I, which lists “Spring Lake Fees”.

7. Deletion of Section 4.16 regarding Habitat Monitoring and Farming Education. Section 4.16 is hereby deleted in its entirety, the contents of which are restated in Exhibit I, which lists “Spring Lake Fees.”

8. Amendment to Section 4.17. Section 4.17 of the Agreement relating to the dedication of public land is hereby amended to read as follows:

4.17 Lot “B” shall be shown on tentative and final maps as reserved for a Fire Station/Public Use. When notified by the City in writing, OWNER shall dedicate Lot B to the City within 60 days at no cost to the City, but no later than the final map that includes the 300th single family lot. Owner has offered to dedicate Lot B to the City at no cost.

9. Amendment to Section 4.19. Section 4.19 of the Agreement relating to the Spring Lake Village Center and Central Park is hereby amended to read as follows:

4.19 Spring Lake Urban Village Center and Central Park Development. Land price for the Central Park shall be set at a cost not to exceed One Hundred Twenty-five Thousand Dollars (\$125,000) per acre. A master plan for Lots “A”, “B”, and 1376 (4.0 acre park site, 1.0 acre fire station, and 5.1 acre commercial site respectively) shall be submitted for review and approval by CITY prior to approval of the final map that has the 100th lot. Owner has agreed to grant lot A, Central Park, to the City at a cost not to exceed \$125,000 per acre. CITY and OWNER shall enter into a purchase and sale agreement after adoption of the Master Plan prior to approval of the final map that has the 200th lot. The CITY and OWNER shall agree to the scope and cost of the master plan, which shall in no case exceed \$50,000 inclusive of City processing costs. The master plan shall include possible uses, access, parking, and conceptual layout, landmark feature per Design Standard 4.12 and shall illustrate the interface of the commercial, park, and multi-family parcels to achieve a compact, pedestrian oriented Urban Village Center development style offering opportunities to live, work, shop, learn, and play in a unique, attractive and engaging environment at densities and intensities that support transit usage. There would be a select mix of uses and high quality design, that promotes the health, well-being, physical activity and

social interaction of residents, workers and visitors. The design would include a multi-modal main street which is the southerly extension of Pioneer Avenue, south of Parkland Avenue at the curve, located between the commercial and multi-family parcels. The Commercial properties should be multi-story mixed use with ground floor retail and office/residential above. The Multi-Family units should be multi-story, alley-loaded and street-facing, to encourage pedestrian activity and community interaction.

10. Deletion of Section 4.24 regarding Fire Department Operation and Maintenance Funding. Section 4.24 is hereby deleted, the contents of which are restated in Exhibit I, which lists “Spring Lake Fees.”

11. Deletion of Section 4.25 regarding Affordable Housing Fund. Section 4.25 is hereby deleted, the contents of which are restated in Exhibit I, which provides for Affordable Housing in-lieu fee and funding.

12. Renumbering the Section 4.18, found on page 16 of 25 of the original DA to 4.27. The redundant section 4.18 on page 16 of the Agreement is hereby renumbered to be Section 4.27.

13. Renumbering section 4.19 found on page 16 of 25 of the original DA to 4.28 and Amendment of 4.28 to amend the language regarding conditions of approval. The redundant Section 4.19 on page 16 of the Agreement is hereby renumbered to be Section 4.28. The following language is also added to new Section 4.28:

Conditions of Approval. OWNER shall be subject to those conditions of approval, including tentative map conditions of approval, set forth in Exhibit “C.”

14. Addition of Section 4.29 regarding Future Rezone Requests

4.29 Supermajority Required for Future Commercial or Multi-Family Rezone Requested Actions.

At any time, should OWNER request the consideration for a General Plan Amendment and Rezone of any one, partial or combination of the properties located within the Urban Village Center , including lots A (4.0 acre park), 376 (5.1 acre commercial), 377 (4.8 acre R-25) or 378 (3.5 acre R-25), then a supermajority of the Council, (consisting of at least 4 votes), is required to take action on the request. Full consideration of all Spring Lake Infrastructure Fee (SLIF) modifications shall be evaluated and any negative fiscal imbalance corrected either through payment of a one-time fee or on an equivalent amount assigned on per-lot basis, if appropriate.

15. Replacement of Exhibit A. Exhibit A of the Agreement regarding the Legal Description is hereby replaced with a new Exhibit A, attached hereto and incorporated herein.

16. Replacement of Exhibit B. Exhibit B of the Agreement regarding the Map of Property and its Location is hereby replaced with a new Exhibit B, attached hereto and incorporated herein.

17. Replacement of Exhibit C. Exhibit C of the Agreement regarding Findings and Conditions of Approval is hereby replaced with a new Exhibit C, attached hereto and incorporated herein to contain the Development Map and Findings and Conditions of Approval and a listing of the coincident Plan Amendments and Approvals.

18. Replacement of Exhibit D. Exhibit D of the Agreement regarding Land Use Regulations is hereby replaced with a new Exhibit D, attached hereto and incorporated herein, to reference all existing land use regulations, including amendments.

19. Replacement of Exhibit G. Exhibit G of the Agreement, the Memorandum of Agreement, is hereby replaced with a new Exhibit G, attached hereto and incorporated herein.

20. Addition of Exhibit I of the Agreement, Spring Lake Fees. Exhibit I of the Agreement is hereby added to the Agreement to consolidate in one location the summary of the Spring Lake Fees and other fees identified in the Agreement for the Project.

21. General Provisions.

a. Counterparts. This First Amendment may be executed in any number of counterparts with the same force and effect as if executed in the form of a single document.

b. Waiver. No waiver of any provision of this First Amendment shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought.

c. Governing Law. The validity and interpretation of this First Amendment shall be governed by the laws of the State of California without giving effect to the principles of conflict of laws.

d. Severability. If any term, provision, covenant, or condition of this First Amendment shall be determined invalid, void, or unenforceable, the remainder of this First Amendment shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this First Amendment.

e. Authority to Execute. The person or persons executing this First Amendment on behalf of OWNER warrants and represents that he or she/they have the authority to execute this First Amendment on behalf of his or her/their corporation, partnership, or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

f. Integration. This First Amendment, together with the Agreement, reflects the complete understanding of the parties with respect to the subject matter hereof. Except as expressly modified by this First Amendment, the provisions of the Agreement shall govern the

conduct of the parties. No testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this First Amendment. To the extent this First Amendment conflicts with the Agreement, this First Amendment supersedes such previous document. In all other respects, the parties reaffirm and ratify all other provisions of the Agreement.

g. Incorporation of Amendment. From and after the Effective Date of this First Amendment, wherever the term “Agreement” or “Development Agreement” appears in the Agreement, it shall be read and understood to mean the Agreement as amended by this First Amendment.

h. Defined Terms. All initially capitalized terms used, but not otherwise defined, herein shall have the meanings ascribed to such terms in the Agreement.

22. Effective Date. The City Council, following a duly noticed public hearing, has authorized the execution of this First Amendment by its City Manager and attestation by its City Clerk pursuant to the authority of Ordinance No. ____ (the “Adopting Ordinance”) adopted by the City Council of the City of Woodland on May 19, 2015. This First Amendment shall be effective upon the later of thirty (30) days after the adoption of the Ordinance or full execution of this First Amendment by the parties hereto.

23. Memorandum. The City Clerk shall record a Memorandum of this First Amendment in the Official Records of Yolo County within ten days following the Amendment Effective Date.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment on the day and year set forth below.

CITY:

By: _____
Its: _____

Approved as to Form:

Attest:

Best Best & Krieger LLP, City Attorney

Ana B. Gonzalez, City Clerk

OWNER:

By: _____
Its: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Order No.: 910091595-K26

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 9 NORTH, RANGE 2 EAST, M.D.B. & M., OF THAT CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, RECORDED NOVEMBER 9, 2005, AS DOCUMENT NO. 2005-0056195-00, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3, MARKED BY A 1-1/2" IRON PIPE;

THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, NORTH 01° 02' 05" EAST, 1,424.14 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID LINE, NORTH 01° 02' 05" EAST, 428.63 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 88° 49' 15" WEST, 164.89 FEET;

THENCE NORTH 00° 59' 32" EAST, 25.82 FEET;

THENCE NORTH 88° 51' 32" WEST, 2,213.70 FEET;

THENCE NORTH 00° 21' 43" EAST, 230.72 FEET;

THENCE NORTH 85° 48' 29" WEST, 248.05 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 101 AS SHOWN ON SAID MAP;

THENCE ON SAID WEST LINE, SOUTH 00° 21' 30" WEST, 699.13 FEET;

THENCE SOUTH 88° 52' 20" EAST, 2,620.74 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN THE DEED TO THE CITY OF WOODLAND, RECORDED MAY 27, 2011 AS INSTRUMENT NO. 2011-0014841-00 OF OFFICIAL RECORDS.

PARCEL 2:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2E. M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3 THAT BEARS NORTH 1 DEGREES, 08' 34" EAST, 1,015.18 FEET FROM THE SOUTH QUARTER OF SAID SECTION 3, AS SAID QUARTER CORNER IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 9 OF MAPS AND SURVEYS, PAGE 20, YOLO COUNTY RECORDS;

THENCE FROM SAID POINT OF BEGINNING, NORTH 88 DEGREES, 46' 00" WEST, 2,615.66 FEET TO A POINT ON THE WEST LINE OF COUNTY ROAD NO. 101;

LEGAL DESCRIPTION
(continued)

THENCE ALONG THE WEST LINE OF SAID COUNTY ROAD, NORTH 0 DEGREES, 27' 50" EAST, 409.00 FEET;

THENCE LEAVING SAID COUNTY ROAD, SOUTH 88 DEGREES, 46' 00" EAST, 2,620.51 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3;

THENCE ALONG SAID EAST LINE, SOUTH 1 DEGREES, 08' 34" WEST, 408.96 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN THE DEED TO THE CITY OF WOODLAND, RECORDED MAY 27, 2011 AS INSTRUMENT NO. 2011-0014841-00 OF OFFICIAL RECORDS.

PARCEL 3:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, T. 9N., R. 2E., M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THAT BEARS NORTH 1 DEGREE 08' 34" EAST, 1,015.18 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3, AS SAID QUARTER CORNER IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 9 OF MAPS AND SURVEYS, AT PAGE 20, YOLO COUNTY RECORDS;

THENCE FROM SAID POINT OF BEGINNING, SOUTH 1 DEGREE 08' 34" WEST, ALONG SAID EAST LINE, A DISTANCE OF 409.73 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO VIVIAN C. HUTTMAN, BY DEED DATED SEPTEMBER 10, 1962, RECORDED JANUARY 2, 1963 IN BOOK 698, OF OFFICIAL RECORDS, AT PAGE 516;

THENCE ALONG THE NORTH LINE OF SAID HUTTMAN PROPERTY, NORTH 88 DEGREES 46' 00" WEST, 2,610.81 FEET TO A POINT ON THE WEST LINE OF COUNTY ROAD NO. 101;

THENCE ALONG THE WEST LINE OF COUNTY ROAD NO. 101, NORTH 0 DEGREES 27' 50" EAST, 409.77 FEET;

THENCE LEAVING SAID COUNTY ROAD, SOUTH 88 DEGREES 46' 00" EAST, 2,615.66 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN THE DEED TO THE CITY OF WOODLAND, RECORDED MAY 27, 2011 AS INSTRUMENT NO. 2011-0014841-00 OF OFFICIAL RECORDS.

PARCEL 4:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, T9N. R. 2E., M.D.B. & M., DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

(continued)

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 2, OF THAT CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, RECORDED SEPTEMBER 27, 2007, AS DOCUMENT NO. 2007-0033700-00, OFFICIAL RECORDS, SAID CORNER BEING ON THE SOUTHERLY LINE OF SECTION 3;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SECTION 3, NORTH 88° 53' 12" WEST, 1,510.01 FEET;

THENCE ALONG THE FOLLOWING EIGHTEEN (18) COURSES:

- 1) ALONG THE ARC OF A 800.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 7° 55' 51", A DISTANCE OF 110.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23° 54' 41" EAST, 110.71 FEET;
- 2) NORTH 14° 22' 02" WEST, 63.92 FEET;
- 3) NORTH 56° 49' 10" WEST, 386.64 FEET;
- 4) SOUTH 43° 43' 18" WEST, 89.68 FEET;
- 5) SOUTH 35° 45' 59" WEST, 49.20 FEET;
- 6) SOUTH 19° 25' 43" WEST, 49.13 FEET;
- 7) SOUTH 02° 52' 52" WEST, 50.97 FEET;
- 8) SOUTH 02° 26' 14" EAST, 54.99 FEET;
- 9) SOUTH 00° 03' 55" EAST, 55.00 FEET;
- 10) SOUTH 00° 13' 01" WEST, 55.00 FEET, TO A POINT ON SAID SOUTHERLY LINE OF SECTION 3;
- 11) THENCE ALONG SAID SOUTHERLY LINE OF SECTION 3 NORTH 88° 53' 12" WEST, 376.14 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 101;
- 12) ALONG SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 101 NORTH 00° 18' 51" EAST, 208.71 FEET;
- 13) THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY NORTH 88° 53' 12" WEST, 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 101;
- 14) ALONG SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 101, NORTH 00° 18' 51" EAST, 396.80 FEET;
- 15) THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY SOUTH 88° 53' 12" EAST, 2,609.88 FEET;
- 16) SOUTH 01° 02' 05" WEST, 440.46 FEET;
- 17) NORTH 88° 53' 12" WEST, 264.00 FEET;
- 18) SOUTH 01° 02' 06" WEST, 165.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION OF SAID LAND LYING WITHIN THE LAND DESCRIBED IN THE DEED TO THE CITY OF WOODLAND, RECORDED MAY 27, 2011 AS INSTRUMENT NO. 2011-0014841-00 OF OFFICIAL RECORDS.

END OF LEGAL DESCRIPTION

EXHIBIT B
MAP OF PROPERTY AND ITS LOCATION



EXHIBIT C

Resolution No 6420 Approving a CEQA Addendum
Resolution No 6241 Amending the General Plan
Resolution No 6422 Amending the Spring Lake Specific Plan
Findings and Conditions of Approval - Approved May 5, 2015 -
for Tentative Subdivision Map 5027

**FINDINGS FOR THE SPRING LAKE CENTRAL PROJECT INCLUDING A
GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS; TENTATIVE
SUBDIVISION MAP # 5027, AND DEVELOPMENT AGREEMENT (CC 5/5/15)**

FINDINGS

CEQA Findings:

1. On August 15, 2000, the City Council certified the Turn of the Century FEIR (SCH #99022069; Resolution No. 4215 adopted August 15, 2000).
2. The City Council subsequently adopted the following CEQA Addendums to the Turn of the Century EIR: **a)** Addendum #1 (Resolution No. 4330) adopted December 18, 2001, for the purposes of approval of the final SLSP; **b)** Addendum #2 (Resolution No. 4399) adopted November 19, 2002, for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata; **c)** Addendum #3 (Resolution No. 4406) adopted December 17, 2002, for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC; **d)** Addendum #4 adopted April 15, 2003, for the purposes of the Williamson Act Rescission Agreement for the Russell Property; **e)** Addendum #5 (Resolution No 4583) adopted October 19, 2004, for the purposes of amending the Plan based on a request form the Spring Lake Planning Group LLC); **f)** Addendum #6 (Resolution No 4806) adopted February 27, 2007, for the purposes of amending the Plan based on a request by Reynen and Bardis); **g)** Addendum #7 (Resolution No. 5146) adopted November 16, 2010, for the purposes of amending the Plan based on a request by the Gibson Ogden Investors, LLC to remove a bike overcrossing and path); **h)** Addendum # 8 (Resolution No. 5159) adopted December 14, 2010, for the purposes of amending the Plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site; **i)** Addendum #9 (Resolution No. 6117) adopted March 5, 2013, for the purposes of amending the Plan based on a request by the Turn of the Century, LLC to modify land use designations and shift the R-15 site; **j)** Amendment #10 (Resolution 6255) adopted June 17, 2014, for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit); and **k)** Amendment #11 adopted February 3, 2015, to amend the Spring Lake Specific Plan land use designations to rezone the R-15 and Neighborhood Commercial Sites to R-8 and reconfiguring the 8-acre park site for the Cal West and Optimistic project site.
3. Section 65457(a) of the California Government Code and Section 15182(a) of the California Environmental Quality Act (CEQA) provides that no EIR or Negative Declaration is required

for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified.

4. The EIR for the SLSP has been written to qualify all of the planned SLSP residential projects for this exemption, assuming they are consistent with the SLSP and that they fulfill all conditions and CEQA mitigation measures.
5. The SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation monitoring Plan (MMP). All the required studies have been submitted for the subject project, reviewed by staff, and the following conclusions reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addendums.
6. The City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures.
7. Therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this project.

1. **General Plan Consistency Findings:**The project is consistent with the goals and policies of the General Plan in that The proposed modification provides for a more economically viable land use designation for single family residential densities that the current housing market will more readily absorb and support. The increased density for the multi-family housing allows for the possibility of an urban village development concept that increases the likelihood for transit and viability of the proposed commercial uses;
2. The project is consistent with the goals and policies of the Housing Element by providing for a variety of housing types and by meeting the requirements of the Spring Lake Affordable Housing Plan as conditioned.

Spring Lake Specific Plan Consistency Findings:

1. The project is consistent with the policy language (goals, policies and objectives) of the SLSP based upon a detailed analysis performed comparing the project proposal to each

section of the SLSP and through various conditions or components of the Development Agreement, consistency has been ensured.

2. The project is consistent with the land use summary and other relevant plan text throughout the SLSP in that the project itself will have a single family to multi-family ratio of 62% single-family units (375) to 38% multi-family units (232), but results in a Plan wide ratio of 72% single family to 28% multi-family. This is closely aligned with the Plan goal of 71% single-family units and 29% multi-family units.
3. The project is substantially consistent with the land use designations, roadways, and bike paths identified in the SLSP.
4. The project is consistent with the Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7, which precluded submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.
5. The project is consistent with the SLSP Design Standards and SLSP Affordable Housing Plan.

Zoning Consistency Findings:

1. Single family Residential (R-1) zoning is identified on page 2-22 of the Specific Plan as a consistent zone within the R-4, R-5, and R-8, Specific Plan land use categories.
2. The project, as conditioned, meets all applicable regulatory requirements of the Zoning Ordinance.

Tentative Subdivision Map Findings for TSM No 5027:

1. The proposed Tentative Subdivision Map is consistent with the City's General Plan, including the Housing Element, and the Spring Lake Specific Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of for-sale, single family housing within the community and by providing for additional recreational opportunities at the neighborhood level. The Tentative Subdivision Map is also consistent with the City's Community Design Guidelines.
2. The Tentative Subdivision Map depicts a site that is physically suitable for development. There are no conditions that would render the Property unsuitable for residential development.

3. The Project site is physically suitable for the proposed density of development. The site is of a sufficient size and shape to allow the proposed density, and the subdivision will be able to accommodate the future development of residential units given the shape and topography of the Project site. The development project is also consistent with the land use designations specified in the Spring Lake Specific Plan.
4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Biological Resources Assessment (Parlin Spring Lake I, Foothill Associates, March 16, 2005) shows that there would not be any significant and unavoidable impacts related to existing habitat. SLSP Mitigation measures regarding biological studies prior to construction activity are required.
5. The design of the proposed subdivision will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area.
6. The subdivision design will not conflict with easements acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements. Any new easements have been made conditions of map approval.
7. The tentative map is in conformance with the applicable provisions of the Subdivision Ordinance and Zoning Ordinance of the City.
8. The tentative map is in conformance with the Subdivision Map Act.

Findings Related to Other Regulatory Requirements:

1. The project substantially satisfies the relevant requirements of the City's Standard Specifications and Details.
2. The project substantially satisfies the Infrastructure Master Plans for streets, water, sewage, and storm drainage.
3. The Development Agreement satisfies the City's Development Agreement Resolution and the requirements of State law.

**CONDITIONS OF APPROVAL FOR THE SPRING LAKE CENTRAL PROJECT
INCLUDING A GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS,
TENTATIVE SUBDIVISION MAP #5027 , AND DEVELOPMENT AGREEMENT**

Conditions of Approval: The following conditions shall be fully satisfied prior to acceptance of First Final Map (unless otherwise stated):

Planning Department

1. Project Approval. The project is as described in the staff report for the Spring Lake Central General Plan and Specific Plan Amendments, Tentative Subdivision Map 5027, and First Amendment to the Development Agreement prepared for the Planning Commission on April 16, 2015, City Council on May 5, 2015. The project shall be substantially (as determined by the City) constructed as depicted on the maps and exhibits included in the April 16 and May 5, 2015 staff reports for the Spring Lake Central project, except as modified by these conditions of approval.
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2. Indemnity. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Design Review. For all residential uses, final site plans, architectural plans, elevations, and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. (All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling units shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), SLSP Development Regulations 2.35.3 (separated entry walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 (relating to energy conservation.)
4. Setbacks and Lot standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 of the Spring Lake Specific Plan.
5. Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development Department concurrent with public improvement plans and prior to issuance of the first building permit. Landscape plans shall specify the following:

- a) Locations, size, and quantity of all plant materials.
 - b) A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
 - c) Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
 - d) Planting and installation details and notes including soil amendments.
 - e) Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - f) Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such as backflow controller and water meter devices identified.
6. Street Tree Master Plan. A Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the Spring Lake Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – Tree Division. OWNER shall submit a soils test, which will assist in appropriate species selection, prior to issuance of the first building permit.
7. Public Landscaping. Landscaping design, materials, installation, and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought – tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping).
8. Utility Design. The location of all utility structures shall be coordinated with, and depicted on, the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. OWNER shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities), and 6.17 through 6.19 (general utility requirements).
9. Light pole location. Light poles shall not conflict with planting or shade trees throughout the site. OWNER shall submit plans for review and approval prior to issuance of final map.
10. Street and Lot lighting. Lights along local roads and in public use areas shall be consistent with Spring Lake Development Regulation 2.22.2.
11. Compliance with State Water Conservation Ordinance. All yards and public landscaping shall be in compliance with City's Water Conservation Ordinance and any applicable state Water Efficient Landscape Ordinance AB 1881, as well as water conserving requirements in the Spring Lake Specific Plan and Spring Lake Design Standards. Plans shall be reviewed by the City for compliance prior to issuance of first building permit.

12. Residential Fencing. All wood fence post and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.
13. Park and Greenbelt Adjacent Fencing. All fencing adjacent to the park shall be enhanced materially and aesthetically. Fencing shall comply with Section 2.9 (c) of the SL Design Standards. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of first building permit.
14. Prohibit RV Parking. Provisions in the CC& Rs for the Single Family Development shall be adopted that prohibit recreational vehicle parking in the front yard for longer than 24 hours. This provision shall be enforced through mechanisms established in the CC & Rs.
15. Prohibit Garage Conversions. Provisions in the CC& Rs for all residential development shall be adopted that prohibit garages from being converted to residential use except for a model home sales office. When the sales office is vacated, it must be converted back to a garage.
16. No Restriction on Color. Provisions in the CC&Rs shall be adopted that prohibit any restrictions of color on residential structures. This provision shall be enforced through mechanisms established in the CC&Rs.
17. Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of first building permit.
18. Lot width. Lot width shall be varied (SLSP 2.35.5). Prior to approval of the final map, lot widths shall be modified to provide that no more than three (3) lots of the same lot width shall be located a row and that a minimum 3 feet variation is required. This condition may only be changed upon a finding of necessity, design impracticality, or economic infeasibility, as determined by the Community Development Director.
19. Energy Efficiency. The Project shall meet the minimum energy efficiency requirements included in Design Standard 2.11 and Development Standard 2.25. Five percent (5%) of all units shall have roof photovoltaic energy systems or other alternate energy systems. The method and number of homes shall be identified at the time of submittal of building permits.

In addition, OWNER shall have all homes be photovoltaic ready, and each home shall have outlets for electric vehicles in every garage or at the discretion of the Community Development Director. All homes shall be photovoltaic ready for a minimum 4-kilowatt solar panel system. Each home shall: **1)** be pre-wired, **2)** have adequate roof strength to handle solar panels, **3)** south facing roofs to have few penetrations in order to accommodate solar panels, **4)** a 200 amp main electrical panel, **5)** space provided adjacent to main panel for

solar disconnect and associated equipment (inverter). Each home shall have a dedicated 240-volt, 20-amp circuit for electric vehicle charging station in every garage, **6)** Garages shall have adequate ventilation as required for vehicle charging stations. Modification to any of the above requires a finding of necessity, design impracticality, or economic infeasibility, as determined by the Chief Building Official.

20. Privacy Walls. The required privacy walls shall be designed and constructed to be consistent with the existing adjacent privacy walls. The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of building permits. Landscaping and construction of the privacy walls shall occur concurrently with development. Privacy walls along the following road frontages, excepting road intersections and pedestrian connections, shall be constructed:

- a)** The north side of Heritage Parkway commencing at the eastern corner of map 4805 (Lot 220) extending along Heritage Parkway and extending west to Parkland Avenue (Lot 358); and,
- b)** Along the east side of Parkland Avenue between Heritage Parkway and Pioneer Avenue; and,
- c)** Along the north side of Parkland Avenue from Pioneer Avenue to Harry Lorenzo Avenue; and,
- d)** Along both sides of Pioneer Avenue from Parkland Avenue to the northern boundary of map 4805.

- The design of the walls shall be submitted to the Community Development Director and Public Works Director for approval prior to issuance of first building permit. This design shall satisfy the requirements of the SLSP Design Standards (Section 6.2.2, Privacy Walls, see photograph and description).
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21. Interconnecting Walks and Pathways. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards. Details of the path design shall be provided on landscape plans prior to the issuance of building permits. OWNER shall be responsible for constructing eight (8) connecting access paths:

- a)** Lot “C” - between House Drive and Harry Lorenzo Avenue; and
- b)** Lot “D” - between “B” Way and Parkland Avenue; and
- c)** Lot “E” - between Goode Drive and Parkland Avenue; and
- d)** Lot “F” - between 10 Court and Pioneer Avenue; and
- e)** Lot “G” - between 9 Court and Pioneer Avenue; and
- f)** Lot “H” - between 8 Court and Parkland Avenue; and
- g)** Lot “I” - between 7 Court and Parkland Avenue; and
- h)** Lot “J” - between Lot “K” (Greenbelt) and Motta Street; and

The pathways shall be designed to be ADA accessible. OWNER shall submit proposal and timing of construction to be reviewed and approved by the City. The proposal shall be submitted prior to issuing the first building permit.

22. Greenbelts. OWNER shall construct the Lots “K”, “L”, “M” greenbelt at the time of construction of the residential lots adjacent to Lots “K”, “L”, “M”. The timing may only be modified by the Community Development Director after making a finding of necessity, design impracticality, or economic infeasibility. OWNER shall provide benches and bike racks for the Lots “K”, “L”, “M” greenbelt to the satisfaction of the Community Development Department. OWNER shall submit proposal and timing of construction to be reviewed and approved by the City. The proposal shall be submitted prior to issuing the first building permit.
23. Entry signs. Per the Spring Lake Specific Plan (2.33 & 4.12) and the Spring Lake Design Standards (1.6), the OWNER shall construct a Landmark Feature, Minor Entry, and Neighborhood entry signs at the following locations:
- 1) Parkland Avenue & Pioneer Avenue (Landmark or Monumentation feature)
 - 2) Harry Lorenzo Avenue & Parkland Avenue (Minor Entry)
 - 3) Galvin Way & Pioneer Avenue (Neighborhood entry)
 - 4) Heritage Parkway & “H” Drive (Neighborhood entry)
 - 5) Neighborhood sign for each subdivision and other signs at the discretion of the Community Development Director

Construction of the Landmark feature and Minor Entry signs shall be concurrent with the adjacent intersection improvements unless the Community Development Director makes a finding of necessity, design impracticality, or economic infeasibility that will permit construction delay or otherwise determines that such construction may be delayed. Construction of the Neighborhood Entry signs shall be concurrent with construction of the adjacent neighborhood unless the Community Development Director makes a finding of necessity, design impracticality, or economic infeasibility that will permit construction delay or otherwise determines that such construction may be delayed.

A design specification for these features shall be prepared for approval by the Community Development Director and Public Works Director. Prior to approval of the first Final Map, the applicant shall be required to submit a design theme for all entry features. The design theme shall be consistent with the SLSP Design Standards and to the satisfaction of the Community Development Director.

24. Lots “K”, “L”, “M” Adjacent Lots. Lots adjacent to Lots “K”, “L”, “M” (Greenbelt) shall have homes constructed with “wrap around” porches or patios to provide additional opportunity for “eyes on the greenbelt”. Garages and driveways are prohibited from being constructed on the Greenbelt side of lots abutting Lot “K”, “L”, “M” or at the discretion of the Community Development Director.
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25. Block Length: OWNER shall provide further design enhancements to reduce the visual appearance of a long unbroken residential block. This condition is placed on the following 4 blocks and shall be a Design Review requirement for the subdivision:
- a) The Heritage Parkway block (Lots 358 - 375), between Parkland Avenue and “H” Drive,
 - b) The block on the north side of Galvin Way and east side of Brubaker Street,
 - c) The two blocks bounded “F” Way & “G” Way, and Galvin and McNary Way,
26. Fencing: Fencing along Lots “K”, “L”, “M” (Greenbelt) shall be constructed with a 4-foot solid fence (4-foot maximum height for solid fence). 6-foot fences shall require the fence to have 50% open (transparent) fence style for the upper 2-feet of the fence.
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27. Fence. Post and rail fence shall be constructed at the northern and southern ends of Lots “K”, “L”, “M” (Greenbelt) on the bike path to the satisfaction of the Community Development Department.
28. Noise Level Requirements: The design of the Spring Lake Central project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan. Prior to approval of the Final Map, in accordance with the noise study prepared for the project dated April 18, 2005, the following shall occur:
- a) Two and three story residential building plans for lots adjacent to Parkland Avenue and Pioneer Avenue should be reviewed by a qualified acoustical professional to ensure that noise levels in habitable rooms on the upper floors will comply with the interior noise level standard of 45 dB Ldn.
 - b) When lot design and final grading plans become available, they should be reviewed by a qualified acoustical professional to ensure that the site design and grading do not affect the conclusions of the acoustical study.
 - c) Air conditioning or other suitable mechanical ventilation should be provided to allow residents to close windows for the desired acoustical isolation.
29. R-25 Sites: Bicycle parking for attached units (R-25) shall be provided at a minimum of 2 per units, unless the Community Development Department finds such parking is unnecessary, cannot be practically designed, or is economically infeasible. Bicycle parking shall be highly visible, in a secure location, and, to the greatest extent feasible, located in a covered area. Bicycle parking shall also be located close to, and within direct access to, residential buildings.
30. Reservation of Lots for Public Sale: The requirements of Section 21-15-1 of the City Code relating to “Reservation of Lots for Public Sale” shall be met. Lots shall be offered at a fair market price. If the offered lots have not sold by the end of the 45-day offering period, the ‘subdivider’ shall be required to demonstrate if the required reporting, that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional appraiser. If appraisal indicates that the offered price unreasonably exceeded

the fair market price, the lots shall be re-offered for an additional 45 days at a fair market price.

31. Septic System: In accordance with the Phase I Environmental Site Assessment, any septic system encountered shall be removed in accordance with Yolo County Environmental Health Department Regulations.
32. Pedestrian Circulation: Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures, or colors shall be provided to emphasize the conflict point and improve its visibility and safety, unless the Community Development Director makes a finding of necessity, design impracticality, or economic infeasibility.
33. Duplex Lots: In the R-5 Zone, fifty percent (50%) of the corner lots shall be duplexes or half-plexes. There are 12 corner lots in the R-5 Zone. Therefore, at least 6 of these corner lots will require duplexes or half-plexes. The corner duplex/half-plex units may be shifted to mid-block locations, but there may be no more than one duplex or set of half-plexes on one side of any given block. Duplex lots shall be identified prior to final map or a suitable alternative approved at the discretion of the Community Development Director after making a finding of necessity, design impracticality, or economic infeasibility.
34. Lot 380: Lot 380 shall be transferred to the City prior to Filing of the first Final Map. Verification of the property transfer shall be transmitted to the Community Development Director prior to acceptance of the Final Map.
35. Affordable Housing:
 - a) The Off-Site Affordable Housing Fee shall be paid for each single-family market rate unit prior to recordation of the applicant's Final Map.
 - b) Prior to the City approving the applicant's first Final Map, the applicant and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City and, shall be consistent with all applicable provisions of the SLSP AHP, and/or the City ordinance in effect at the time, and subject to any in-lieu fees that may be specified in the Development Agreement
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36. Green belts: Pursuant to Development Regulation 4.26, greenbelts and pathways/trails shall be constructed at the same time (or earlier) as adjoining dwelling units.
37. Landscaping: Pursuant to Development Regulation 4.17, street landscaping must accompany street construction for both partial (interim) and full cross-sections. Landscaping is not allowed to be deferred.
38. SLIF: OWNER shall make-up any deficit in Spring Lake Infrastructure Fee resulting from this project as specified in the Development Agreement.
39. Tentative map. Tentative map shall be modified with the following:

- a) Paseo Lot “J” shall be widened on the eastern edge to a width of 50 feet.
- b) Central Park site shall have direct access to the Heritage Parkway and “J” Way roundabout to the satisfaction of the Community Development Director. Access width shall 40 feet.

Building

- 40. This project Shall meet all criteria and mandates for these City adopted codes:
 - a) 2013 California Building Code
 - b) 2013 California Plumbing Code
 - c) 2013 California Mechanical Code
 - d) 2013 California Electrical Code
 - e) 2013 Building Energy Efficiency Standards
 - f) 2013 California Green Building Code
 - g) The Code of the City of Woodland
- 41. Any deferred submittals that are not a part of the initial permit application shall be listed on the cover sheet of the plan at the time of application for the project.
- 42. All plans, computations, and specifications shall be prepared and designed by an architect or engineer licensed by the state of California.
- 43. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.
- 44. A soils investigation report shall be provide as specified in section 1803.5.3 of the 2013 CBC.
- 45. Because this project is located in an area known to contain expansive soils and per *Woodland General Plan Policy Document, Part II, Policy 8.A.9, "The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil."* and per *CBC 1808.6*, footings or foundations for buildings founded on expansive soils shall be designed in accordance with *CBC 1808.6.1* **and for concrete slab-on-ground foundations** the design shall be in accordance with *CBC 1808.6.2* and *PTI Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils* or *WRI/CRSI Design of Slab-on-Ground Foundations* and the specific recommendations as noted in the geotechnical engineering report. **Please submit plans and calculations stamped and signed by a California registered Civil or Structural Engineer or Architect** showing compliance. *Woodland General Plan Policy Document, Part II, Policy 8.A.9, CBC 1803.5.3 and CBC 1808.6*

Development Engineering:

46. All maps and plans shall comply with City ordinances and Standard Specifications including coordinated positions and digital submission requirements.
47. Prior to final map, OWNER shall submit a phasing plan for mapping the lots with a building plan for infrastructure along Pioneer Avenue, Heritage Parkway, Parkland Avenue, and “J” Way. Infrastructure for lots “A” & “B” and Lots 376, 377, and 378 shall be constructed at the same time as the single-family lots are developed. The phasing plan shall equitably distribute the infrastructure between phases. The proposed phasing plan, final map boundaries, and street layout shall be reviewed and approved by the City for access, circulation, and equitable distribution of infrastructure prior to OWNER’S submittal of the first final map (either parcel map for sale or small lot final map). Further phasing requirements are included in the conditions below.
48. The OWNER shall prepare improvement plans for any work within the public right-of-way and submit them to the Public Works Department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
49. OWNER shall pay all required fees for processing final maps and improvement plans. If required at final map and improvement plan submittal, the OWNER shall enter into an Advanced Funding Agreement for the payment of costs associated with the processing of plans and inspection of public improvements.
50. OWNER shall submit joint trench plans, which will be reviewed and approved prior to approval of improvement plans. City may, at the discretion of the City Engineer, require joint trench plans to be incorporated into the full improvement plan set prior to approval.
51. Each parcel in R-5 and R-8 zoning, per City of Woodland Standard Specifications, shall provide 25-feet of on-street parking per parcel unless otherwise approved by the City Engineer through the design exception process. If OWNER is unable to meet this requirement on a parcel-by-parcel basis, a parking analysis demonstrating the requirement is met neighborhood-wide shall be submitted by the OWNER for review and approval of the City prior to submittal of the first final map.
52. Street names are subject to the approval of Fire, Community Development, and Public Works Departments. OWNER shall submit proposed street names to the Fire Department for City review and approval process. If names are not assigned at the tentative map stage, the final maps and improvement plans shall include names shown on this map in parentheses for clarification purposes.
53. All driveways shall meet design requirements including distance from intersections as outlined in the Engineering Design Standards, City of Woodland Standard Specifications, and Details.

54. Prior to approval of a final map OWNER shall secure rights-of-way, rights of entry, and any permits necessary to construct improvements associated with and required by the conditions of approval and/or the SLSP documents for that final map.
55. Except where not possible or practical, right-of-way dedications shall be accomplished by final map.
56. Sufficient right-of-way or easements to accommodate entryway features and/or monuments shall be shown on the final map.
57. The location, placement, and screening of large utility facilities to serve the subdivision shall be reviewed and approved by Community Development, Public Works, and Parks departments. Placement shall not be in a park or public open space. The OWNER shall dedicate an easement(s) of sufficient size and with adequate access to accommodate placement of utility facilities to serve the subdivision.
58. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development. Public improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of acceptance of other public improvements with approval of the Parks, Public Works, and Community Development departments, but if waived may require submittal of a separate security to ensure landscaping completion.
59. OWNER shall design and construct the greenbelt along the eastern edge of the property, with connections of bike paths to existing cul-de-sacs (including the removal and replacement of temporary landscape features) with ADA ramps constructed on both existing and proposed cul-de-sacs. Prior to approval of the first final map, the Owner shall prepare and have approved by the City landscape improvement plans. The first final map with units east of "H" Street shall include construction of the entire length of greenbelt and parkway. OWNER shall be reimbursed or receive fee credits for eligible land and construction costs per the terms outlined in the SLSP documents.
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60. The OWNER shall be responsible to ensure at least one water sampling station is constructed within the boundary of the tentative map per City of Woodland Standard Specifications. The location and design of the sampling station shall be reviewed and approved by the Public Works Department.
61. Where improvements are to be constructed by OWNER, which benefit parties other than the OWNER, an appropriate reimbursement agreement shall be drafted at the request of the OWNER and shall be completed prior to final map approval unless OWNER waives timing requirement. The agreement shall be approved by the City Engineer.

62. Where OWNER completes improvements identified in the SLSP documents as eligible for fee credits or reimbursement, OWNER shall receive fee credits or be reimbursed per the terms outlined in the SLSP documents.
63. If improvements are constructed and/or installed by a party or parties other than the OWNER, which benefit OWNER'S property, prior to approval of a final map on OWNER'S property which benefits from said improvements, OWNER shall pay a proportionate share of the costs of said improvements as determined by the City Engineer.
64. Prior to approval of a final map by City Council, the OWNER shall pay all fees due at final map approval.
65. Prior to issuance of each building permit, the OWNER shall pay all applicable development impact fees, Spring Lake Infrastructure fees and any other applicable fees identified in the SLSP documents and/or the project development agreement and conditions of approval as due at building permit.

R-25, Lot "A" & "B" (Park and Fire Station), and Commercial Sites

66. The OWNER shall enter into a Subdivision Improvement Agreement and provide securities as required by City Municipal Code and the Subdivision Map Act for the construction of infrastructure improvements required by the project as determined by the City Engineer.
67. The OWNER shall prepare improvement plans for all infrastructure improvements required by the project and submit them to the Development Engineering Section for review and approval. All subdivision improvements excepting street geometrics shall conform to current City of Woodland Standard Specifications. All improvements within the public right-of-way shall conform to the current City of Woodland Standard Specifications excepting designs approved by the Specific Plan. OWNER shall include frontage improvements on Parkland Avenue for Lots "A" & "B" (Park and Fire Station), and Lots 376 & 377 (5.1 acre commercial and 4.8 acre commercial sites) with single-family residential projects on the opposite side or with projects that include the construction of 4 lanes of Parkland Avenue, whichever comes first.
68. OWNER shall pay all required fees for processing final maps and plan check and inspection fees for infrastructure improvements. Dependent on resources, it may be necessary to outsource public improvement plan review and inspection services. If required at final map and improvement plan submittal, the OWNER shall enter into an Advanced Funding Agreement for the payment of fees associated with the processing of plans and inspection of public improvements.
69. The entrances to the R-25 sites shall be designed as commercial driveways and shall include signing to clearly distinguish private from public streets.

Lot "376" (Commercial Site)

70. Primary access to the site shall be centered as a signalized access at Pioneer Avenue and Parkland Drive unless otherwise approved by the City Engineer.

71. As identified in the Spring Lake Specific Plan, parking for Lot “A” the Central Park is to be provided in a shared arrangement with the commercial site (Lot 376). With the first for sale parcel or subdivision map, the OWNER shall enter into an agreement with the City to provide shared parking on Lot “376” for the park site (Lot “A”). The agreement shall be recorded on remainder parcel containing Lot A and/or lot 376 on the final map. The OWNER shall be responsible for all costs associated with the agreement. Parking constructed to the satisfaction of the Public Works, Community Development, and Parks departments shall be in place when the park is open to the public regardless of the timing of the commercial development.
72. Applicant shall dedicate with first contiguous final map, or upon design of entryway feature, neighborhood feature, or Spring Lake Monument, sufficient land for the maintenance and operation of the feature or monument as may be necessary dependant upon design of the Master Plan for park development, consistent with the provision of Spring Lake Design Standard 4.12. Location and amount of the dedications to be approved by the City.

Street Improvements

73. All proposed roads within the subdivision shall comply with the most recent version of the City of Woodland Standard Specifications & Details and any addenda except as specified in the adopted Spring Lake Specific Plan and conditions set forth specifically for this tentative map.
74. Roadway geometrics and improvements including street cross sections, median design and placement, intersection geometrics, roundabout and bulb-out details shall be approved by the City Engineer prior to submittal of each improvement plan and/or final map. Revisions may require changes to lotting layouts to accommodate design approval.
75. Local streets shall provide for ADA compliant sidewalk turnouts where sidewalk widths do not meet ADA minimum width requirements.
76. Construction of intersections requiring future signalization shall include the construction of underground portions of future traffic signals and the portions of above ground improvements as determined necessary by the City Engineer at the time of subdivision improvement plans.
77. Improvement plan design shall incorporate and the OWNER shall construct improvements required by the SLSP Transit Plan and subsequent revisions.
78. The surface course (final lift) of asphalt concrete shall not be placed on any road until all utility construction beneath the roadbed has been completed, tested, treated, and repairs made as applicable unless authorized in writing by the City Engineer.
79. Disclosures to buyers of lots fronting on Harry Lorenzo Avenue, Galvin Way, and “H” Drive shall include notice of possible future traffic control and calming features. Noticing language shall be reviewed and approved by the Community Development and Public Works

departments. Notices shall include possible loss of on street parking (suggested language: “For some residential lots, parking in front of your house may be partially or fully restricted. Generally, on street parking is restricted near street intersections to allow for turning movements at the intersections”), loss of left turn access (suggested language: “For some residential lots, left turn access into and out of your driveway may not be allowed. Generally, this access restriction is due to the presence of a median island on your street. The median island can be a physical restriction such as a median curb and planter box or roadway striping”).

80. Disclosures for lots on Harry Lorenzo Avenue, Galvin Way, and “H” Drive shall inform buyers that in the future those streets may carry a significant amount of traffic due to circulation patterns. The buyers shall also be informed that when the Master Plan Remainder Area develops there may be a significant increase to traffic on those streets.

Pioneer Avenue

81. Unless constructed by others, OWNER shall design and construct the completion of full-width improvements to Pioneer Avenue from its southern terminus north to the intersection of Farmers Central Road concurrent with the first final map of this tentative map with lot west of Brubaker Street/G Street unless changed in City approved phasing plan. This construction shall be at OWNER’S expense with reimbursement from the financing district as outlined in the SLSP documents.
82. Unless constructed by others, OWNER shall design and construct the signal at the intersection of Pioneer Avenue and Parkland Avenue with the map that either extends Parkland Avenue east of Pioneer Avenue or constructs 4 lanes on the north and east legs. This construction shall be at OWNER’S expense subject to reimbursement from the financing district per the SLSP documents. The City engineer may defer this requirement depending on traffic demands.
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83. Final maps with frontage on Pioneer Avenue shall indicate a relinquishment of access rights on Pioneer Avenue with the exception of the R-25 site, which shall allow non-vehicular access.

Parkland Avenue

84. If not constructed by others, the OWNER shall design and construct full-width improvements (including frontage improvements in front of Lot 377 (4.8 acre R-25 site)) of Parkland Avenue from Heritage Parkway to Pioneer Avenue concurrent in accordance with the approved phasing plan. The entire 4-lanes shall be completed with this map. The construction shall be at OWNER’S expense subject to reimbursement from the financing district per the SLSP documents. If constructed by others, OWNER may be required to enter into a reimbursement agreement to share in the cost of construction.
85. The OWNER shall design and construct full-width improvements of Parkland Avenue from Pioneer Avenue to Harry Lorenzo Avenue in accordance with the approved phasing plan. The construction shall be at OWNER’S expense subject to reimbursement from the financing district per the SLSP documents. Construction of Parkland Avenue shall be full width and

include frontage along Lots A (4 acre park site), B (1 acre site), and 376 (5.1 acre commercial site).

86. Final maps with frontage on the north or east side of Parkland Avenue shall indicate a relinquishment of access rights onto Parkland Drive.

Harry Lorenzo Avenue

87. Structural design of Harry Lorenzo Avenue shall be consistent with the results of a pavement analysis approved by the City Engineer.
88. Prior to submittal of full improvement plans, the OWNER shall submit preliminary designs for the proposed road alignment of Harry Lorenzo Avenue showing existing alignment, proposed alignment, existing and proposed rights-of-way, and existing trees and proposed ditches, for approval by the Community Development Director.
89. The design shall incorporate recommendations of a report by a certified California arborist and comply with all City ordinances and SLSP requirements governing tree removal.
90. Unless already constructed by others, the first final map with units north of Parkland Avenue and west of Pioneer Avenue shall trigger design and construction or reconstruction of Harry Lorenzo Avenue from Parkland Avenue north to the boundary of the tentative map (determined by the City). The design shall include half-street improvements on the east for the lots fronting Harry Lorenzo Avenue and a southbound travel lane on the west side of the road.
91. Unless constructed by others the first final map to have Parkland Avenue connect to Harry Lorenzo Avenue shall micro-pave, sign and stripe Harry Lorenzo Avenue from Heritage Parkway to the south edge of the tentative map. At the discretion of the City, interim lighting standards may be required.
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92. Harry Lorenzo Avenue shall match up and continue in a compatible manner from the road section to the north and in a manner approved by the City. Discrepancies in the lot lines shall be resolved in a manner approved by the City and may require adjustment of lots fronting on Harry Lorenzo Avenue.
-
93. The City may require any project that either completes the Parkland Avenue and J Street/Heritage Parkway connections to pay the City's costs for abandonment of Harry Lorenzo Avenue between Parkland Avenue and the south boundary of the tentative map (up to \$3,000) and to install barricades, signing, and striping as well as the removal of pavement between these locations.

"A" Way and "E" Way

94. The first final map north of Parkland Avenue and west of Pioneer Avenue shall trigger full-width improvements of "A" Way and "E" Way connecting Pioneer Avenue to Harry Lorenzo Avenue.

Galvin Drive east of Pioneer Avenue

95. The first final map east of Pioneer with single-family units fronting on Galvin Drive shall trigger full-width improvements to Galvin Drive from Pioneer Avenue to the eastern boundary of the tentative map. Interim improvements may be approved at the option of the City if there are no lots on the final map adjacent to the road.

“H” Drive

96. At a minimum, the phasing plan shall include the first final map with lots south of Galvin Drive shall trigger the full-width improvement, (Curb to curb. May defer sidewalk and landscaping on one side with approval of City; but not lights or hydrants), of “H” Drive between Heritage Parkway and Galvin Drive.

Heritage Parkway (“J” Drive) west of Parkland Drive

97. Heritage Parkway and “J” Drive shall be completed with the map that includes the 101st single-family resident. These improvements shall include frontage improvements for the R-25 and commercially zoned land.
98. Heritage Parkway fronting lot 377 shall have a 20’ landscaped multi use path (10’ in width).
99. The structural section for Heritage Parkway shall be designed using a Traffic Index (TI) of 10 and the TI for “J” Street shall be 8.

Other Local Streets

100. Other local streets shall be constructed concurrently with the final map that they serve as determined by the City Engineer.

Storm Drainage and Site Grading

101. The grading and drainage plans submitted with the tentative map are preliminary only, and approval of the tentative map does not constitute City approval in any way. Final approval for the grading and drainage plans shall occur with subdivision improvement plans based on the requirements set forth in these conditions of approval.
102. A comprehensive storm drainage plan (including phasing) for the tentative map area shall be prepared by a registered civil engineer and submitted to the City Engineer for review and approval prior to submittal of the first final map and/or improvement plans.
103. The tentative map area storm drainage plan shall identify specific storm drainage design features to control increased runoff from the project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations, assumptions, and design details shall be submitted to the City Engineer for review and approval. The design features proposed by the OWNER shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria, SLSP Infrastructure Study Report criteria, and City Standard

Specifications and Details. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and detention basins (if required). The tentative map storm drainage plan shall be submitted for approval prior to submittal of the first final map and/or construction drawings for checking.

104. The OWNER shall pay the cost associated with all improvements required by his project, and an appropriate reimbursement agreement shall be drafted to reimburse the OWNER for oversized improvements on a pro rata basis per the project-level Reimbursement Agreement; the need for and terms of reimbursement agreements shall be determined by the City Engineer.
105. A topographic survey of the entire site and a comprehensive grading plan prepared by a registered civil engineer shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees, to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Standard Specifications and Details (2002) for additional requirements. Each phase of the map build out shall design and provide analysis for containment of the 100-year storm run off from properties to the west.
106. An erosion and sedimentation control plan shall be included as part of the improvement plan package. The plan shall be prepared by the OWNER'S civil engineer and approved by the City Engineer. The plan shall include but not be limited to interim protection measures such as benching, sedimentation basins, storm water retention basins, energy dissipation structures, and check dams. The erosion control plan shall also include all necessary permanent erosion control measures, and shall include scheduling of work to coordinate closely with grading operations. Replanting of graded areas, cut, and fill slopes is required and shall be indicated accordingly on plans, for approval by City Engineer.
107. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the City Engineer.
108. Current agricultural interceptor and flowage easements shall remain in place until another solution is proposed to, and approved, by the City Engineer. No final maps shall be approved until interim and overall solutions for the drainage for the site and the plan area are approved by the City Engineer.
109. All projects shall comply with the City's Storm Water ordinance, which includes implementation of post-construction best management practices (BMPs). These BMPs shall include general site design control measures and site-specific source control measures in accordance with the City's *Technical Guidance Manual for Stormwater Quality Control Measures*. Post-construction BMPs shall be identified on improvement plans and approved by the City Engineer.

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- 110. Subdivision design and home design shall include low impact development standards for storm water. Each map phase and building release phase shall meet the most current standards of the Federal NPDES permit and City ordinances and manuals.
- 111. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board prior to commencement of grading.
- 112. Applications/projects disturbing less than one acre of soil shall implement construction BMPs to prevent and minimize erosion during the construction phase. The improvement plans for construction of less than 1 acre shall include BMPs to be approved by the City Engineer.
- 113. Landscaped slopes along streets shall not exceed 5:1; exceptions shall require approval of the City Engineer. Level areas having a minimum width of two (2) feet shall be required at the toe and top of said slopes.
- 114. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12 inches) without construction of concrete or masonry block retaining walls.
- 115. Construction material for storm drainpipes shall be pre-cast rubber-gasket reinforced concrete pipe in accordance with City Standard Specifications.

Wastewater and Sewer Collection System

116. The sanitary sewer plans submitted with the tentative map showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the sewer plan shall occur with the final map and improvement plan submittal based on the requirements set forth in these Conditions of Approval.
117. A comprehensive sanitary sewer collection system plan for the tentative map shall be submitted for approval by the City Engineer prior to submittal of a final map and/or construction drawings for checking. A registered civil engineer for the project shall prepare the sewer collection system plan. The plan shall include final sizing and location of conveyance facilities, structures, and engineering calculations. The OWNER shall pay the cost associated with all improvements required by the plan.
118. The property shall be connected to the City of Woodland sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland Standard Specifications and Details.
119. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at manholes.

Water Infrastructure Conditions

120. The utility plan submitted with the tentative map showing water routing, sizing, and locations, is preliminary only and approval of the tentative map does not constitute approval of the utility plan. Final approval of water facilities shall occur with the final improvements based on the requirements set forth in these conditions of approval.
121. OWNER shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the SLSP.
122. The OWNER shall identify a proposed location of water sampling stations within the map boundary to comply with City of Woodland Standard Specifications and Details.
123. All materials and installation of the subdivision water system shall be constructed per City of Woodland Standard Specifications and Details at the OWNER'S expense.
124. Per the City of Woodland Cross Connection Control Program and Standard Specifications and Details, all commercial buildings and landscape irrigation services are required to install and maintain an approved backflow prevention assembly, at the OWNER'S expense. Service size and flow-rate for backflow prevention assemblies must be submitted with improvement plans. Location of backflow prevention assemblies shall be approved by the City of Woodland Public Works Department prior to installation. Prior to the installation of any backflow prevention assembly between the public water system and the OWNER'S facility, the OWNER or contractor shall make application and receive approval from the City Engineer or his designated agent.
125. Per the City of Woodland Cross Connection Control Program, fire protection systems are required to maintain approved backflow prevention, at the OWNER'S expense. Required location, service size, and flow-rate for the fire protection system must be submitted. Actual location is subject to the review and approval of the Public Works Department, Fire Department, and Community Development Department.
126. All final plans for fire hydrant systems and private water mains supplying a fire hydrant system shall be submitted to the City of Woodland Fire Department for approval prior to construction of the system. All fire protection systems and appurtenances thereto shall be subject to such periodic tests as required by the City of Woodland Fire Department.
127. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.
128. When a median strip is to be installed in the center of a street, the fire hydrant will be spaced not more than 300 feet on both sides of the divider on the curb side of the street. Final approval and approval of any changes is the responsibility of the City Engineer.

General Development Engineering Conditions

129. The conditions as set forth in this document are not all inclusive. OWNER shall thoroughly review all City, state, and federal planning documents associated with this tentative map and comply with all regulations, mitigations and conditions set forth.
130. OWNER shall be required to comply with the SLSP Final Environmental Report (FEIR) Mitigation Measures and Final Supplemental EIR relating to this project.
131. Developer shall document and show evidence that all tentative map conditions are met with submittal of each final map.
132. The OWNER shall comply with the City's construction recycling program. The OWNER shall submit required documents, fees and deposits associated with the recycling program prior to issuance of building permits.
133. A registered landscape architect shall design landscape and sound wall and privacy wall improvements and improvements shall be per the SLSP and other City Standards, as applicable.
134. All existing and proposed utilities within 100 feet of the project boundary shall be installed underground per the policies, ordinances, and programs of the City of Woodland and the utility providers.
135. Prior to issuance of any building permit, applicable roads serving the site as determined by the City Engineer and Fire Marshall, must be constructed and paved. Under specific circumstances, temporary roads may be allowed, but must be approved by the City of Woodland Public Works Director and Fire Department.
136. Occupancy of residential or business units shall not occur until off-site improvements (water, sewer, streets, etc.) have been functionally accepted by the City Engineer, and the City has received and approved record drawings, and the unit has been issued a Certificate of Occupancy or passed final inspection by the Building Official. OWNERS, contractors, and/or OWNERS shall be responsible to so inform prospective buyers, lessees, or renters of particular units to be occupied of this condition.
137. No Certificates of Occupancy for residential or commercial units shall be issued until the public improvements to serve the site have been accepted by the City unless otherwise waived by the City. In no instance shall building permits be issued for more than 75% of units within a subdivision until public improvements have been accepted.
138. If relocation of existing facilities is deemed necessary, the OWNER shall perform the relocation, at the OWNER'S expense unless otherwise provided for through a reimbursement agreement. All public utility standards for public easements shall apply.
139. A Subdivision Improvement Agreement shall be entered into and recorded prior to construction of improvements, approval of a final map, or issuance of residential building permits.
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140. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.
141. The OWNER shall facilitate, with City cooperation, the abandonment of all City easements and dedications currently held but no longer necessary as determined by the Public Works Department.
142. A seven foot (7) public utility easement back of sidewalk (10-foot for monolithic walk), adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City.
143. Per the project level Development Agreement, prior to approval of the first set of improvement plans and final map, OWNER shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with that specific subdivision within the tentative map.
144. OWNER shall pay appropriate reimbursements for benefiting improvements installed by others, in the amount and at the time specified by existing reimbursement agreements.
145. Applications of multi-family, commercial, and industrial projects shall submit refuse enclosure details showing bin locations and recycling facilities to the Community Development Department for review and approval per the SLSP and SLSP Design Standards.
146. Prepare, and submit for approval, utility site plans prior to preparation of full improvement plans.
147. Conform to County Health regulations and requirements for the abandonment of any onsite septic tanks and/or water wells. Copies of completed permits shall be provided to the City of Woodland.
148. Encroachment permits are required for, and shall be obtained from, Yolo County prior to any work within or encroachment onto County right-of-way.
149. All utility poles that are to be relocated (by exception of the City as undergrounding is normally required) in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.
150. All public landscape areas shall include a separate point of connection for metered water service and metered PG&E power service points for automatic controllers.

Traffic Engineering/Traffic Calming

151. OWNER shall install three (3) bollards at all bike path street crossings and access points. Bollards shall be placed per City Standard Detail 1304 and shall match existing black bollards in Spring Lake. Location and installation of bollards shall be to the satisfaction of

the Community Development Director and City Engineer. Locations include, but are not limited to: **1)** Aguilar Place, **2)** “6” Court, **3)** Mack Place, **4)** “5” Court, **6)** McNary Way - north and south crossings, **7)** Ackley Place, **8)** “4” Court, **9)** Galvin Way – north and south crossings, **10)** Delgado Place, **11)** Paseo at Lot “J” connection to sidewalk at Motta Street, and **12)** Ortiz Avenue.

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- 152. OWNER shall install pedestrian crossing signage at all street crossings. Location and installation of signage shall be to the satisfaction of the Community Development Director and City Engineer.
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- 153. OWNER shall verify the sufficiency of existing signage on existing dead end approaches that will become through streets to the satisfaction of the Community Development Director and City Engineer.
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- 154. Prior to submittal of the first improvement plans for the tentative map area, the OWNER shall submit a comprehensive traffic-calming plan for the tentative map area to the City Engineer for review and approval. Raised, decorative stamped concrete crosswalks, bulb-outs, lighted pedestrian crossings, raised median islands, and other improvements may be required as part of the traffic-calming measures. Particular attention shall be paid to the intersections of Parkland Avenue & Pioneer Avenue and Parkland Avenue & Heritage Parkway to ensure safe pedestrian crossing to and from the park and commercial sites and locations where the bike path and green belts meet. Unless otherwise determined by the City, the improvements for these two intersections shall be in place prior to occupancy of the 100th dwelling unit of this tentative map. This may also include the construction of off site traffic calming measures on Hunt drive (“J” Drive extension to the south). Further conditions and considerations are itemized below.
 -
- 155. OWNER shall install speed cushions on McNary Way on both approaches to the bike path crossing. Location and installation of speed cushions shall be to the satisfaction of the Community Development Director and City Engineer.
-
- 156. OWNER shall install traffic calming medians (raised, stamped concrete, & signed) on Galvin Way at the bike path crossing. Location and installation of calming medians shall be to the satisfaction of the Community Development Director and City Engineer.
-
- 157. OWNER shall install traffic calming measures throughout the subdivision to the satisfaction of the Community Development Director and City Engineer. Locations include, but are not limited to:
 - a) Bulb out corners at the intersections of the long north-south streets;
 - b) Traffic calming medians at the intersection of “G” Way and Galvin Way;
 - c) Traffic calming medians at the Heritage Parkway/“H” Drive/“6” Court/ “I” Way corridor;
 - d) Traffic calming medians at the Pioneer Avenue/Galvin Way entrance to the development;
 - e) Bulb out corners along the “A” Way, “E” Way, and Galvin Way corridor;

EXHIBIT D
EXISTING LAND USE REGULATIONS

Spring Lake Specific Plan (Adopted December 18, 2001, Resolution 4330, as Amended
November 19, 2002, Resolution No 4399 and December 12, 2002 Resolution 4406, and as
otherwise amended through April 7, 2015

Spring Lake Specific Plan Design Standards (Adopted May 20, 2003 Resolution No 4433) and
as amended Resolution No 6257

Spring Lake Specific Plan Affordable Housing Plan (Adopted May 20, 2003) as amended July 1,
2014

Spring Lake Specific Plan Agricultural Land Mitigation Program (Adopted February 18, 2003
Resolution 4421 and Amended November 18, 2003 Resolution No 4492)

EXHIBIT G
MEMORANDUM OF AGREEMENT

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

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

Space Above Line For Recorder's Use

MEMORANDUM OF AGREEMENT

Spring Lake Central Development Agreement Ordinance No. _____

This Memorandum of Agreement is made and entered into by and between Woodland Spring Lake Partnership, L.P. and the City of Woodland, a municipal corporation organized and existing under the laws of the State of California, with respect to the following facts:

CITY and OWNER hereby agree to be bound by all of the terms and conditions contained in the First Amendment to the Development Agreement, as adopted by the City Council of the City of Woodland by Ordinance No. ____ , dated _____, 2015, the terms and conditions of which are made a part hereof as though fully set forth herein, and which Development Agreement, as amended, controls and use and development of that certain real property, including any improvements and personal property, situated in the County of Yolo, State of California, described as follows:

Legal Description attached hereto as Attachment 1.

Executed on this _____ day of _____, 2015, at Woodland, Yolo County, California.

Woodland Spring Lake Partnership, L.P.

By: _____

CITY OF WOODLAND

By: _____
Tom Stallard, Mayor

ATTEST:

By: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: _____
Kara K. Ueda, City Attorney

COUNTY OF YOLO)

_____ 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.

Notary Public

[SEAL]

STATE OF CALIFORNIA)
) ss.

COUNTY OF YOLO)

_____ 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.

Notary Public

[SEAL]

EXHIBIT I
SPRING LAKE FEES

EXHIBIT “I”
Spring Lake Fees 5.5.15

CITY may, in its sole discretion, collect any of the following fees, as specified in the fee requirements below. The fees set forth herein do not include fees imposed by other agencies, such as the County of Yolo or Woodland Joint Unified School District.

All applicable City-wide Development Impact Fees amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER.

Spring Lake Fees

Spring Lake Fees include fees identified in this Agreement or conditions of approval that are linked to final map approval or issuance of a building permit. These fees include, but are not limited to, the following:

- Spring Lake Infrastructure Fee (SLIF) Fees. For Single Family Dwelling (SFD) Forty-one Thousand Five Hundred Thirty Two Dollars (\$41,532) and Multi-Family (MF) Dwelling Twenty-seven Thousand Four Hundred Ten Dollars (\$27,410). These fees are for the fair share of backbone infrastructure to the Spring Lake Specific Plan area and due at *issuance of each building permit* (cost subject to annual change);
- Fire Operation and Maintenance Fee. OWNER shall contribute, at the time of *each final map* approval, a Spring Lake Fire Department Operation and Maintenance Funding Fee of Seven Hundred Seventy-one Dollars (\$771) per DUE;
- Public Transit Capital Fee. Public transit capital fee: Prior to approval of *each final map*, OWNER shall pay Three Hundred Eighteen Dollars (\$318) per DUE (\$318 per single family and \$223 for multiple family and supersedes the fee schedule) for the construction of transit capital improvements. If provided by other means, the funds will be used for public transit or other multi-modal improvements to the transit system;
- Public Transit Operation Fee. Public transit operation fee: Prior to *final map*, OWNER shall pay a Thirty-five Dollar (\$35) per single family DUE fee;
- Multi-Family Transit Operation Fee. If a multi-family project does not require a *final map* (rental apartments), the OWNER shall pay, prior to building permit, a per unit fee of Twenty-five Dollars (\$25) for transit operation;
- Offsite Affordable Housing Fee. The Spring Lake Offsite Affordable Housing fee shall be One Thousand One Hundred Dollars (\$1,100) per market rate single-family lot as required by the Spring Lake Specific Plan and Spring Lake Affordable Housing Plan. The fee is due in full for the units within the final map prior to approval of *each final map*;

- Plan Fiscal Deficit Mitigation Fee. The fiscal impact analysis for the Spring Lake Specific Plan concludes that the revenues from the Plan are inadequate to provide the required public services to future inhabitants of the Plan. Therefore, without a financial commitment from OWNER and all developers in the Plan Area, implementation of the Plan will be inconsistent with certain General Plan Policies. As mitigation for this fiscal deficit, OWNER shall pay a Fiscal Deficit Mitigation Fee as *a condition of obtaining a building permit*. The Fiscal Deficit Mitigation fees is One Thousand Five Hundred Dollars (\$1500) for Single-family DUE, One Thousand Fifty Dollars (\$1,050) for Multi-family DUE (R-15, R-20 & R-25) and One Thousand Eight Hundred Dollars (\$1,800) per 1,000 square feet of Neighborhood Commercial/Mixed Use;
- Habitat Monitoring and Education Funds. OWNER shall pay its pro-rata share of the required “Monitoring Funds” and “Education Funds” (Settlement Agreement Paragraphs 6 & 7), prior to approval of *each final subdivision map*. The Project’s prorated share of the Habitat Monitoring and Farming fees are estimated to be Fifty- six Dollars (\$56) per Single-family DUE and Forty Dollars (\$40) per Multi-family DUE unit; and
- Road 25A Fee. OWNER shall pay Seven Hundred Ninety-four (\$794) per DUE, at *building permit*, for Road 25A construction and reimbursement.
- Hwy 113 Bike/Pedestrian Overcrossing Fee. OWNER agrees to pay One Thousand Dollars (\$1,000) per single family lot and One Hundred Dollars (\$100) per multi-family unit toward improved Spring Lake bicycle and pedestrian connectivity and enhancement project (s) such as HWY 113 Bike/Pedestrian Overcrossing. Payments shall be made at time of issuance of each building permit.
- Affordable Housing Fund and In Lieu Fee. CITY and OWNER agree that OWNER shall pay an affordable housing fee in-lieu to meet the Ten percent (10%) single family for sale affordability requirement. The fee shall be in the amount of Fifty Thousand Dollars (\$50,000) per required affordable R-4 unit, Forty Thousand Dollars (\$40,000) per required affordable R-5 unit, and Thirty Thousand Dollars (\$30,000) per required affordable R-8 unit. This Project requires Thirteen (13) R-4 low-income single-family units, Ten (10) R-5 low-income single-family units, and Eighteen (18) R-8 low-income single-family units to be built. In lieu of constructing the affordable housing units, OWNER agrees to pay Four Thousand Two Hundred Forty Dollars (\$4,240) *per unit, payable at building permit issuance for each single family unit*, for a total of One Million Five Hundred Ninety Thousand Dollars (\$1,590,000).
- Project SLIF Shortfall Revenue. CITY and OWNER have calculated the change in projected SLIF revenues to be generated by development of the Property between the originally adopted SLSP and the land use entitlements approved with this First Amendment. The total shortfall in SLIF revenues due to the reduction in residential units will be One Million One Hundred Twenty One Thousand Eight Hundred Ninety- one Dollars (\$1,121,891). CITY and OWNER desire to spread this shortfall in SLIF revenues equally across all Low Density and Medium Low Density residential units to be developed on the Property. To achieve this equal spread of the SLIF revenues over all such single-family residential units, OWNER agrees to pay an additional shortfall fee of

Two Thousand Nine Hundred Ninety-two Dollars (\$2,992) *per each Low Density and Medium Low Density residential unit, payable at building permit issuance* for each Low Density and Medium Low Density residential unit. SLIF credits, subject to approval of CITY, may be applied to both the base SLIF fee and the additional SLIF shortfall fee amount.

Legislation Text

11.

File #: 14-740, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: 2014 Water Quality Report

Recommendation for Action: Staff recommends that the City Council receive and review the 2014 Water Quality Report.

Staff Contact

Tim Busch, Principal Utilities Civil Engineer - 661-5963, tim.busch@cityofwoodland.org

Fiscal Impact

Staff management and publication and distribution costs are approximately \$3,000 and funded through the Water Enterprise fund.

Background

The City of Woodland is dedicated and committed to providing the highest quality drinking water feasible. Each year, the City samples and analyzes the water supply to ensure the system meets or exceeds all regulatory requirements for health standards. The attached 2014 Annual Water Quality Report educates consumers by outlining and defining the test results and sources for both regulated and unregulated substances and identifies areas of continuing and growing concern for water system reliability. The results from the 2014 testing and analysis, as outlined in the attached report, reflect that Woodland water continues to meet or exceed all current primary and secondary quality standards without violations. Staff recommends that the City Council read the attached 2014 Annual Water Quality Report to learn more about the quality of Woodland's water.

Per State regulations the City, as a Water Purveyor, produces and distributes an Annual Water Quality Report to inform consumers of water quality testing results and to address related items or areas of interest to current or future water quality. The attached report was developed using staff input and will be published by Gemini Group LLC. This report will be available online and is referenced in the June utility bill. Paper copies will be available at City facilities. In order to conserve resources, a paper copy will not be distributed in utility bills. As outlined in the report, drinking water standards are identified as Primary (regulated and enforced for health), Secondary (regulatory recommendations for aesthetics - taste, odor, color), and Unregulated (may be regulated in the future). The report addresses the sources, source water assessment, health information, and contact information related to the City's drinking water. The report also identifies future requirements related to water conservation, water supply protection, water hardness and specific constituents of growing concern.

Discussion

The City obtains water from wells which tap into groundwater aquifers at varying depths throughout the city. Groundwater aquifers are primarily replenished from rain seeping into the soil and becoming trapped at varying depths by impermeable layers (this region is typically clay deposits). The quality of water eventually delivered to customers is largely a function of chemical and mineral leaching and erosion of the geologic formations from which the aquifers flow. Before entering the City system, water is disinfected using small amounts of chlorine.

Protection of groundwater aquifer(s) from contamination is of paramount concern to the City and a continuing focus for pursuing future system reliability. Contaminants that may end up in the water supply aquifer primarily comes from septic systems, storm water runoff carrying chemicals and other constituents washed from pavements, industrial wastes, animal wastes, fertilizers and pesticides from agricultural and landscaped areas, copper and lead leaching from pipes, and from the chlorine disinfection process itself.

One constituent of concern is nitrate. Nitrate contamination of groundwater comes from fertilizers, industrial waste chemicals, seepage from septic systems and animal manure. Nitrate concentration levels vary throughout the city and vary within each well site. However, trends demonstrate nitrate levels are, on average, rising at a concerning number of well sites and the City is taking actions to address this concern.

The State Water Resource Control Board, Division of Drinking Water (SWRCB DDW) released a California Maximum Contaminant Limit (MCL) of 10 parts per billion (ppb) on July 1, 2014. This is the first primary drinking water standard for hexavalent chromium promulgated by any state or federal agency.

The City is affected by the new MCL. The City average for Chromium 6 is 17 ppb and the wells vary from 4 ppb to 29 ppb. Only 1 well consistently tests below the new MCL.

Staff is engaged in preparing a compliance plan and implementation timeline. The City is actively in construction on a surface water project that will be complete in 2016. The Sacramento River water has near zero levels of Chromium 6.

Staff feels that we are in a good position to meet the new MCL given our surface water project, ASR wells and likely some use of our existing wells blended with surface water. We will be working with their staff in order to maintain compliance them with new MCL.

The website location of the water quality report will be distributed to residents via their utility bill before July 2015. Both the English and Spanish versions of the water quality report will be available on the City's website. City departments will also receive English and Spanish copies to make it available to the general public. The City's water supply and its state of reliability have been presented to various forums around the City including the Chamber of Commerce. Continuing public education is planned as the City progresses in addressing system needs.

Conclusion

Staff recommends that the City Council receive and review the 2015 Water Quality Report.

Prepared by: Sherry Kimura, Engineering Technician III

Reviewed by: Tim Busch, Principal Utilities Civil Engineer
Brent Meyer, City Engineer
Ken Hiatt, Community Development Director

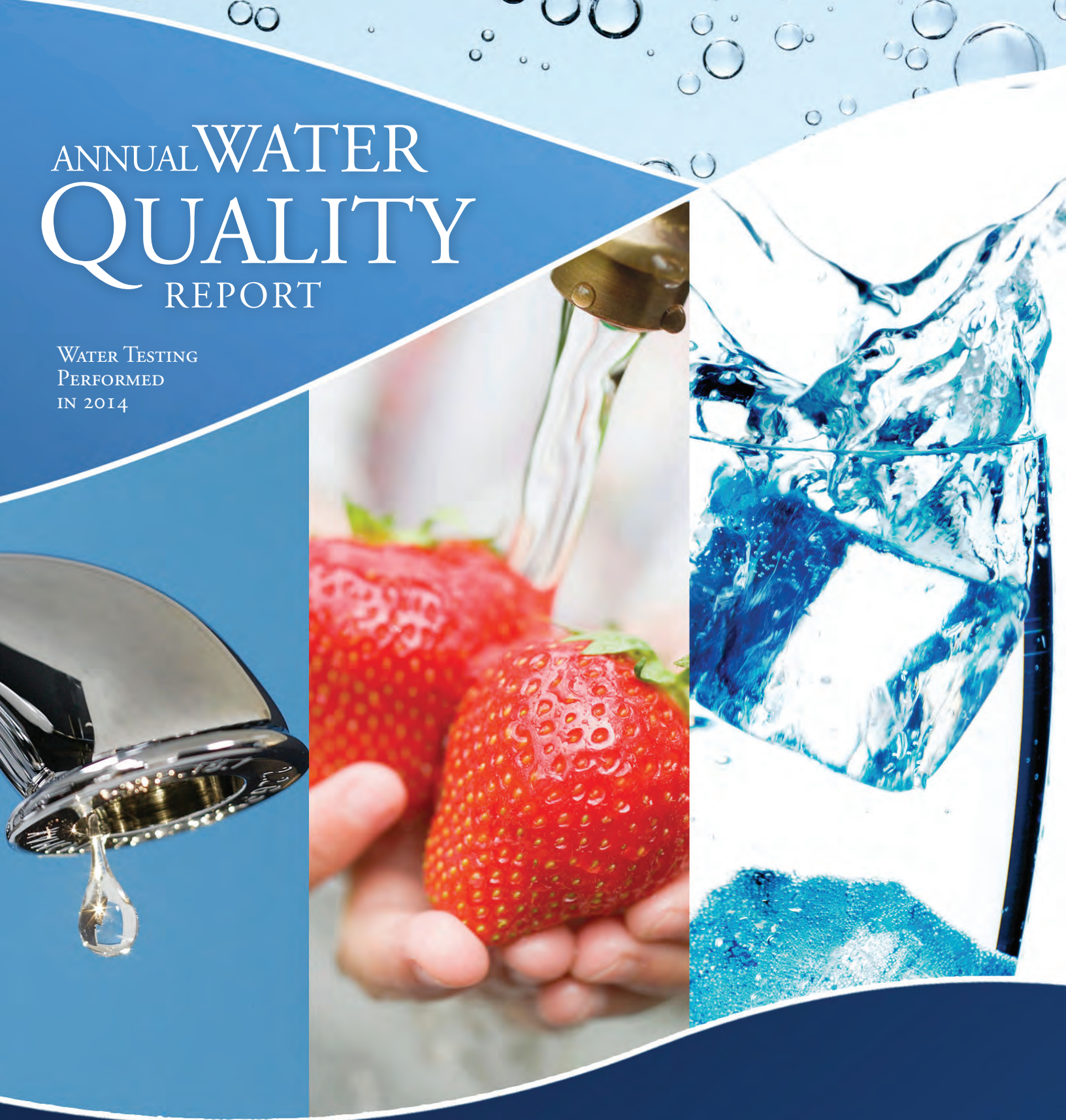
A handwritten signature in black ink, appearing to read "Paul Navazio". The signature is fluid and cursive, with the first name "Paul" and last name "Navazio" clearly distinguishable.

Paul Navazio, City Manager

ATTACHMENTS: Attachment A - 2014 Water Quality Report

ANNUAL WATER QUALITY REPORT

WATER TESTING
PERFORMED
IN 2014



City of Woodland

Anualmente la Ciudad de Woodland distribuye un informe a todos los clientes sobre la calidad y el contenido del agua potable para asegurarle que el agua potable es limpia y saludable para beber. Para ver la versión del informe en español por favor visite la página de Internet www.cityofwoodland.org y entre a las secciones: Homepage > Government > Departments > Public Works > Water > 2014 Water Quality Report.

To Our Water Customers:

We are proud to present our annual water quality report covering all testing performed between January 1 and December 31, 2014. Most notably, last year marked the 40th anniversary of the Safe Drinking Water Act (SDWA). This rule was created to protect public health by regulating the nation's drinking water supply. We celebrate this milestone as we continue to manage our water system with a mission to deliver the best quality drinking water. By striving to meet the requirements of SDWA, we are ensuring a future of healthy, clean drinking water for years to come.

This report is required by state law and portion of the language are state mandated to inform you about the quality of water that is provided to you from the City of Woodland.

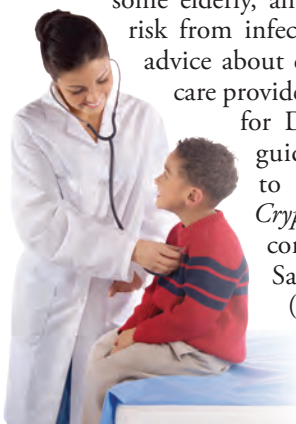
Please let us know if you ever have any questions or concerns about your water.

Get Involved

The City of Woodland periodically conducts public meetings and workshops concerning water issues. The Woodland City Council receives public comments at their regular meetings, which are held on the first and third Tuesdays of each month. For more information, please call the Secretary to the City Manager at (530) 661-5800 or go to <http://www.cityofwoodland.org/gov/cityhall/council/default.asp>

Important Health Information

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants may be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. The U.S. EPA/CDC (Centers for Disease Control and Prevention) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline at (800) 426-4791 or <http://water.epa.gov/drink/hotline>.



Substances That Could Be in Water

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

In order to ensure that tap water is safe to drink, the U.S. Environmental Protection Agency (U.S. EPA) and the State Water Resources Control Board (State Board) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. State Board regulations also establish limits for contaminants in bottled water that must provide the same protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

Contaminants that may be present in source water include: Microbial Contaminants, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife; Inorganic Contaminants, such as salts and metals, that can be naturally occurring or can result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming; Pesticides and Herbicides, that may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses; Organic Chemical Contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and which can also come from gas stations, urban stormwater runoff, agricultural applications, and septic systems; Radioactive Contaminants, that can be naturally occurring or can be the result of oil and gas production and mining activities.

More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline at (800) 426-4791.

How Hard Is My Water?

A concentration of 17.1 parts per million (ppm) of hard water is equal to 1 grain per gallon. Woodland's water can be as high as 390 ppm, which equals about 22.8 grains per gallon. Water hardness does not affect a person's health but may not be aesthetically pleasing. Over time, water hardness leaves mineral deposits in pipes, fixtures, and equipment that may impact their life expectancy (see table). The conversion to surface water is anticipated to reduce hardness by approximately 75% from existing levels in 2016.

Lead in Home Plumbing

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high-quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at www.epa.gov/safewater/lead.

Tip Top Tap

The most common signs that your faucet or sink is affecting the quality of your drinking water are discolored water, sink or faucet stains, a buildup of particles, unusual odors or tastes, and a reduced flow of water. The solutions to these problems may be in your hands.

Kitchen Sink and Drain

Hand washing, soap scum buildup, and the handling of raw meats and vegetables can contaminate your sink. Clogged drains can lead to unclean sinks and backed up water in which bacteria (i.e., pink and black colored slime growth) can grow and contaminate the sink area and faucet, causing a rotten egg odor. Disinfect and clean the sink and drain area regularly. Also, flush regularly with hot water.

Faucets, Screens, and Aerators

Chemicals and bacteria can splash and accumulate on the faucet screen and aerator, which are located on the tip of faucets, and can collect particles like sediment and minerals resulting in a decreased flow from the faucet. Clean and disinfect the aerators or screens on a regular basis.

Check with your plumber if you find particles in the faucet screen as they could be pieces of plastic from the hot water heater dip tube. Faucet gaskets can break down and cause black, oily slime. If you find this slime, replace the faucet gasket with a higher-quality product. White scaling or hard deposits on faucets and shower heads may be caused by hard water or water with high levels of calcium carbonate. Clean these fixtures with vinegar or use water softening to reduce the calcium carbonate levels for the hot water system.

Water Filtration/Treatment Devices

A smell of rotten eggs can be a sign of bacteria on the filters or in the treatment system. The system can also become clogged over time so regular filter replacement is important. (Remember to replace your refrigerator filter!)

Water Conservation

California is experiencing a severe drought. With increasing demands on the City's groundwater supplies, it is more important than ever to conserve water to ensure the City can meet customer water needs. Approximately 55% of water usage in the Sacramento Valley is for landscaping. As summer approaches, please check your irrigation system for leaks and consider installing a weather-based irrigation controller and replacing some of your turf with low-water-use plants. For more information on home and landscape water conservation go to www.cityofwoodland.org/waterconservation. Visit the City's drought portal at www.cityofwoodland.org/drought for details on water use restrictions and other drought updates.

QUESTIONS?

For more information about this report, or for any questions relating to your drinking water, please phone the Woodland Public Works Department at (530) 661-5962 or email pubworks@cityofwoodland.org.

Para más información acerca del reporte o si tiene preguntas acerca del agua potable por favor llame al Departamento de Obras Públicas de la Ciudad de Woodland al (530) 661-5962 o envíe un correo electrónico a pubworks@cityofwoodland.org.

Property owners, please share this information with your tenants!

Where Does Your Water Come From?

Woodland's water supply is pumped from 18 operational groundwater wells located throughout the city to its distribution pipe system. Groundwater comes from rain that seeps down through the soil until it reaches an impermeable layer. Woodland's water does not pass through a central water treatment facility but is filtered naturally by the sand and gravel as it passes through the aquifers. This is standard practice in well water systems.

The only treatment administered is the addition of liquid chlorine (sodium hypochlorite) at the wells, for disinfection. The 0.3 to 0.5 parts per million dosage is typical of water systems throughout the country. Caution should be taken when using chlorinated water for medical uses such as for dialysis machines or when adding water to fish tanks or ponds.

For water quality reasons, the City will receive most of its water from the Sacramento River by summer 2016.

Protect Our Water Supply— Prevent Pollution of Runoff

Unlike wastewater, stormwater, and other urban runoff is not treated before it is released to local waterways. Polluted runoff can impact drinking water sources. This, in turn, can affect human health and lead to increased drinking water treatment costs. Please help protect our water supply. Keep chemicals, soaps, and auto fluids out of gutters and storm drains. Minimize the use of fertilizers and pesticides that can wash off and pollute streams or seep into groundwater supplies.

Source Water Assessment

The State Water Resources Control Board - Division of Drinking Water, requires water providers to conduct a source water assessment (SWA) to help protect the quality of future water supplies. The SWA describes where a water system's drinking water comes from, the type of polluting activities that may threaten source water quality, and an evaluation of the water's vulnerability to those threats. The assessment for the City of Woodland's water was completed in December 2002. It found that our groundwater is most vulnerable to present-day land use activities, including agriculture, use of septic systems, gas stations, dry cleaners, and historical contamination plumes from these sources. A copy of the complete assessment report is available at <http://swap.ice.ucdavis.edu/TSinfo/TSsources.asp?mySystem=5710006>.

Surface Water Project Will Improve Water Quality

Improved water quality starts with a better water source. Although our groundwater supply meets all current drinking water regulations and is safe to use and drink, the water leaving our homes is not considered safe to return to the environment. Our wastewater contains high levels of selenium and salts, among other things. State and federal water/wastewater quality regulations are becoming stricter. The City will not be able to comply with future regulations using groundwater alone. The state has a new Maximum Contaminant Limit (MCL) for hexavalent chromium in of 10 ppb and the average of all City wells is 18 ppb. For these reasons, the City is moving forward with a regional surface water supply project to largely replace groundwater supplies. The project will deliver high-quality, treated water from the Sacramento River as the City's main drinking water supply starting in 2016. Water will be softer, easier on water-using appliances, and meet current and future state and federal water/wastewater quality regulations.

The Woodland-Davis Clean Water Agency (WDCWA)—a joint powers authority of the Cities of Woodland and Davis—was formed in 2009 to finance, build, and operate a regional surface water supply project. The project includes:

- 1) Water intake structure on the Sacramento River
- 2) Pipelines from the intake structure to the water treatment facility
- 3) Regional water treatment facility
- 4) Pipelines from the water treatment facility to Woodland and Davis
- 5) Other repairs and updates to the Cities' existing local water systems

Construction began in April 2014 and continues through 2016. The facilities should be fully operational by summer 2016. WDCWA is aggressively seeking state and federal funding to minimize the need for rate increases to support the project. For more information, visit www.wdcwa.com, or call (530) 757-5673.



What Does Our Water Contain?

During the past year we have taken hundreds of water samples in order to determine the presence of any radioactive, biological, inorganic, volatile organic or synthetic organic contaminants.

We participated in the 3rd stage of the EPA's Unregulated Contaminant Monitoring Regulation (UCMR3) program by performing additional tests on our drinking water. UCMR3 benefits the environment and public health by providing the EPA with data on the occurrence of contaminants suspected to be in drinking water, in order to determine if EPA needs to introduce new regulatory standards to improve drinking water quality.

The table below shows only those contaminants that were detected in the water as required by the state. The state requires us to monitor for certain substances less than once per year because the concentrations of these substances do not change frequently. In these cases, the most recent sample data are included, along with the year in which the sample was taken.

REGULATED PRIMARY SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	MCL [MRDL]	PHG (MCLG) [MRDLG]	AVERAGE	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Arsenic (ppb)	2014	10	0.004	0.5	ND–2.9	No	Erosion of natural deposits; runoff from orchards; glass and electronics production wastes
Barium (ppm)	2014	1	2	0.23	0.21–0.28	No	Discharges of oil drilling wastes and from metal refineries; erosion of natural deposits
Chromium (ppb)	2014	50	(100)	18	ND–27	No	Discharge from steel and pulp mills and chrome plating; erosion of natural deposits
Combined Radium (pCi/L)	2014	5	(0)	1.9	1.3–2	No	Erosion of natural deposits
Fluoride (ppm)	2014	2.0	1	0.06	ND–0.13	No	Erosion of natural deposits; water additive that promotes strong teeth; discharge from fertilizer and aluminum factories
Gross Alpha Particle Activity (pCi/L)	2014	15	(0)	0.76	ND–3.31	No	Erosion of natural deposits
Hexavalent Chromium ¹ (ppb)	2014	10	0.02	17	4.3–29	No	Discharge from electroplating factories, leather tanneries, wood preservation, chemical synthesis, refractory production, and textile manufacturing facilities; erosion of natural deposits
Nitrate [as nitrate] ² (ppm)	2014	45	45	24	3.2–37	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits
Nitrate + Nitrate [as N] (ppb)	2014	10,000	10,000	5,430	4,100–7,000	No	Runoff and leaching from fertilizer use; leaching from septic tanks and sewage; erosion of natural deposits
Selenium (ppb)	2014	50	30	3	ND–7	No	Discharge from petroleum, glass, and metal refineries; erosion of natural deposits; discharge from mines and chemical manufacturers; runoff from livestock lots (feed additive)
TTHMs [Total Trihalomethanes]–Stage 1 (ppb)	2014	80	NA	5.9	2.1–8	No	By-product of drinking water disinfection
Uranium (pCi/L)	2014	20	0.43	0.6	ND–0.8	No	Erosion of natural deposits

Distribution System Lead and Copper (Tap water samples were collected from 61 homes in 2013)

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	ACTION LEVEL	PHG (MCLG)	90TH PERCENTILE	SITES ABOVE ACTION LEVEL/ TOTAL SITES	VIOLATION	TYPICAL SOURCE
Copper (ppm)	2013	1.3	0.3	0.31	0/61	No	Internal corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
Lead (ppb)	2013	15	0.2	ND	0/61	No	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits

REGULATED SECONDARY SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	SMCL	PHG (MCLG)	AVERAGE	RANGE LOW-HIGH	VIOLATION	TYPICAL SOURCE
Chloride (ppm)	2014	500	NS	80	67–96	No	Runoff/leaching from natural deposits; seawater influence
Specific Conductance (µS/cm)	2014	1,600	NS	908	840–1,000	No	Substances that form ions when in water; seawater influence
Sulfate (ppm)	2014	500	NS	35	30–41	No	Runoff/leaching from natural deposits; industrial wastes
Total Dissolved Solids (ppm)	2014	1,000	NS	525	460–610	No	Runoff/leaching from natural deposits

UNREGULATED AND OTHER SUBSTANCES

SUBSTANCE (UNIT OF MEASURE)	YEAR SAMPLED	AVERAGE	RANGE LOW-HIGH
Bicarbonate (ppm)	2014	307	290–350
Calcium (ppm)	2014	62	55–70
Hardness [as CaCO ₃] (ppm)	2014	340	300–390
Magnesium (ppm)	2014	45	40–52
pH (Units)	2014	8.1	8–8.1
Potassium (ppm)	2014	2.4	2.2–2.7
Sodium (ppm)	2014	62	54–71
Total Alkalinity (ppm)	2014	307	280–350
UCMR 3–1,4-Dioxane (ppb)	2014	0.01	ND–0.09
UCMR 3-Chlorate (ppb)	2014	83	28–380
UCMR 3-Chlorodifluoromethane (ppb)	2014	0.1	ND–1.2
UCMR 3-Molybdenum (ppb)	2014	0.32	ND–3.5
UCMR 3-Strontium (ppb)	2014	421	490–1,100
UCMR 3-Vanadium (ppb)	2014	2.1	2.9–12

¹ On July 1, 2014, a new California MCL of 10 ppb became effective; the previous MCL was 50 ppb.

² Nitrate in drinking water at levels above 45 ppm is a health risk for infants of less than six months of age. Such nitrate levels in drinking water can interfere with the capacity of the infant's blood to carry oxygen, resulting in a serious illness; symptoms include shortness of breath and blueness of the skin. Nitrate levels above 45 ppm may also affect the ability of the blood to carry oxygen in other individuals, such as pregnant women and those with certain specific enzyme deficiencies. If you are caring for an infant, or you are pregnant, you should ask advice from your health care provider.

Definitions

AL (Regulatory Action Level): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.

µS/cm (microsiemens per centimeter): A unit expressing the amount of electrical conductivity of a solution.

MCL (Maximum Contaminant Level): The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs (SMCLs) are set to protect the odor, taste and appearance of drinking water.

MCLG (Maximum Contaminant Level Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. EPA.

MRDL (Maximum Residual Disinfectant Level): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

MRDLG (Maximum Residual Disinfectant Level Goal): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

NA: Not applicable

ND (Not detected): Indicates that the substance was not found by laboratory analysis.

NS: No standard

pCi/L (picocuries per liter): A measure of radioactivity.

PDWS (Primary Drinking Water Standard): MCLs and MRDLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

PHG (Public Health Goal): The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California EPA.

ppb (parts per billion): One part substance per billion parts water (or micrograms per liter).

ppm (parts per million): One part substance per million parts water (or milligrams per liter).

Legislation Text

12.

File #: 14-765, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Public Hearing - Annexation of Property into the Community Facilities District
2004-1 (Spring Lake) and into the Spring Lake Maintenance Community Facilities
District

Recommendation for Action: Staff recommends that the City Council open the public hearing and continue it to the June 2, 2015 City Council meeting.

Staff Contact

Kim McKinney, Finance Officer - (530) 661-5849, kimberly.mckinney@cityofwoodland.org

Background

On March 17, 2015 the City Council approved the first part of the process to annex the tentative map for Cal West Investors LLC and Optimistic Partners LLC (Tentative Map #4991) into the boundaries of both the Community Facilities District (CFD) 2004-1 and Spring Lake Maintenance CFD. This process called for a public hearing on May 5, 2015. The landowners were not ready to proceed on that date, so the public hearing was opened and continued to May 19, 2015.

Discussion

The developers are not ready to move forward with the public hearing and the annexation steps that follow the public hearing. So long as all steps are completed by June 2, 2015, the original intent resolutions remain applicable. To allow the developers additional time to sort out questions, they have requested the public hearing to be continued to June 2, 2015.

Conclusion

Staff recommends that the City Council open the public hearing and continue it to the June 2, 2015 City Council meeting.

Prepared by: Kim McKinney, Finance Officer

A handwritten signature in cursive script, reading "Paul Navazio".

Paul Navazio, City Manager

Legislation Text

13.

File #: 14-769, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Public Hearing - Terra Verde / Solar Project - Approval of First Amendment to Power Purchase Agreement and Site Agreement with Hanwha Q Cells/Performance Contracting Inc.

Recommendation for Action: Staff recommends that the City Council:

- (1) Conduct a Public Hearing; and
- (2) Adopt Resolution No. _____, making findings under Government Code section 4217.12 and authorizing the City Manager to execute the proposed First Amendment and Site Agreement with the special purpose entity formed by Hanwha Q Cells/Performance Contracting, Inc. (Hanwha/PCI).

Staff Contact

Roberta Childers, Environmental Resource Analyst; 530-661-2060, roberta.childers@cityofwoodland.org

Council Goal

This recommendation is consistent with the City's goals for fiscal responsibility and environmental sustainability.

Fiscal Impact

The City's savings over the 28-year term of the PPA are estimated at \$7.7 million, which yields a net present value savings of just under \$4.0 million (2014 dollars), or average annual savings (net present value) of \$140,000 per year. These savings are well in excess of the minimum savings thresholds established by the City Council at time of issuance of the Request for Proposals for the Solar Project.

Background

The City, with the assistance of its energy advisor, Terra Verde Renewable Partners (TerraVerde), entered into a solar PPA dated December 16, 2014, with Hanwha/PCI, for the generation of power that would offset electricity use at the Water Pollution Control Facility (WPCF), Community and Senior Center, Police Station, Municipal Service Center, City Hall, and Library.

As described in the December 16, 2014 staff report, the City utilized the procurement process authorized under Government Code section 4217.10 *et seq.* for solar projects. Section 4217.12 of the California Government

Code authorizes public agencies, such as the City of Woodland, to enter into energy service contracts and related ground leases on such terms as their governing bodies determine are in the best interests of the agency if the determination is made at a regularly scheduled public hearing, public notice of which is given at least two weeks in advance, that the anticipated cost to the agency for energy services under the energy services contract will be less than the anticipated marginal cost to the agency of electrical power that would have otherwise been consumed by the agency in the absence of those purchases and that the difference, if any, between the fair rental value for the real property subject to the project agreements and the agreed rent, is anticipated to be offset by below-market energy purchases. In lieu of utilizing a competitive hard bid process to select the contractor to construct alternative energy projects, Government Code section 4217.10 *et seq.* authorizes the use of an informal request for proposals process. The State Legislature, in enacting Section 4217.10 *et seq.* of the Government Code, has acknowledged that an informal process is appropriate and necessary to procure energy services contracts because energy services contracts often require performance guarantees and compliance with certain qualitative measures that may not otherwise be obtainable from a contractor selected through a low bid process.

Consistent with Section 4217.10 *et seq.* of the Government Code, the City, with TerraVerde's assistance, drafted and published a detailed RFP in December 2013 seeking proposals from qualified contractors to construct the Solar Project and meet, through a PPA arrangement, the following minimum savings thresholds:

- \$43,658 in Year 1
- \$258,642 over Years 1-5
- \$2,715,907 in Years 1-25

Based on the overall proposed cost of the Solar Project, cost-savings, and design elements, among other factors, the City determined Hanwha/PCI to be the most responsive to the City's requirements. Following a lengthy value engineering process, on December 16, 2014, the City held a public hearing regarding approval of the PPA negotiated with Hanwha/PCI that was noticed in compliance with Government Code Section 4217.10 *et seq.* The City Council approved the PPA and related documents.

The PPA terms assume the use of PG&E Net Energy Metering Aggregation (NEMA) interconnections for the WPCF, Community and Senior Center, and City Hall/Library arrays.

However, after the PPA was executed, the WPCF array was found not to be eligible for NEMA interconnection, and it was determined that the WPCF system needed to be downsized to meet net energy metering tariff requirements. The WPCF system design was downsized and modified to account for redesign of the interconnection and electrical systems. The PPA price needed to be adjusted to reflect the changed construction cost estimates and decreased system output associated with these project modifications. City staff and Hanwha/PCI also agreed to minor modifications to the Site Agreement to reflect the changed circumstances. The proposed First Amendment presents the proposed price adjustment, and related edits and other minor modifications to the PPA and Site Agreement.

The December 16, 2014 staff report describes and includes illustrations of the locations, layouts, and characteristics of the six Solar Project arrays. Except for WPCF interconnection details, the project designs have not changed, and the layouts remain as presented on December 16.

Discussion

Terms of the First Amendment to the PPA

When negotiating the PPA terms with Hanwha/PCI in 2014, the City was presented with several options for starting cost per kilowatt-hour (kWh), rate escalation, and PPA length and chose a 28-year term, an escalation rate of 3.1%, and a starting price of \$0.1462/kWh as the most favorable for the City in the long term. Further negotiation, however, resulted in the starting price for this selected option being reduced to \$0.1362/kWh in the PPA.

Following the design modifications for the WPCF main array referenced above, the PPA starting price was renegotiated to \$0.1425 per kWh, with the 28-year term and 3.1% escalation rate remaining the same. These terms are presented in the proposed First Amendment.

Under the terms of the First Amendment, the energy cost savings projected to be realized by the City are slightly reduced compared to the savings that were projected based on the PPA terms presented to City Council on December 16, 2014. The potential loss of savings resulting from the increased cost per kWh is partially offset by PG&E's rates already having been increased more than assumed in previous PPA savings calculations. The revised project pro forma is Attachment 2 to this staff report.

The table below compares the cumulative cost savings projected for the December 16, 2014 PPA terms and the proposed First Amendment terms for select years:

	PPA	First Amendment
Year 1	\$101,545	\$98,917
Year 5	\$597,892	\$581,631
Year 10	\$1,454,288	\$1,414,158
Year 20	\$4,208,173	\$4,111,547
Year 28	\$7,792,992	\$7,672,148

Greenhouse Gas Emission Reductions

Based on PG&E's projected emissions factors to 2020, it is estimated that implementation of the Solar Project would reduce the City's GHG emissions by 500-750 metric tons of CO₂ per year, or about 25-35% of the Climate Action Plan goal for GHG reductions from City government operations.

Cost Considerations and Government Code 4217.10 *et seq.*

The anticipated City costs related to project implementation would amount to approximately \$50,000 across fiscal years 14/15 and 15/16 (for environmental studies, tree plantings, a potential energy storage component, and related costs), which would be paid from the energy projects budget. The related Site Lease with Conaway Preservation Group that is associated with the main WPCF array has a nominal cost of \$100 per year.

Future energy cost savings that would result from the Solar Project depend on the PPA rate and annual cost escalator, which are both specified in the PPA, and on future PG&E rates and future discount rates, which must be assumed. As discussed in the original staff report approving this project, the City's savings over the 28-year term of the PPA are estimated to fall in the range of \$2 million to \$13 million. At the assumed 4% annual escalation in PG&E rates, the net present value savings would be \$3.9 million.

Based on the energy cost savings information provided above and during the meeting, the cost of purchasing energy under the PPA for the Solar Project constructed at the City sites will be offset and will be less than the anticipated marginal cost to the City of electrical or other energy that would have been consumed by the City if the Solar Project were not completed.

In accordance with the Government Code, on May 5, 2015, the City published in the woodland Daily Democrat a notice of a public hearing regarding approval of the First Amendment and adoption of findings pursuant to Section 4217.10 *et seq.*

Conclusion

Staff recommends that the City Council:

- 1) Conduct a Public Hearing; and
- 2) Adopt Resolution No.____, making findings under Government Code section 4217.12 and authorizing the City Manager to execute the proposed First Amendment and Site Agreement with the special purpose entity formed by Hanwha Q Cells/Performance Contracting, Inc. (Hanwha/PCI).

Prepared by: Roberta Childers, Environmental Resource Analyst

Reviewed by: Gregor G. Meyer, Public Works Director



Paul Navazio, City Manager

Attachment A: Resolution

- Resolution Exhibit 1, Power Purchase Agreement
- Resolution Exhibit 2, First Amendment to the Power Purchase Agreement with
- Attachments 1-6, Revised Site Agreement and PPA cost tables

Attachment B: Pro forma

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND APPROVING THE FIRST AMENDMENT TO THE
POWER PURCHASE AGREEMENT AND SITE AGREEMENT
WITH PERFORMANCE CONTRACTING INC./HANWHA Q
CELLS FOR A SOLAR PHOTOVOLTAIC PROJECT AT
VARIOUS CITY SITES**

WHEREAS, the City of Woodland (“City”) owns and controls the undeveloped Parcel No. 027-390-022-000 and the sites located at 42929 County Road 24, 2001 East Street, 1000 Lincoln Avenue, 655 North Pioneer Avenue, and 435 Court Street/204 College Street in Woodland, California upon which the City contracted with the special purpose entity formed by Performance Contracting Inc. / Hanwha Q Cells (“Contractor”) under a Power Purchase Agreement (“PPA”) (Exhibit 1) to install, operate, and maintain in good repair a solar photovoltaic project (“Solar Project”); and

WHEREAS, the City and Contractor now desire to enter into the First Amendment to the Power Purchase Agreement (“First Amendment”) (Exhibit 2) and related Site Agreement (Attachment 1 of the First Amendment) to modify the scope of the Solar Project and make other modifications; and

WHEREAS, California Government Code Section 4217.10 *et seq.* authorizes a public agency, such as the City, to contract for energy services if its governing body determines, after holding a regularly scheduled public hearing, public notice of which is given at least two weeks in advance, that the anticipated cost to the agency for the energy services contract will be less than the anticipated marginal cost to the agency of electrical energy that would have been consumed by the agency in the absence of the energy services contract; and

WHEREAS, the City previously worked with Contractor and the City’s consultant, Terre Verde Renewable Partners, to scope the Solar Project and based on the overall project proposal and energy cost-savings, among other factors, entered into the PPA with Contractor to design, finance, construct and maintain the Solar Project; and

WHEREAS, the City has been working with the Contractor to amend the terms of the PPA and based on the proposed modifications desires to enter into the First Amendment with Contractor; and

WHEREAS, in accordance with Government Code section 4217.12, on May 5, 2015, the City published a notice of a public hearing at which the City's Council would consider the First Amendment; and

WHEREAS, in accordance with Government Code section 4217.10 *et seq.*, based on the energy cost savings to be generated by the Solar Project, the cost of the energy purchases contemplated under the PPA as amended by the First Amendment will be offset and will be less than the anticipated marginal cost to the City of electrical energy that would have been expended by the City if such Solar Project was not completed; and

WHEREAS, the difference, if any, between the fair rental value for the real property subject to the Site Agreement and the agreed rent, is anticipated to be offset by below-market energy purchases or other benefits provided under the PPA as amended by the First Amendment; and

WHEREAS; the City has considered all comments received at the public meeting on May 19, 2015, prior to adoption of this Resolution; and

NOW, THEREFORE, the City Council of the City of Woodland does hereby resolve, determine and order as follows:

Section 1. Recitals. The Council hereby finds and determines that all of the recitals set forth above are true and correct.

Section 2. Government Code Findings. This Resolution is adopted following a meeting at which a public hearing was held at a regularly scheduled meeting of the Council for which a minimum of two weeks' public notice was duly given. The Council hereby finds that, pursuant to Government Code section 4217.12, the anticipated cost to the City for electrical energy services to be purchased by the City under the PPA as amended by the First Amendment will be less than the anticipated marginal cost to the City of electrical or other energy that would have been consumed by the City if purchased from the local utility. The Council also hereby finds that the difference, if any, between the fair rental value for the real property subject to the Site Agreement and the agreed rent, is anticipated to be offset by below-market energy purchases or other benefits provided under the amended PPA.

Section 3. Authorization to Execute Proposed First Amendment and Site Agreement. Based on the findings herein, the Council hereby authorizes the City Manager or designee to execute the First Amendment in substantially the same form as Exhibit 2. The Council also hereby authorizes the City Manager or designee to execute

the Site Agreement in substantially the same form as Attachment 1 of the First Amendment.

PASSED AND ADOPTED this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

EXHIBIT 1

[POWER PURCHASE AGREEMENT BEHIND THIS PAGE]

EXHIBIT 2

**[FIRST AMENDMENT TO POWER PURCHASE AGREEMENT
BEHIND THIS PAGE]**

SOLAR POWER PURCHASE AGREEMENT

by and between

HANWHA Q CELLS USA CORP.

and

CITY OF WOODLAND

dated

December 16, 2014

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SOLAR POWER PURCHASE AGREEMENT

This Solar Power Purchase Agreement (“Agreement” or “PPA”) is made and entered into as of this 16th day of December, 2014, (“Execution Date”), between Hanwha Q CELLS USA Corp. (“Provider”), and the City of Woodland (“City”). City and Provider are collectively referred to herein as “Parties” and individually as “Party.”

RECITALS

WHEREAS, Provider is in the business of installing and operating solar power facilities and selling electric energy generated from such facilities;

WHEREAS, Government Code section 4217.10 *et seq.* provides that public agencies may enter into agreements, including but not limited to, lease agreements, for real property upon which alternative energy facilities may be constructed so that the public agency may purchase the energy generated from the facilities constructed on the real property under a power purchase agreement; and

WHEREAS, City desires to reduce its energy costs as well as its dependence on fossil fuel electric generating resources and to promote the generation of electricity from solar photovoltaic facilities; and

WHEREAS, the governing body of City has made those findings required by Section 4217.12 of the Government Code that: (1) the anticipated cost to the City for electrical energy services provided by the solar panel system under this Agreement will be less than the anticipated marginal cost to the City of electrical energy that would have been consumed by the City in the absence of those purchases, and (2) the difference, if any, between the fair market value of the Site Agreement to access and occupy the real property subject to this Agreement and related payments under this Agreement, if any, is anticipated to be offset by below-market energy purchases or other benefits provided under this Agreement; and

WHEREAS, Provider desires to design, install, and operate each of the Solar Facilities, as defined herein, to be constructed on the Sites (collectively, the “Project”) and cause output from the Project to be sold to City under the utility’s net-energy metering and net-energy metering aggregation program and at those rates set forth herein; and

WHEREAS, Provider has developed an ownership and financing structure for the Project, that makes use of Environmental Financial Incentives, as defined herein, tax benefits, accelerated depreciation, and construction financing arrangements to offer a competitive Power Price that benefits City, as defined herein; and

WHEREAS, no later than ten (10) days after the Effective Date, City desires to provide Provider a separate agreement for the Project, for the sole purpose of installing, operating, maintaining and repairing each of the Solar Facilities (the “Site Agreement”); and

WHEREAS, as part of this PPA and in consideration of the Site Agreement, Provider and City intend that Provider will retain (1) title to and ownership of all Environmental Financial

Incentives, as defined herein, and (2) the right to claim all tax benefits associated with the Project; and

NOW, THEREFORE, in consideration of the promises and the mutual benefits from the covenants hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, Provider and City hereby agree as follows:

AGREEMENT

1. Definitions.

Capitalized terms used in this Agreement shall have the meanings ascribed to them herein or in the attached Exhibit A.

2. Term.

A. Term. The “Term” of this Agreement shall commence upon the Execution Date and terminate automatically on the Expiration Date. The Parties may agree, in a writing signed by both Parties, to renew this Agreement for up to two (2) five (5)-year renewal terms. This Agreement shall terminate automatically and concurrently with any termination of the Site Agreement.

B. Removal of Solar Facilities. Within one hundred eighty (180) days of the expiration or any termination of this Agreement (unless City has (i) purchased the Project or any portion thereof under the terms of this Agreement, or (ii) Provider is in default of this Agreement or otherwise required to remove the Solar Facilities) City shall, in coordination with Provider and at City’s sole cost and expense, remove the Solar Facilities and reasonably store the Solar Facilities for collection by Provider for up to ninety (90) days. Provider shall pay for the storage of the Solar Facilities if storage is required beyond ninety (90) days following City’s notice to Provider that the Solar Facilities or any portion thereof, have been removed. The Parties shall reasonably coordinate all such removal and pick-up activities.

C. Removal of Solar Facilities by Provider. To the extent Provider is required by this Agreement to remove the Solar Facilities and restore the Site(s), such removal shall occur within one hundred eighty (180) days of the termination or other event requiring Provider to remove the Solar Facilities. Removal of the Solar Facilities shall include all installed equipment, including, but not limited to, the Solar Facilities and all tangible and structural support materials, as well as all appurtenant equipment, above and below ground (except for empty conduits). Provider shall additionally restore the Sites to a condition substantially similar to the pre-installation condition of the Sites, excluding ordinary wear and tear, through reasonable efforts. Provider’s restoration of the Site(s) shall include, but is not limited to, any refinishing, landscaping, hard-scaping, painting or other finish work, and cleaning. Provider shall undertake any repairs necessary as a result of such removal and restoration, including, but not limited to, any required roof restoration to prevent leaking and to secure structural integrity. City shall designate reasonable dates and times for such removal and restoration.

If Provider fails to comply with this Section within such one hundred and eighty (180) day period, City shall have the right, but not the obligation, to remove the Solar Facilities and

restore the Sites and charge Provider for the cost incurred by City, which cost shall include a twenty percent (20%) administrative fee. The Parties shall reasonably coordinate all such removal and pick-up activities. In the event that the Provider does not remove the Solar Facilities as specified herein, City shall also have the option of continuing to receive Output from the Solar Facilities at no cost to City until the Solar Facilities are moved by either Provider or City. Except for amounts owed as a part of the Early Termination Fee payable to Provider, City shall have no obligation to pay for Output delivered after the expiration date of this Agreement or the early termination thereof.

3. Purchase and Sale of Output.

A. Purchase and Sale of Output. Beginning on the Commercial Operation Date of the first Solar Facility to achieve Commercial Operation and through the remainder of the Term, City agrees to buy Output from the Project at the applicable Power Price. Beginning on the date on which the Project achieves the Minimum COD Output, Provider agrees to sell Output to City from the Project at the applicable Power Price; *provided* that, pursuant to Section 5(F), Provider may elect to sell Output to City from one or more Solar Facilities that have achieved Commercial Operation prior to the date on which the Project achieves Minimum COD Output at the rate equal to the “Power Price,” as defined in Section 3(B) below, for the first CO Year.

B. Power Price. The “Power Price” is set forth in Exhibit B. The Power Price shall be escalated on the first day of each CO Year at the Annual Escalation Rate as set forth in Exhibit B.

C. Future Demand Reductions. If at any time during the term of this Agreement, City reduces its demand load requirements for Output, City and Provider will work together to find an alternative buyer to purchase Output not needed to meet City’s demand at no less than the applicable CO Year Power Price; *provided* that Provider is not obligated to sell Output to another buyer unless the terms of such power purchase agreement are acceptable to Provider in its sole discretion.

D. Output Guarantee. Beginning as of the conclusion of CO Year 2, Provider guarantees that the Project shall produce and deliver to City, as measured by the Meters, at least eighty-five percent (85%) of its projected annual Output as set forth in Exhibit E over any two (2) consecutive years of the Term (the “Output Guarantee”); *provided* that any electrical power that the Project cannot produce as a result of (i) a City-requested relocation of one or more Solar Facilities pursuant to Section 10(C), (ii) a temporary suspension in accordance with Sections 10(D) or 10(E) or (iii) an Excuse Event. In the event of any failure to meet the Output Guarantee, Provider shall owe City liquidated damages, not as a penalty, for every kWh shortfall in meeting the Output Guarantee (“Output LDs”) at the amount per kWh as set forth in Exhibit B. Provider shall credit any Output LDs it owes to City against future invoices submitted to City. Except as otherwise provided for in Sections 5 and 10(E), Output LDs shall be City’s sole and exclusive remedy, and Provider’s sole and exclusive liability to City for the failure of the Project to deliver Output during the CO Term.

E. Force Majeure.

(i) Except as otherwise expressly provided to the contrary in this Agreement, if either Party is rendered wholly or partially unable to timely perform its obligations under this

Agreement because of a Force Majeure event, that Party shall be excused from the performance affected by the Force Majeure event (but only to the extent so affected) and the time for performing such excused obligations shall be extended as reasonably necessary; *provided* that (a) the Party affected by such Force Majeure event, as soon as reasonably practicable after obtaining knowledge of the occurrence of the claimed Force Majeure event, gives the other Party prompt oral notice, followed by a written notice reasonably describing the event; (b) the suspension of or extension of time for performance is of no greater scope and of no longer duration than is required by the Force Majeure event; and (c) the Party affected by such Force Majeure event uses all reasonable efforts to mitigate or remedy its inability to perform as soon as reasonably possible. The Commercial Operation Deadlines set forth herein as well as the Expiration Date of this PPA shall be extended day for day for each day performance is suspended due to a Force Majeure event.

(ii) If a Force Majeure event continues for a period of one hundred eighty (180) days or more within a twelve (12) month period and prevents a material part of the performance by a Party hereunder, the Party not claiming the Force Majeure shall have the right to terminate this Agreement without fault or further liability to either Party (except for amounts accrued but unpaid).

4. Construction, Operation & Maintenance.

A. Provider's Contractor. Provider shall ensure that any party contracting with Provider for any engineering, procurement, design, installation or construction of the Project shall possess sufficient knowledge, experience, expertise and financial capacity and creditworthiness necessary for satisfactory completion of Provider's obligations under this Agreement. The contractor performing the construction work on the Project shall possess a Class B or C-10 California Contractor State License prior to performing any work on the Project. Provider represents and warrants that it has the financial capacity, creditworthiness and bonding sufficient to satisfy all of Provider's obligations under this Agreement, including, but not limited to, any instance of default or other failure by Provider's contractor to complete the work required to satisfy Provider's obligations in this Agreement. Prior to contracting with any such Party, Provider shall obtain and review the qualification of such Party.

B. Permits.

- (i) Provider shall be solely responsible for ensuring that the Project is constructed in compliance with all applicable laws, regulations and Permits, and in accordance with the standards set by any governmental program providing funding for the Project, including, but not limited to, all improvements, conditions, and mitigation measures required for compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 *et seq.*, and the Americans with Disabilities Act.
- (ii) Except as provided with regard to CEQA in Section 4(B)(iv) below, Provider shall, at Provider's sole cost and expense, obtain from authorities having jurisdiction ("AHJ") over the Project, all necessary governmental approvals and other Permits and approvals required for the installation and operation of the Project, including, but not limited to fire safety, California Occupational Safety and Health Administration, utility interconnection, right-of-way permits, easement agreements and other codes and best practices. To the extent action is required by City, City shall, upon the request of Provider, use reasonable efforts to assist Provider in obtaining and retaining Permits, licenses, releases and other

approvals necessary for the design, construction, engineering, installation, operation and maintenance of the Project except that as a permitting authority, City shall not be required to afford Provider with special or expedited services that would otherwise be provided to a private project. Provider shall reimburse City for costs reasonably incurred by City in assisting the Provider under this Section.

- (iii) Provider shall be responsible for all costs, expenses and improvements to the extent required to obtain or comply with any permits, government approvals or other requirement under state or federal law made necessary as a result of the Project's installation, operation and maintenance. Specifically, the Provider is required to obtain and submit all documents to close out the Project with the AHJ over the Project. In addition to stamped and approved plans, Provider is required to provide the installation compliance confirmation letter from AHJ.
- (iv) City is a 'public entity' and/or a 'public agency' as defined under applicable California law. Therefore, City must satisfy the requirements of certain California statutes relating to the actions of public entities, including, without limitation, CEQA. City shall be the lead agency for the purposes of environmental review, filing any and all required documents, and obtaining the relevant environmental approvals for the Project. City shall bear its own costs incurred for compliance with CEQA and other environmental laws pursuant to this Section 4(B)(iv).

City's approval of the Project, and any obligations of City associated with the Project under this Agreement, are conditioned upon City's future compliance with CEQA within forty-five (45) days from the Execution Date, including, but not limited to, a determination that the environmental impacts of the Project have been adequately considered and mitigated in compliance with CEQA and any and all applicable environmental laws. City's approval of this Agreement does not limit the ability of City to consider alternatives to the Project pursuant to CEQA. City will file a Notice of Determination under Title 14 of the California Code of Regulations, sections 15075 or 15094, or a Notice of Exemption under section 15062, as applicable, following adoption of any environmental document or environmental determination for the Project.

City may terminate this Agreement by written notice to Provider of City's intent to terminate this Agreement within forty-five (45) days from the Execution Date if the results of the environmental review process, environmental compliance measures, or unforeseen site conditions render the Project environmentally or economically disadvantageous for City, or the time required to implement any environmental compliance measures, mitigation, or remediation exceed City's reasonable expectations; *provided that*, prior to the expiration of such forty-five (45) day period, City and Provider will use good faith efforts to negotiate mutually agreeable means to implement compliance measures, mitigation, or remediation to preserve City's reasonable expectations of environmental and economic benefits from this Agreement. Nothing set forth herein shall be interpreted to require City to undertake environmental mitigation or remediation at any of the Solar Facilities if mandated by law, regulation or as a condition of regulatory approval prior to the construction of the Project.

C. Notice of Output Interruptions. Each Party shall notify the other Party as soon as reasonably practicable following its discovery of any material malfunction of any Solar Facility

or interruption in the supply of electricity from any Solar Facility. Each Party shall designate and advise the other Party of personnel to be notified in the event of such a malfunction or interruption. Provider shall correct, or cause to be corrected, the conditions that caused the malfunction or interruption as soon as reasonably practicable in light of the circumstances following receipt of notice or upon discovery of such malfunction or interruption.

D. Scheduling. Provider shall accommodate City's scheduling requests for purposes of all activities conducted on the Sites pursuant to this Agreement, in order to prevent any unreasonable disturbance or interruption of City's activities.

E. Operation and Maintenance of Project. Provider shall be responsible for performing all operations, maintenance and repairs of the Project, and shall bear responsibility for all costs and expenses associated with operations, maintenance and repairs of the Project; *provided* that City shall promptly reimburse Provider for the reasonable costs of any maintenance or repairs caused by or related to the negligent acts or omissions or willful misconduct of City or its agents or personnel. All operations, maintenance and repairs shall be conducted in the manner set forth in this Agreement, and Provider shall reasonably accommodate and cooperate with the City to ensure the City's activities, facility uses, and scheduling requirements are not unreasonably impeded.

F. Prevailing Wages. This Project is subject to compliance with the prevailing wage provisions of the California Labor Code and the prevailing wage rate determinations of the Department of Industrial Relations. These rates may be obtained online at <http://www.dir.ca.gov/dlsr>. A copy of these rates shall be posted at the job site. Provider and all contractors and subcontractor(s) under it, shall comply with all applicable Labor Code provisions, which include, but are not limited to the payment of not less than the required prevailing rates to all workers employed by them in the execution of this PPA and the employment of apprentices. Provider hereby agrees to indemnify and hold harmless the City, its officials, officers, agents, employees and authorized volunteers from and against any and all claims, demands, losses or liabilities of any kind or nature which the City, its officials, officers, agents, employees and authorized volunteers may sustain or incur for noncompliance with any applicable Labor Code provisions arising out of or in connection with the Project.

5. Commercial Operation Date; Conditions Precedent; Notice to Proceed.

A. Conditions Precedent to Construction. Provider shall complete pre-construction activities relating to the Project as of the dates below ("Construction Conditions Precedent"):

- (i) No later than ten (10) days after the Effective Date, Provider shall secure the right to access and utilize the Sites pursuant to an executed Site Agreement; *provided* that both Parties acknowledge that the terms of such Site Agreement must be mutually acceptable and hereby expressly agree to negotiate in good faith and to exercise commercially reasonable efforts to achieve mutually agreeable terms within the time period provided by this Agreement.
- (ii) No later than ten (10) days following the Effective Date, Contractor will deliver to City a fully-executed parent guaranty in the form attached as Exhibit F guaranteeing payment of up to One Hundred Thousand Dollars (\$100,000) of Contractor's

obligations under this Agreement to reimburse the City's Fixed Costs (as defined below) (the "Parent Guaranty")

- (iii) Within ninety (90) days after the Effective Date, Provider shall submit to City evidence that Provider has obtained and secured sufficient financing to fund Provider's obligations under this Agreement.
- (iv) Within seventy-five (75) days after the Effective Date, Provider shall submit to City a fully-executed copy of any and all contracts entered into for the engineering, procurement and/or construction of the Project.
- (v) Within ninety (90) days after the Effective Date, Provider shall obtain City approval, which shall not be unreasonably withheld, of a completed design of the Project and a construction and installation schedule, completed documentation of which shall be provided to City. Provider's construction and installation schedule shall include start and completion dates for all categories of work on the Sites, including but not limited to installation of major equipment and anticipated Sites deliveries and all required submittal and procurement documentation.
- (vi) Within ninety (90) days after the Effective Date, as may be extended due to delays outside of the Provider's control which could not have been reasonably anticipated or mitigated, Provider shall obtain or cause to be obtained all necessary Permits, entitlements, contracts and agreements required for the installation of the Project and the sale and delivery of Output to City.
- (vii) Within ninety (90) days after the Effective Date, Provider shall undertake all commercially reasonable efforts to assess the capacity of the Distribution Utility facilities, including, but not limited to, the applicable transformer(s) and conductor(s) and provide a written assessment of such to the City.

B. Construction Start Deadline. If Provider is unable to timely complete any of the Construction Conditions Precedent by the Construction Start Deadline, City may, but is not required to, either (i) waive or extend such requirements and thereby extend the Construction Start Deadline in a written notice to Provider, or (ii) terminate this Agreement without triggering the default provisions of this Agreement or any other City liability; *provided* that if there is a delay in execution of the Site Agreement notwithstanding the Parties' good faith and commercially reasonable efforts to achieve mutually agreeable terms within the time period provided by this Agreement, City will extend the Construction Start Deadline by a period not to exceed thirty (30) days. If City extends the Construction Start Deadline for any reason, then the Commercial Operation Deadline will be deemed extended day for day.

C. Notice to Proceed. Upon Provider's timely satisfaction of all Construction Conditions Precedent, City shall issue a notice to proceed to Provider ("Notice to Proceed"), informing Provider that it may commence the construction of the Project on the Sites. Provider shall not proceed with construction of the Project until it has received the Notice to Proceed. Provider shall promptly provide City with copies of all forms, documents and communications received or generated by Provider in connection with this Agreement.

D. Commercial Operation Requirements. Promptly upon receipt of the Notice to Proceed from City, Provider shall commence construction of the Project and shall

- (i) cause such Solar Facilities to achieve Commercial Operation as are necessary for the Project to produce no less than eighty-five percent (85%) of the projected annual Output as set forth in Exhibit E for CO Year 1 (the “Minimum COD Output”) on or before the date that is seven (7) months following the Effective Date (the “Commercial Operation Deadline”), as the same may be extended pursuant to Section 5(B) above or Sections 5(E)(i) or (iv) below; and
- (ii) execute, in coordination with the City, all agreements required for interconnection of the Solar Facilities with the Distribution Utility’s distribution system, including, without limitation, the interconnection agreement(s) and net metering agreement(s), if applicable, prior to the Commercial Operation Deadline.

E. Extension of Commercial Operation Deadline; Delay Liquidated Damages.

- (i) Subject to the requirements of Section 5(E)(iv) below, City shall grant a day-for-day extension of the Commercial Operation Deadline equal to the total duration of each Excuse Event; *provided* that if any Excuse Event extends beyond the one hundred-eightieth (180th) day following the original Commercial Operation Deadline, on the one hundred eighty-first (181st) day, Provider shall have thirty (30) days to exercise its option to terminate this Agreement solely as to the Site(s) affected by such Excuse Event. Only in the event that Provider terminates this Agreement due to an Excuse Event comprised of the negligence of the City or its personnel, City shall pay to Provider the Termination Value per Watt per Exhibit C-1 for such Site and pay the reasonable decommissioning and removal costs for any partially constructed portions of the Solar Facility located on each such Site in accordance with the payment procedures set forth in Article 7. City shall not otherwise be liable to Provider for termination and removal costs in the event that Provider terminates this Agreement pursuant to this Section due to Force Majeure or the acts or omissions of the Distribution Utility.
- (ii) If the Minimum COD Output is not being produced on or before the Commercial Operation Deadline, Provider shall pay to City liquidated damages, not as a penalty, of one hundred sixty-seven dollars (\$167.00) per day (the “Delay Liquidated Damages”), in accordance with the payment procedures set forth in Article 7, until the Minimum COD Output has achieved Commercial Operation. The maximum amount of Delay Liquidated Damages payable by Provider under this Agreement shall not exceed fifteen thousand dollars (\$15,000.00).
- (iii) If Commercial Operation of the entire Project has not commenced on or before the ninety-first (91st) day following the Commercial Operation Deadline, City may, but shall not be required to, terminate this Agreement without triggering the default provisions of this Agreement as to City or incurring any other City liability within thirty (30) days. Upon any such termination of this Agreement pursuant to this Section, Provider, at Provider’s sole cost and expense, shall decommission and

remove the Solar Facilities and restore the Sites in accordance with Section 2(B) and removal of such Solar Facilities shall be the sole and exclusive remedy of City.

- (iv) Provider may request an extension of the Commercial Operation Deadline upon ten (10) days' prior written notice that it will not meet the Commercial Operation Deadline. Such request must be accompanied by the reason therefor, as well as evidence demonstrating that the delay in achieving the Commercial Operation Deadline could not have been reasonably avoided by Provider, and Provider's application must also state the date on which Provider reasonably believes Commercial Operation for the Minimum COD Output will be achieved following such extension. In the event that the City extends the Commercial Operation Deadline for a reason other than an Excuse Event, Provider shall, within thirty (30) days following the extended Commercial Operation Deadline, pay to City a non-refundable extension fee of five thousand dollars (\$5,000) for each thirty (30) day period of extended time, prorated on a daily basis, as needed. For the avoidance of doubt, Provider shall not be required to pay an extension fee for extension requests that arise from Excuse Events.

F. Commercial Operation of Individual Sites. Upon the Commercial Operation Date of each respective Solar Facility but prior to the date upon which the Project achieves the Minimum COD Output, Provider may, but shall not be obligated to, deliver and sell the applicable Solar Facility's Output to the City through the Site's Delivery Point utilizing the applicable CO Year Power Price outlined in Exhibit B.

G. Fixed Costs. Provider shall provide for the payment of City's up-front fixed costs of entering into this Agreement, including, but not limited to, those costs incurred in connection with the Project and the preparation and negotiation of this Agreement, and shall timely make such non-refundable payments to City in the amounts and in the manner set forth below:

- (i) On the date on which City issues to Provider a Notice to Proceed, Provider shall pay to City ninety-eight thousand five hundred dollars (\$98,500), including the legal expenses incurred by City; and
- (ii) On or before the Commercial Operation Date (as the same may be extended pursuant to Sections 5(B), 5(E)(i) or 5(E)(iv) above), Provider shall pay to City eight hundred eighty-six thousand five hundred dollars (\$886,500).

H. Guaranty Release. Within five (5) days following receipt of Provider's payment pursuant to Section 5(G)(ii), City shall return the Parent Guaranty to Provider; *provided* that upon receipt of such payment from Provider, the Guaranteed Obligations (as defined in the Parent Guaranty) shall be deemed fully performed, paid and discharged, and the Guarantor (as defined in the Parent Guaranty) shall be released from its obligations under the Parent Guaranty.

6. Ownership of Project, Output, Green Attributes and Environmental Financial Incentives.

A. Ownership of Project. Title to the Solar Facilities shall remain with Provider during the Term unless and until City exercises its option to purchase the Project as set forth

herein. None of the Project or the Solar Facilities, including, but not limited to any components thereof, may be sold, leased, assigned, mortgaged, pledged or otherwise alienated or encumbered by City. City shall not cause or permit the Project or any of the Solar Facilities, including, but not limited to any components thereof, to become subject to any lien, encumbrance, pledge, levy or attachment arising by, under or through City. Provider shall bear all risk of loss with respect to the Project, except for losses caused by or arising from negligent acts or omissions or willful misconduct by City or its agents or personnel. Provider shall be solely responsible for the Project's operation and maintenance in compliance with all applicable laws, regulations and Permits. Provider shall not be responsible for the cost or expense of any maintenance required due to, caused by or arising from negligent acts or omissions or willful misconduct by City or its agents or personnel.

B. Ownership of Output, Green Attributes and Environmental Financial Incentives. Provider is the exclusive owner of the Environmental Financial Incentives associated with the construction, ownership and operation of the Project. City will assign its interest (if any) in all such credits and other financial incentives to the Provider. City is the exclusive owner of, and may assign or sell in its sole discretion, all Green Attributes, including, but not limited to, Renewable Energy Certificates, and REC Reporting Rights, attributable to the Project and the Output therefrom, whether existing now or created in the future. The Parties agree to subsequently negotiate in good faith the ownership of any additional benefit or incentive associate with this Agreement which did not exist at the time this Agreement was entered into.

C. No Impairment. Neither Party shall take any action or knowingly suffer any omission that would have the effect of impairing the value of the Green Attributes, RECs, REC Reporting Rights, tax benefits, or Environmental Financial Incentives, including, without limitation, claiming ownership or claiming any grant of assignment of the Green Attributes or Environmental Financial Incentives, without notice to and consultation with the other Party as necessary to prevent impairment of the value of Green Attributes and Environmental Financial Incentives.

7. Payment.

A. Invoices. Provider shall provide a consolidated invoice to City on a monthly basis, by the fifteenth (15th) Business Day of each calendar month following the Commercial Operation Date. The invoice will set forth (i) the Output delivered to City in the preceding month, (ii) the Power Price for such month, (iii) the total amount to be paid by City to Provider for Output delivered in the preceding month, (iv) an indication of the date and time, when the next increase in the Power Price due to the Annual Escalation Rate will become effective, and (v) a credit equal to any Output LDs due to City.

B. Due Date. The Power Price and all other payments shall be in U.S. Dollars and paid by wire transfer, check, or automated check handling ("ACH") payment delivered to Provider at the address specified herein within forty-five (45) days of the date the invoice is received by the City ("Due Date"). If the Due Date is a weekend or a bank holiday, payment will be due the next Business Day. Late payments shall accrue interest at a per annum rate equal to the lesser of eight percent (8%) or the maximum rate permissible under applicable law.

C. Payment Disputes. In the event a Party disputes all or a portion of an invoice, or any other claim or adjustment arises, such disputes shall be resolved pursuant to Section 14.

8. Purchase Option.

A. Purchase of Project. Unless City is in default of its obligations under this Agreement, City shall have the option to purchase all of Provider's right, title, and interest in and to the Project on the sixth (6th), tenth (10th), fifteenth (15th) and twentieth (20th) anniversaries of the commencement of the CO Term or upon the Expiration Date ("Purchase Option"). If City wishes to exercise its Purchase Option, it must provide notice to Provider at least ninety (90) days in advance of any such anniversary or the Expiration Date. If the Purchase Option is exercised on the sixth (6th), tenth (10th) fifteenth (15th) or twentieth (20th) anniversary of commencement of the CO Term, the purchase price shall be the greater of (i) the Fair Market Value of the Project as of the applicable anniversary date or the expiration of the Term or (ii) the applicable Purchase Option Price indicated in Exhibit D. If the City exercises its Purchase Option upon the expiration of the Term, the purchase price shall be the Fair Market Value, as defined under this Agreement, upon the Expiration Date. Upon the exercise of the Purchase Option and Provider's receipt of all amounts then owing by City under this Agreement, the Parties will execute all documents necessary for the purchase and sale of the Project, including but not limited to, the delivery of the purchase price, the transfer of title to the Project, and to the extent transferable, the remaining period, if any, on all warranties and Environmental Financial Incentives and Green Attributes for the Project to City. Provider shall remove any encumbrances placed or allowed on the Project by Provider. On the date on which Provider transfers title to the Project to City in accordance with this Section, this Agreement and Site Agreement shall terminate without default or penalty to City. On the tenth (10th) and twentieth (20th) anniversaries of the commencement of the CO Term, City may purchase, separately, the Solar Facilities at the City Hall/Library site for the Purchase Option Price set forth in Exhibit D. Except for the City Hall/Library site, nothing set forth herein shall otherwise grant City the right to purchase less than the entire Project, unless the Parties mutually agree in writing to permit City to purchase the Solar Facilities at one or more, but not all, Sites.

B. Fair Market Value. The "Fair Market Value" of the Project shall be the value thereof as determined by a nationally recognized independent appraiser selected by the Parties, with experience and expertise in the solar photovoltaic industry to value such equipment. The Fair Market Value of the Project shall be based upon its fair market value in continued use, and including the costs of removal, shipping and reinstallation, as a cost credit against the value of the Project. The valuation made by the appraiser shall be binding on the Parties in the absence of fraud or manifest error. The costs of the appraisal shall be borne by the Parties equally. If the Parties are unable to agree on the selection of an appraiser, such appraiser shall be selected by the two appraiser firms proposed by each Party.

9. Early Termination.

A. Provider's Early Termination Rights. In addition to its termination rights under Section 13(C) for a City Event of Default, Provider shall have the right, but not the obligation, to terminate this Agreement without triggering the default provisions of this Agreement or any liability under this Agreement prior to expiration of its Term if:

- (i) Provider determines, in its sole discretion, that an unstayed order of a court or administrative agency, or a change in state or federal law or regulation, imposing a cost, regulation or other requirement upon the sale of Output that precludes the Provider from providing Output pursuant to this Agreement in a financially viable manner or that results in a violation of a substantive term or condition of Provider's financing arrangement for the Project. Such termination shall be conditioned upon Provider's proof of the financial impossibility and violation of Provider's Project financing terms to the reasonable satisfaction of the City;
- (ii) condemnation, destruction or other material damage to the Sites results in the termination of the Site Agreement;
- (iii) Provider determines, in its sole discretion, that subsequent upgrades to the Distribution Utility's facilities required to be performed by Provider at its sole cost and expense pursuant to Section 10(B) below preclude Provider from providing Output pursuant to this Agreement in a financially viable manner; or
- (iv) a third-party files a legal action under CEQA challenging City's approval of this Agreement, the Project or any portion thereof, or any approvals related to the Project, on or before the Effective Date.

In the event Provider exercises its right under this Section, City may elect to either (x) purchase the Project at Fair Market Value as of the time of Provider's notice; or (y) require Provider to remove the Solar Facilities within one hundred eighty (180) days at Provider's sole cost and expense and restore the Site as required in Sections 2(B).

B. City's Early Termination Rights. Except as provided in Section 10(C), if City ceases to conduct operations at or vacates a Site on or before the seventh (7th) anniversary of the commencement of the CO Term, Provider may, but shall not be required to, deem City in default of this Agreement. If, on or after the seventh (7th) anniversary of the commencement of the CO Term, City ceases to conduct operations at or vacates any Site, City may, upon payment to Provider of the Termination Value per Watt per Exhibit C for such Site and without further penalty hereunder, terminate this Agreement solely as to the Site affected. Provider shall remove the Solar Facility at the affected Site in accordance with Section 2(C).

City shall also have the right, but not the obligation, to terminate this Agreement without triggering the default provisions of this Agreement, any liability, penalty, or Termination Value under this Agreement prior to expiration of its Term if a third-party files a legal action under CEQA challenging City's approval of this Agreement, the Project or any portion thereof, or any approvals related to the Project, on or before the Effective Date. Nothing contained in this Section 9(B) shall be deemed or construed to be an express or implied admission that City is or could be liable for any alleged or established failure of City to comply with any local, state, or federal laws, including, without limitation, CEQA.

C. Party Costs. Should either of the Parties terminate this Agreement due to a third-party filed lawsuit under CEQA challenging City's approval of this Agreement or the Project, each Party shall bear its own costs up to the date of termination and shall not be liable to the other Party

for any costs or fees that may have been incurred prior to termination.

10. Delivery; Risk of Loss.

A. Output Specifications. Provider shall ensure that all energy generated by the Solar Facilities conforms to Distribution Utility specifications for energy being generated and delivered to the Sites' electric distribution system, which shall include the installation of proper power conditioning and safety equipment, submittal of necessary specifications, coordination of Distribution Utility testing and verification, and all related costs.

B. Transfer of Output. Provider shall be responsible for the delivery of Output to the Delivery Points. Provider shall undertake all commercially reasonable efforts to assess the capacity of the Distribution Utility transformer(s) and conductor(s). To the extent any subsequent upgrade to such facilities is required and not performed and funded by the Distribution Utility, the Provider shall perform such upgrades at its sole cost and expense subject to its rights to terminate this Agreement pursuant to Section 9(B) above; *provided* that City shall bear the costs and expenses of any subsequent upgrades required due to the relocation of any Solar Facility pursuant to Section 10(C) below. Title and risk of loss of the Output shall pass from Provider to City upon delivery of the Output from the Delivery Points to City. City shall be responsible for arranging delivery of Output from the Delivery Points to City and any installation and operation of equipment on City's side of any Delivery Point necessary for acceptance and use of the Output. Prior to the start of construction of the Project, Provider shall use commercially reasonable efforts to assist City in its selection of equipment installations on City's side of any Delivery Point. It is expressly agreed that the Power Price has been calculated to include the installation of equipment that may be necessary for Provider to deliver Output to the Delivery Points.

C. Relocation.

- (i) On or after the seventh (7th) anniversary of the commencement of the CO Term, City may, at its option, require that one or more of the Solar Facilities be permanently relocated, either on an existing Site or to another site owned and operated by City, at a location with at least equal insolation to the existing Site and reasonably acceptable to both Parties (the "Relocation Site"). City shall give Provider at least sixty (60) days' notice of City's need to move or relocate one or more of the Solar Facilities. Following agreement on a Relocation Site, the Parties will amend this Agreement and the Site Agreement to memorialize the required changes in the definition of "Sites."
- (ii) City shall pay the reasonable costs arising in connection with the relocation of any of the Solar Facilities, including removal costs, necessary storage costs, re-installation, re-commissioning costs, and any applicable interconnection fees. City shall additionally compensate Provider, in accordance with the payment provisions of Section 7, an amount equal to (i) the average amount of power purchased pursuant to this Agreement for the preceding twelve (12) months, or for the entire period the Project has been in Commercial Operation if less than twelve (12) months, (ii) prorated, if necessary, to reflect the portion of the Project that is not providing Output, (iii) multiplied by the applicable Power Price(s) for the period of time during which the Project or any of the Solar Facilities are not providing Output due to City's

relocation request. City shall also execute such consents or releases reasonably required by Provider or Provider's financing Parties in connection with the relocation. Within thirty (30) days of agreement on a Relocation Site, Provider will provide City with a calculation of the estimated time required for such relocation, and the total anticipated amount of lost revenues and additional costs to be incurred by Provider as a result of such relocation. City will have twenty (20) days to review the calculation and make, in writing, any objections to the calculation.

- (iii) If an acceptable Relocation Site cannot be located, this Agreement shall terminate with respect to the applicable Site or Sites for which an acceptable Relocation Site cannot be located, upon Provider's thirty (30) days' written notice. In the event that an acceptable Relocation Site cannot be agreed upon, City shall pay Provider an amount equal to the Termination Value per Watt per Exhibit C. In the event of a termination occurring under this Section, Provider shall remove the Solar Facilities by a mutually convenient date, but in no case later than one hundred eighty (180) days after the date of termination. Provider's costs of removal shall be covered by the Termination Value and City shall incur no additional charges for removal and restoration of the Site.

D. Temporary Suspension by City. Notwithstanding any other provision of this Agreement, City shall have the right, upon written notice to Provider, to temporarily suspend operations and facility Output for any reason. If City requires temporary suspension of the Project or any of the Solar Facilities, City shall pay to Provider, in accordance with the payment provisions of Section 7, an amount equal to (i) the average amount of power purchased pursuant to this Agreement for the preceding twelve (12) months, or for the entire period the Project has been in Commercial Operation if less than twelve (12) months, (ii) prorated, if necessary, to reflect the portion of the Project that is not providing Output, (iii) multiplied by the applicable Power Price(s) for the period of time during which the Project or any of the Solar Facilities are not providing Output due to the temporary suspension by City.

E. Temporary Suspension by Provider. Provider shall have the right, upon written notice to City, to temporarily render any of the Solar Facilities non-operational for up to five (5) days per year without penalty or charge by City. If Provider renders any Solar Facilities non-operational for a period in excess of five (5) days, Provider shall pay to City a monthly payment (prorated as needed) equal to (i) the difference between (x) the cost to City of purchasing energy from the Distribution Utility for the period of time during which the Solar Facilities are non-operational and (y) the average monthly cost of power purchased under this Agreement for the preceding twelve (12) months, or for the entire period the Solar Facility has been in Commercial Operation if less than twelve (12) months, (ii) multiplied by the aggregate capacity of the Solar Facilities that were non-operational.

F. Change in Conditions. If City requests an increase in the Output delivered to the Sites, the Parties agree to use good faith efforts to increase such capacity. If Provider and City are not able to reach an agreement for such additional Output, City may, at its sole discretion, obtain the services of a third party for such purposes, provided that such additional third party provided services and any associated site use agreement shall not interfere with Provider's right, title and interest in the Project under this Agreement.

11. Metering.

A. Meter. Provider shall provide and maintain a standard revenue grade metering and electronic data acquisition system at each Solar Facility constituting the Project (each a “Meter,” collectively “Meters”) to measure the actual amount of electricity supplied to the City by the Solar Facilities on a continuous basis. Meters shall be installed and maintained at Provider’s sole expense and shall be located within no more than ten (10) feet from the point of delivery.

B. Meter Testing.

- (i) Provider shall arrange for all Meters to be tested once per year, at least three (3) months prior to the end of City’s fiscal year. The tests shall be conducted by independent third Parties who are qualified to conduct such tests. Provider shall bear all costs and expenses associated with annual Meter testing. City shall be notified ten (10) days in advance of such tests and shall have a right to be present during such tests. Provider shall provide City with the detailed results of all Meter tests.
- (ii) In addition, the Meters shall be inspected and tested for accuracy at such other times as City may reasonably request, but in no event more than once every six (6) month period. City shall bear the cost of the additionally requested Meter testing, unless such test shows that a Meter was inaccurate by more than two percent (2%), in which case the Provider shall bear the Meter testing costs.

C. Cost of Meter Repair. If the Meter testing demonstrates that a Meter was operating outside of its allowable calibration of +/- two percent (2%), then the Provider will pay for the cost of the repairs, or replacement, necessary to restore a Meter to proper working order. If a Meter is found to be inaccurate by more than two percent (2%), Invoices from the prior six (6) months, or from the last time such Meter was registering accurately, whichever is less, shall be adjusted in accordance with Section 7, except that City shall not be obligated to pay interest on any amount found to be due because Meter was operating outside of its allowable calibration +/- two percent (2%). Provider shall submit any request for an adjustment in a fiscal year to City no later than two (2) months prior to the end of City’s fiscal year on June 30, and City shall not be obligated to pay any adjustment for a prior fiscal year that was not submitted to City within two months of the end of such prior fiscal year on June 30. City may withhold payments to Provider if a Meter has registered production in excess of 2% of the Output delivered to City and Provider fails to provide City with the appropriate payment pursuant to Section 7 for the amount which the City overpaid to Provider as a result of the Meter mis-calibration.

D. Meter Data. Provider shall gather and maintain the data from a Meter, including but not limited to interval data registered at least once every fifteen (15) minutes (the “Meter Data”) and shall make such Meter Data available to City or maintain the Meter Data such that the City can access the Meter Data remotely through a secure internet site or such other remote access as the Parties mutually agree to.

E. Meter Data Audit. City shall have the right to audit the Invoices and/or the Meter Data once per calendar year for each of the Solar Facilities; *provided* that audits of multiple Solar Facilities shall be conducted simultaneously. If the audit reveals that City has been overcharged

by more than two percent (2%), Provider shall bear the cost of such audit, but in all other cases City shall bear the cost of such audit.

F. Maintenance of Meter Data. The Parties shall maintain all records related to Invoices and Meter Data for a period of the greater of (i) forty-eight (48) months from the date of such Invoice or Meter Data, or (ii) as otherwise required by law. Such records shall be available for audit as described in above.

12. Representations, Warranties and Covenants.

A. Authorization and Enforceability. Each Party represents to the other Party as of the Effective Date that: (i) such Party is duly organized, validly existing and in good standing under the laws of the state of its formation; (ii) the execution and delivery by such Party of, and the performance of its obligations under, this Agreement has been duly authorized by all necessary action, does not and will not require any further consent or approval of any other Person, and does not contravene any provision of, or constitute a default under such Party's organizational documents, any indenture, mortgage or other material agreement binding on such Party or any valid order of any court, or regulatory agency or other body having authority to which such Party is subject; and (iii) this Agreement constitutes the legal and valid obligation of such Party, enforceable against such Party in accordance with its terms, except as may be limited by bankruptcy, reorganization, insolvency, bank moratorium or similar laws relating to or affecting creditors' rights generally and general principles of equity, whether such enforceability is considered in a proceeding in equity or at law.

B. Insolation. As set forth in Section 8(F) of the Site Agreement, the City acknowledges and agrees that access to sunlight is essential to the value to Provider of the leasehold interest granted hereunder and is a material inducement to Provider in entering into this Agreement. Accordingly, City shall comply with Section 8(F) of the Site Agreement, which by this reference is incorporated herein

C. Notice of Damage. Either Parties shall promptly notify the other Party of any matters it is aware of pertaining to any damage to or loss of the use of any Solar Facilities or that could reasonably be expected to adversely affect any Solar Facilities.

D. Distribution Utility Electric Service. City may take parallel service from Distribution Utility at each Site.

13. Default and Remedies.

A. Events of Default. In the event of a Party's breach of any performance obligation hereunder or breach of any representation, warranty, covenant or term of this Agreement or the Site Agreement, the non-defaulting Party shall provide the defaulting Party with written notice of the default, which notice shall describe the default in reasonable detail. Following the date of receipt of written notice of default, the defaulting Party shall have thirty (30) days to cure any payment default and forty-five (45) days to cure any other breach or default described in this Agreement; provided, however, that with respect to non-payment defaults, the cure period shall be extended by the number of days (not to exceed an additional ninety (90) day period) during

which the defaulting Party has begun corrective action and continues to diligently pursue, using commercially reasonable efforts, the completion of such corrective action.

B. Event of Default. In addition to the foregoing, with respect to a Party, there shall be an event of default (each an “Event of Default”) if:

- (i) such Party fails to timely pay any amount due;
- (ii) such Party concedes in writing to its inability to pay its debts generally as they become due;
- (iii) such Party files a petition seeking reorganization or arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any State, district or territory thereof;
- (iv) such Party makes an assignment for the benefit of creditors in connection with bankruptcy proceedings;
- (v) such Party consents to the appointment of a receiver of the whole or any substantial part of its assets;
- (vi) such Party has a petition in bankruptcy filed against it, and such petition is not dismissed within sixty (60) days after the filing thereof;
- (vii) a court of competent jurisdiction enters an order, judgment, or decree appointing a receiver of the whole or any substantial part of such Party’s assets, and such order, judgment or decree is not vacated or set aside or stayed within sixty (60) days from the date of entry thereof;
- (viii) under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the whole or any substantial part of such Party’s assets and such custody or control is not terminated or stayed within sixty (60) days from the date of assumption of such custody or control;
- (ix) such Party ceased its legal existence or ceases doing business or otherwise dissolves;
- (x) such Party breaches a material term of this Agreement; or
- (xi) such Party breaches a material term of the Site Agreement.

C. Provider Remedies. If an event of default by City under Sections 13(A) or 13(B) has occurred and is continuing, then following the expiration of any applicable cure period, Provider may at its discretion: (i) suspend performance under this Agreement, (ii) seek specific performance from a court of appropriate jurisdiction pursuant, and/or (iii) terminate this Agreement, and as Provider’s sole and exclusive remedy in connection with such termination, require City to pay to Provider as liquidated damages, and not as a penalty, the Termination Value for the Project, and any and all amounts then owed Provider for Output delivered to City

as of the date of such termination pursuant to this Agreement. In the event of such termination, Provider shall remove the Solar Facilities in accordance with Section 2(B), at Provider's sole cost and expense.

D. City Remedies. If an event of default by Provider under Sections 13(A) or 13(B) has occurred and is continuing, then following the expiration of any applicable cure period, City may at its discretion: (i) suspend performance under this Agreement, (ii) seek damages or specific performance from a court of appropriate jurisdiction, and/or (iii) terminate this Agreement. In the event that City terminates this Agreement pursuant to this Section, as City's sole and exclusive remedy in connection with such termination, Provider shall promptly remove the Solar Facilities in accordance with Section 2(C), at Provider's sole cost and expense. In the event that Provider fails to remove the Solar Facilities and restore the Site(s) as required, City may undertake such removal, storage and restoration and seek recovery of the reasonable cost of such from Provider in accordance with Section 2(B).

14. Dispute Resolution. The Parties agree to make a good faith attempt to resolve any and all controversies, claims, disagreements, or disputes between the Parties arising out of or related to this Agreement ("Dispute"). In the event of any Dispute, either Party may give notice of the Dispute to the other Party. In the event a Party Disputes all or a portion of an invoice or other payment, the disputing Party shall timely pay any undisputed portion of such amount due. The Parties shall first use good faith, reasonable, diligent efforts to resolve the Dispute within ninety (90) days from the date of such notice. If the Parties do not resolve their Dispute within ninety (90) days of notice, then the Parties may, upon mutual agreement, submit to mediation before a mutually agreed upon mediator. In the event the Dispute is not resolved through mediation, the Parties may pursue their legal rights through any other legally permissible means.

15. Taxes; Liens.

A. Taxes. Provider shall pay any income taxes imposed on Provider due to the sale of energy under this Agreement. City shall pay all real property taxes and assessments applicable to the Sites. This Agreement may result in the creation of a possessory interest (Rev. & Tax. Code § 107.6). If such a possessory interest is vested in Provider, Provider may be subjected to the payment of personal property taxes levied on such interest. Provider shall be responsible for the payment of, and shall pay before becoming delinquent, all taxes, assessments, fees, or other charges assessed or levied upon Provider, the Project or the Solar Facilities. Provider further agrees to prevent such taxes, assessments, fees, or other charges from giving rise to any lien against the Site(s) or any improvement located on or within the Site(s). Nothing herein contained shall be deemed to prevent or prohibit Provider from contesting the validity or amount of any such tax, assessment, or fee in the manner authorized by law. Provider shall be responsible for payment of any personal property taxes, possessory interest taxes, permit fees, business license fees and any and all fees and charges of any nature levied against Provider, the Project or the Solar Facilities and operations of Provider at any time. If bills for taxes on Provider, the Project or the Solar Facilities are received by the City, City shall remit such bills to Provider.

B. Liens. Provider shall not directly or indirectly cause, create, incur, assume or suffer to exist any liens on or with respect to the Site(s) or City's interest therein. If Provider breaches its obligations under this Section, it shall immediately notify the City in writing, shall promptly cause such lien to be discharged and released of record without cost to City, and shall defend and

indemnify City against all costs and expenses (including reasonable attorneys' fees and court costs at trial and on appeal) incurred in discharging and releasing such lien. City shall not directly or indirectly cause, create, incur, assume or allow to exist any mortgage, pledge, lien, charge, security interest, encumbrance or other claim of any nature on or with respect to the Project or the Solar Facilities or any interest therein. City shall immediately notify Provider in writing of the existence of any such mortgage, pledge, lien, charge, security interest, encumbrance or other claim, shall promptly cause the same to be discharged and released of record without cost to Provider, and shall indemnify Provider against all costs and expenses (including reasonable attorneys' fees) incurred in discharging and releasing any such mortgage, pledge, lien, charge, security interest, encumbrance or other claim.

16. Liability and Indemnity; Insurance.

A. Indemnity.

- (i) To the fullest extent provided for by law, each Party ("Indemnifying Party") agrees to indemnify, defend and hold harmless the other Party, its directors, officers, employees, and agents (each, an "Indemnified Party") from and against any and all claims, whether or not involving a third-party claim, including demands, actions, damages, loss, costs, expenses, and attorney's fees (collectively, "Indemnity Claims"), arising out of or resulting from any breach, negligent act, error or omission or intentional misconduct by the Indemnifying Party or its trustees, directors, officers, employees, contractors, subcontractors or agents under the terms of this Agreement or the Site Agreement; *provided*, however, that the Indemnifying Party will not have any obligation to indemnify the Indemnified Party from or against any Indemnity Claims to the extent caused by, resulting from, relating to or arising out of the negligence or intentional misconduct of an Indemnified Party or any of its directors, officers, employees or agents.
- (ii) If an Indemnified Party determines that it is entitled to defense and indemnification under this Section, such Indemnified Party shall promptly notify the Indemnifying Party in writing of the Indemnity Claim and provide all reasonably necessary or useful information, and authority to settle and/or defend Indemnity Claim. Defense and indemnification provided by the Indemnifying Party under this Section shall be provided with legal counsel of the Identified Party's choosing. No settlement that would impose costs or expense upon the Indemnified Party shall be made without such Party's written consent.
- (iii) If an Indemnified Party determines that it is entitled to defense and indemnification under this Section, such Indemnified Party shall promptly notify the Indemnifying Party in writing of the Indemnity Claim and provide all reasonably necessary or useful information, and authority to settle and/or defend Indemnity Claim. Defense and indemnification provided by the Indemnifying Party under this Section shall be provided with legal counsel of the Identified Party's choosing. No settlement that would impose costs or expense upon the Indemnified Party shall be made without such Party's written consent.

B. Insurance.

- (i) *Provider Insurance.* At all times during the term of the PPA, and any necessary extension thereof for removal of the Solar Facilities from the Property, Provider shall obtain, maintain and keep in full force and effect the following insurance for coverage of all obligations and associated activities under the PPA, including but not limited to the use and occupancy of the Sites, the business operated by the City thereon, and the construction, installation, operation, maintenance and repair of the Solar Facilities, in the amounts, and with the conditions required, as set forth herein. Each policy required below shall include an additional insured endorsement in favor of the City for ongoing and completed operations, which endorsement shall specify that such additional insured coverage is primary and non-contributory as to any other coverage available to the additional insured. Provider shall, within thirty (30) days of the Effective Date of the PPA and annually thereafter, provide certificates of insurance and endorsements demonstrating compliance with the requirements of this Section.

(a) Workers' Compensation Insurance for Provider's employees to the extent of statutory limits and Occupational Disease and Employer's Liability Insurance for not less than one million dollars (\$1,000,000).

(b) Commercial General Liability Insurance, or its equivalent, including but not limited to Products and Completed Operations and Contractual Liability, as applicable to Provider's obligations under this License and the PPA, with limits not less than:

(1) Personal Injury coverage at one million dollars (\$1,000,000) per occurrence, and

(2) Property Damage coverage at one million dollars (\$1,000,000) per occurrence.

(c) Automobile Liability Insurance with limits not less than: Bodily Injury coverage at one million dollars (\$1,000,000) each accident, and Property Damage coverage at one million dollars (\$1,000,000) each accident.

(d) Excess Liability Insurance with an aggregate limit of not less than five million dollars (\$5,000,000).

- (ii) *City Insurance.* The City represents that it maintains and covenants that it shall maintain during the Term (i) insurance sufficient to insure it against loss or destruction of the Sites, including losses occasioned by operation of the Solar Facilities, and (ii) general liability insurance including bodily injury, property damage, contractual and personal injury. Notwithstanding the foregoing, City reserves the right to self insure.

C. Waiver of Subrogation. The City and Provider shall cause each insurance policy obtained by them to include a waiver of subrogation or waiver of the transfer of rights of recovery against the other Party to the insurer in connection with any damage covered by any policy.

17. Limitation of Liability.

FOR BREACH OF ANY PROVISION OF THIS AGREEMENT FOR WHICH AN EXPRESS REMEDY OR MEASURE OF DAMAGES IS PROVIDED IN THIS AGREEMENT, THE RIGHTS OF THE NON-DEFAULTING PARTY AND THE LIABILITY OF THE DEFAULTING PARTY SHALL BE LIMITED AS SET FORTH IN THIS AGREEMENT, AS THE SOLE AND EXCLUSIVE FULL, AGREED-UPON AND LIQUIDATED DAMAGES, AND NOT AS A PENALTY, AND ALL OTHER DAMAGES OR REMEDIES ARE WAIVED. IF NO REMEDY OR MEASURE OF DAMAGES IS EXPRESSLY PROVIDED, OR IF A REMEDY OR MEASURE OF DAMAGES IS EXPRESSLY NONEXCLUSIVE, THE NON-DEFAULTING PARTY SHALL HAVE THE RIGHT TO EXERCISE ALL RIGHTS AND REMEDIES AVAILABLE TO IT AT LAW OR IN EQUITY, PROVIDED, HOWEVER, THAT THE LIABILITY OF THE DEFAULTING PARTY SHALL BE LIMITED TO DIRECT, ACTUAL DAMAGES ONLY AND ALL OTHER DAMAGES AND REMEDIES ARE WAIVED; AND PROVIDED FURTHER THAT SUCH DIRECT, ACTUAL DAMAGES DUE FROM PROVIDER TO CITY SHALL NOT EXCEED THE TERMINATION VALUE SET FORTH IN EXHIBIT C-2 FOR THE CO YEAR IN WHICH SUCH DIRECT, ACTUAL DAMAGES WERE INCURRED. IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR CONSEQUENTIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR INDIRECT DAMAGES, OR BUSINESS INTERRUPTION DAMAGES, BY STATUTE, IN TORT, CONTRACT OR OTHERWISE, EXCEPT THAT (I) THE FOREGOING LIMITATION SHALL NOT AFFECT OR LIMIT THE PARTIES' INDEMNIFICATION OBLIGATIONS IN RESPECT OF THIRD PARTY CLAIMS OR (II) TO THE EXTENT PART OF AN EXPRESS REMEDY OR MEASURE OF DAMAGES SET FORTH IN THIS PPA OR THE SITE AGREEMENT. EXCEPT AS OTHERWISE PROVIDED IN THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO AMOUNTS FOR LIQUIDATED DAMAGES AND THE OUTPUT GUARANTEE SET FORTH HEREIN, CITY'S COST OF REPLACEMENT POWER IN THE EVENT THAT THIS AGREEMENT IS TERMINATED PRIOR TO THE EXPIRATION DATE SHALL BE CONSIDERED CONSEQUENTIAL DAMAGES.

18. Assignment

A. Assignment by Parties. Except as provided in Section 18(B) below, neither Party may assign this Agreement and its rights and obligations hereunder without the prior written consent of the other Party (which consent shall not be unreasonably withheld, conditioned or delayed); *provided* that either Party may assign outright this Agreement and its rights and obligations hereunder without the consent of the other Party to any Person who:

- (i) has credit ratings that are equal to or better than the assigning Party; and
- (ii) has the legal power and authority, licenses and technical ability to perform and satisfy the obligations of the assigning Party under this Agreement (an "Eligible Assignee").

The assigning Party will notify the other Party in writing prior to any assignment with respect to which consent is not required hereunder. No assignment by a Party of this Agreement or its rights or obligations hereunder shall relieve the assigning Party of liability for

its obligations under this Agreement unless the assignee shall assume in writing all of the obligations of the assigning Party under this Agreement. A direct sale of the equity interests in Provider (but not any other affiliate of Provider) shall be deemed to be an assignment subject to the foregoing restrictions of this Section 18(A).

B. Collateral Assignment by Provider for Financing Purposes. In the event Provider assigns its rights under this Agreement as security in connection with any financing transaction entered into by Provider, Provider may mortgage or grant a security interest in this Agreement and the Project, and may collaterally assign this Agreement and the Project to any mortgagees or holders of security interests, including their successors or assigns (hereinafter collectively referred to as “Secured Parties”), provided that any such collateral assignment of this Agreement by Provider shall not release Provider from its obligations or liabilities under this Agreement. City agrees to not unreasonably withhold, condition or delay its compliance with any reasonable request that City execute any consent, estoppel agreement or other documents related to such financing transaction as may reasonably be required by such Secured Parties.

19. Confidentiality; Publicity.

A. Confidential Information. Any financial, statistical, personal, technical and other data and information relating to a Party’s operations which are made available to the other Party in order to carry out this Agreement shall be reasonably protected by such other Party from unauthorized use, except to the extent that disclosure thereof is required to comply with applicable law, including but not limited to the California Public Records Act. The disclosing Party shall identify all confidential data and information at the time it is provided. Confidentiality does not apply to information, which is known to a receiving Party from other sources, which is otherwise publicly available or which is required to be disclosed pursuant to an order or requirements of a regulatory body or a court.

B. Disclosure. Other than under the REC Reporting Rights and except as may be required by applicable law, including but not limited to, the California Public Records Act, or as otherwise identified above, neither Party shall make any disclosure of any confidential information related to this Agreement without the specific prior written approval from the other of the content to be disclosed and the form in which it is disclosed, except for such disclosures to the Parties’ financing sources, creditors, beneficiaries, partners, members, officers, employees, agents, consultants, attorneys, accountants and exchange facilitators as may be necessary to permit each Party to perform its obligations hereunder and as required to comply with applicable laws or rules of any exchange upon which a Party’s shares may be traded. Notwithstanding the foregoing, nothing contained herein shall be deemed to restrict or prohibit City from complying with applicable law regarding disclosure of information, including but not limited to the California Public Records Act.

C. Publicity. The Parties share a common desire to generate favorable publicity regarding the Project and their association with it. The Parties agree that they may, from time to time, issue press releases regarding the Project and that they shall reasonably cooperate with each other in connection with the issuance of such releases. Each Party agrees that it shall not issue any press release regarding the Project without the prior written approval from the other of the content to be disclosed and the form in which it is disclosed, and each Party agrees not to

unduly withhold, condition or delay any such approval. In addition, the Parties hereby agree that (i) the City may publicize that it is serving as a “solar host” for the Project; (ii) Provider may publicize that it is serving as the developer, owner and/or operator of the Project; and (iii) each Party may display photographs of the Project or any Solar Facility and disclose the nameplate capacity rating of the as-built Project in its advertising and promotional materials, provided that any such materials identify City as the solar host and Provider as the owner, operator and developer, of the Project and all information shall be consistent with this Agreement. Without limitation of the foregoing, Provider agrees to share with City, in digital format, any photographs and other schematics taken by Provider of the Sites and the Solar Facilities, and further agrees that City may use such photographs and other schematics for the purpose of marketing and promoting City’s operations.

20. Legal Effect and Status of Agreement.

A. City Not Operator. Notwithstanding any provision to the contrary under this Agreement, this Agreement shall be interpreted consistent with the intention of the parties that neither City nor any party related to City shall have the right or be deemed to operate the Project for purposes of Section 7701(e)(4)(A)(i) of the Internal Revenue Code.

B. Burdens/Benefits of Project Ownership. Notwithstanding any provision to the contrary under this Agreement, this Agreement shall be interpreted consistent with the intention of the parties that neither City nor any Party related to City shall (a) bear or be deemed to bear any significant financial burden if there is nonperformance by Provider under this Agreement, as the phrase “any significant financial burden if there is nonperformance” is used in Section 7701(e)(4)(A)(ii) of the Internal Revenue Code; or (b) be deemed to receive any significant financial benefit if the operating costs of the Project are less than the standard of performance and/or operation set forth in this Agreement, as the phrase “significant financial benefit if the operating costs of such facility are less than the standards of performance or operation” is used in Section 7701(e)(4)(A)(iii) of the Internal Revenue Code.

C. No Capital Lease; Forward Contract. The Parties acknowledge and agree that for accounting or tax purposes, this Agreement is not and shall not be construed as a capital lease and, pursuant to Section 7701(e)(3) of the Internal Revenue Code, this Agreement is and shall be treated by each Party as a service contract for the sale to the City of electric energy produced at alternative energy Solar Facilities. Each of the Parties agrees that it will not dispute that (i) the transaction contemplated by this Agreement constitutes a “forward contract” within the meaning of the United States Bankruptcy Code and (ii) each Party is a “forward contract merchant” within the meaning of the United States Bankruptcy Code.

21. [RESERVED]

22. Miscellaneous.

A. Amendments. This Agreement may be amended only in a writing signed by both Provider and City or their respective successors in interest.

B. Notices. Any notice required or permitted to be given in writing under this Agreement shall be mailed by certified mail, postage prepaid, return receipt requested, or sent by overnight courier service, or personally delivered to a representative of the receiving Party, or

sent by facsimile or email (provided an identical notice is also sent simultaneously by mail, overnight courier, or personal delivery as otherwise provided in this Section). All such communications shall be mailed, sent or delivered, addressed to the Party for whom it is intended, at its address set forth below. A Party may change its address by providing written notice to the other Party in accordance with this Section.

If to City:

If to Provider:

City of Woodland
Woodland City Hall
300 First Street
Woodland, CA 95695
Attn: City Manager
Facsimile No.: (530) 661-5813
E-mail: paul.navazio@cityofwoodland.org

Hanwha Q CELLS USA Corp.
8001 Irvine Center Drive
Suite 1250
Irvine, CA 92618
Attention: Carolyn Byun / Geoffrey S.
Underwood
Facsimile: N/A
E-mail: carolyn.byun@us.q-cells.com /
geoffrey.underwood@us.q-cells.com

C. Non-Waiver. The failure, delay or forbearance by either Party to exercise any of its rights or remedies under this Agreement or to provide written notice of any default to a defaulting Party, will not constitute a waiver of such rights or remedies. No Party will be deemed to have waived any right or remedy unless it has made such waiver specifically in writing. The waiver by either Party of any default or breach of any term, condition or provision herein contained shall not be deemed to be a waiver of any subsequent breach of the same term, condition or provision, or any other term, condition or provision contained herein.

D. No Set-Off. Except as otherwise set forth herein and in the Site Agreement, each Party hereby waives all rights to set-offs of amounts due hereunder. The Parties agree that all amounts due hereunder are independent obligations and shall be made without set-off for other amounts due or owed hereunder.

E. Intellectual Property. Nothing in this Agreement shall be construed to convey to City a license or other right to trademarks, copyrights, technology or other intellectual property of Provider.

F. Severability. Should any provision of this Agreement for any reason be declared invalid or unenforceable by final and non-appealable order of any court or regulatory body having jurisdiction, such decision shall not affect the validity of the remaining portions, and the remaining portions shall remain in full force and effect as if this Agreement had been executed without the invalid portion.

G. Survival. Any provision of this Agreement that expressly or by implication comes into or remains in full force following the termination or expiration of this Agreement shall survive the termination or expiration of this Agreement.

H. Headings. The headings in this Agreement are solely for convenience and ease of reference and shall have no effect in interpreting the meaning of any provision of this Agreement.

I. Choice of Law. This Agreement shall be construed in accordance with the laws of the State of California (without regard to its conflict of laws principles). The venue for any dispute arising out of or relating to this Agreement shall be in the California county in which the Solar Facilities are located.

J. Binding Effect. This Agreement and its rights, privileges, duties and obligations shall inure to the benefit of and be binding upon each of the Parties hereto, together with their respective successors and permitted assigns.

K. No Partnership. This Agreement is not intended, and shall not be construed, to create any association, joint venture, agency relationship or partnership between the Parties or to impose any such obligation or liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act as or be an agent or representative of, or otherwise bind, the other Party.

L. No Third Party Beneficiaries. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue by reason hereof for the benefit of any third party not a party hereto, other than the Indemnitees and any Secured Parties.

M. Counterparts. This Agreement may be executed in counterparts, which shall together constitute one and the same agreement.

N. Further Assurances. Upon the receipt of a written request from a Party, each Party shall execute such additional documents, instruments, estoppels and assurances, and take such additional actions, as are reasonably necessary and desirable to carry out the terms and intent hereof, including but not limited to an interconnection agreement. Neither Party shall unreasonably withhold, condition or delay its compliance with any reasonable request made pursuant to this Section.

O. Entire Agreement. This instrument and the documents referenced herein represent the full and complete agreement between the Parties hereto with respect to the subject matter contained herein and supersedes all prior written or oral agreements between said Parties with respect to said subject matter.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the Parties have executed this Agreement on Execution Date.

CITY:

CITY OF WOODLAND

By: _____

Name:

Title:

PROVIDER:

HANWHA Q CELLS USA CORP.

By: _____

Name:

Title:

Exhibit A

Definitions

1. “ACH” has the meaning set forth in Section 7(B) of this Agreement.
2. “AHJ” has the meaning set forth in Section 4(B) of this Agreement.
3. “Agreement” has the meaning set forth in the introduction to this Agreement.
4. “Annual Escalation Rate” shall mean the rate(s) at which the Base Price shall escalate as set forth on Exhibit B.
5. “Base Price” shall mean the per kWh rate(s) as set forth on Exhibit B.
6. “Business Day” means any day other than (a) Saturday or Sunday or (b) any other day on which national banks in New York, New York are generally permitted or required to be closed.
7. “CEQA” has the meaning set forth in Section 4(B) of this Agreement.
8. “City” has the meaning set forth in the introduction to this Agreement.
9. “CO Term” means the twenty (20) year term of Commercial Operation of the Project, which will commence as of the Commercial Operation Date of the last Solar Facility to achieve Commercial Operation and conclude as of Expiration Date.
10. “CO Year” means each annual period of the CO Term. CO Year 1 will commence as of the Commercial Operation Date of the last Solar Facility to achieve Commercial Operation and conclude as of the day prior to the first anniversary of the Commercial Operation Date of the last Solar Facility to achieve Commercial Operation. Each succeeding CO Year will commence as of the anniversary of the Commercial Operation Date of the last Solar Facility to achieve Commercial Operation.
11. “Commercial Operation” means that a Solar Facility is mechanically complete and satisfies all conditions precedent to commercial operation as applicable to such Site, including, but not limited to, obtaining approval from the Distribution Utility to operate the respective Solar Facility and operating and providing Output through the Solar Facility’s Meter to the Site’s Delivery Point under an executed Distribution Utility interconnection agreement.
12. “Commercial Operation Date” means, for each Solar Facility, on the date on which Provider notifies City that such Solar Facility has achieved Commercial Operation.
13. “Construction Start Deadline” means the date that is sixty (60) days after the Effective Date, as may be extended by mutual agreement of the Parties.
14. “Delay Liquidated Damages” has the meaning set forth in Section 5(E)(ii) of this Agreement.

15. “Delivery Point” means each energy delivery point within each Site’s electrical system on City’s side of the Site’s Distribution Utility meter, as designated in the applicable Distribution Utility interconnection agreement.
16. “Distribution Utility” shall be Pacific Gas & Electric.
17. “Due Date” has the meaning set forth in Section 7(B) of this Agreement.
18. “Effective Date” means the date that is five (5) Business Days following the date on which the limitations period in Public Resources Code section 21167 for challenges to the CEQA approvals for all of the Solar Facilities comprising the Project have expired and such CEQA approvals are final and no longer subject to timely challenge.
19. “Environmental Financial Incentives” means each of the following financial rebates and incentives that is in effect as of the Execution Date or may come into effect in the future: (1) production, energy, or investment tax credits associated with the development, construction, ownership or operation of the Project, accelerated depreciation, and other financial incentives in the form of credits, reductions or allowances associated with the Project or the Green Attributes that may be applied to reduce any state or federal income taxation obligation, (2) performance-based incentives under applicable state or federal law or utility programs, including without limitation the federal investment tax credit and any payments made to City or its affiliates or any feed-in tariffs that may come into effect in the future; and (3) all other rights, credits, rebates, benefits, and entitlements of any kind, howsoever entitled or named, whether arising under federal, state or local law, international treaty, trade association membership or the like, arising from the Project or the Output or otherwise from the development, installation or ownership of the Project or the production, sale, purchase, consumption or use of the Output. Without limiting the foregoing, “Environmental Financial Incentives” includes the right to apply for (and entitlement to receive) incentives under any demand-side management, distributed generation, or energy efficiency programs offered by a utility company, a third-Party provider or the state in which the Project is located, any incentive offered pursuant to a renewable energy program, or any other incentive programs offered by or in the State in which the Project is located, the right to receive a grant under Section 1603 of the American Recovery and Reinvestment Act of 2009, and the right to claim federal income tax credits under Sections 45 or 48 of the Internal Revenue Code or any state tax law or income tax deductions with respect to the Project under the Internal Revenue Code or any state tax law. Environmental Financial Incentives do not include Green Attributes.
20. “Excuse Event” means an event that interrupts or prevents construction or operation of any Solar Facility that is caused by or results from (a) Force Majeure, (b) the acts or omissions of the Distribution Utility or its personnel (so long as Provider is diligent in seeking Distribution Utility interconnection and approvals), or (c) the negligence of City or its personnel, including City’s failure to procure and effectively install all necessary equipment to enable delivery of Output from the Delivery Points to City’s facilities.
21. “Execution Date” has the meaning set forth in the introduction to this Agreement.

22. “Expiration Date” means the last day of the month that follows the twenty-eighth (28th) annual anniversary of the Commercial Operation Date for the last Solar Facility to achieve Commercial Operation.
23. “Force Majeure” means any event or circumstances beyond the reasonable control of and without the fault or negligence of the Party claiming Force Majeure, including, without limitation, failure or interruption of the production, delivery or acceptance of electricity due to: an act of god; war (declared or undeclared); sabotage; riot; insurrection; civil unrest or disturbance; military or guerilla action; terrorism; economic sanction or embargo; civil strike, work stoppage, slow-down, or lock-out; explosion; fire; earthquake; abnormal weather condition or actions of the elements; hurricane; flood; lightning; wind; drought; the binding order of any Governmental Authority (provided that such order has been protested in good faith by all reasonable, legal means); the failure to act on the part of any Governmental Authority, (provided that such action has been timely requested and diligently pursued by the Party responsible for seeking such action); unavailability of electricity from the utility grid, equipment, supplies or products (but not to the extent that any such unavailability of any of the foregoing results from the failure of the Party claiming Force Majeure to have exercised reasonable diligence); failure of the systems operated by the Distribution Utility; and failure of equipment not utilized by or under the control of the Party claiming Force Majeure.
24. “Governmental Authority” means any national, state or local government (whether domestic or foreign), any political subdivision thereof or any other governmental, quasi-governmental, judicial, public or statutory instrumentality, authority, body, agency, bureau or entity (including the Federal Energy Regulatory Commission or the California Public Utilities Commission), or any arbitrator with authority to bind a party at law. “Governmental Authority” shall not mean the City.
25. “Green Attributes” shall mean any and all credits, benefits, emissions reductions, offsets and allowances, howsoever entitled, attributable to the generation of Output from the Project, and its displacement of conventional energy generation, that is in effect as of the Execution Date or may come into effect in the future. Green Attributes include but are not limited to Renewable Energy Certificates, as well as: (1) any avoided emissions of pollutants to the air, soil or water such as sulfur oxides (SO_x), nitrogen oxides (NO_x), carbon monoxide (CO) and other pollutants; (2) any avoided emissions of carbon dioxide (CO₂), methane (CH₄), nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride and other greenhouse gases (GHGs) that have been determined by the United Nations Intergovernmental Panel on Climate Change, or otherwise by law, to contribute to the actual or potential threat of altering the Earth’s climate by trapping heat in the atmosphere; and (3) the reporting rights to these avoided emissions, such as REC Reporting Rights. Green Attributes do not include (i) any energy, capacity, reliability or other power attributes from the Project, (ii) Environmental Financial Incentives, (iii) fuel-related subsidies or “tipping fees” that may be paid to Provider to accept certain fuels, or local subsidies received by the generator for the destruction of particular preexisting pollutants or the promotion of local environmental benefits or (iv) emission reduction credits encumbered or used by the Project for compliance with local, state or federal operating and/or air quality Permits.

26. “Internal Revenue Code” shall mean the Internal Revenue Code of 1986, as amended.
27. “kWac” means kilowatt alternating current.
28. “kWdc” means kilowatt direct current.
29. “kWhac” means kilowatt-hour alternating current.
30. “Meter” and “Meters” have the meaning set forth in Section 11(A) of this Agreement.
31. “Minimum COD Output” has the meaning set forth in Section 5(D) of this Agreement.
32. “Output” means the total quantity of all actual electrical power generated by the Project as measured by a Meter at each Delivery Point measured in kWhac. Output does not include the Green Attributes, Environmental Financial Incentives, RECs or REC Reporting Rights.
33. “Output Guarantee” has the meaning set forth in Section 3(D) of this Agreement.
34. “Output LDs” has the meaning set forth in Section 3(D) of this Agreement.
35. “Parent Guaranty” has the meaning set forth in Section 5(A)(ii) of this Agreement.
36. “Permits” means all government permits and approvals, regulatory or otherwise required for the construction, installation, completion and operation of the Project.
37. “Person” means any individual, corporation, partnership, joint venture, association, joint stock company, trust, trustee, estate, limited liability company, unincorporated organization, real estate investment trust, government or any agency or political subdivision thereof, or any other form of entity.
38. “PPA” has the meaning set forth in the introduction to this Agreement.
39. “Project” has the meaning set forth in the Recitals of this Agreement.
40. “Provider” has the meaning set forth in the introduction to this Agreement.
41. “RECs” or “Renewable Energy Certificates” means renewable energy certificates related to and representing Green Attributes (also known as green tags, renewable energy credits, or tradable renewable certificates), which are tradable environmental commodities in the United States and represent 1 megawatt-hour (MWh) of electricity generated from an eligible renewable energy resource. These certificates can be sold and traded and the owner of the REC can claim to have purchased renewable energy.
42. “REC Reporting Rights” shall mean the right of a REC purchaser to report the ownership of accumulated RECs in compliance with federal or state law, if applicable, and to a federal or state agency or any other Party at the REC purchaser’s discretion, and include without limitation those REC Reporting Rights accruing under Section 1605(b) of the Energy Policy Act of 1992 and any present or future federal, state, or local law, regulation or bill, and international or foreign emissions trading program.

- 43. “Site” or “Sites” means the portion of City’s real property on which a Solar Facility is to be located pursuant to this Agreement, an as further described in the Site Agreement.
- 44. “Site Agreement” has the meaning set forth in the Recitals of this Agreement.
- 45. “Solar Facility” or “Solar Facilities” means the solar photovoltaic generation plant, together with all necessary inverters, ancillary plant components and equipment, with a target installation size expressed in kWdc to be installed at the Sites, but expressly excluding any battery energy storage system installed by City.
- 46. “Term” has the meaning set forth in Section 2(A) of this Agreement.
- 47. “Termination Value” shall equal the product of (i) the capacity in Watts DC of the system at the Site(s) and (ii) the value per Watt due in a year or, at any point within such year as set forth in Exhibit C.

Exhibit B

Power Price

CO Term, in Years	Base Price		Annual Escalation Rate	Output LDs
From Commercial Operation of First Solar Facility through				
CO Year 1	\$0.1362	/kWhac	n/a	\$0.020 /kWhac
CO Year 2	\$0.1405	/kWhac	3.1%	\$0.021 /kWhac
CO Year 3	\$0.1448	/kWhac	3.1%	\$0.021 /kWhac
CO Year 4	\$0.1493	/kWhac	3.1%	\$0.022 /kWhac
CO Year 5	\$0.1539	/kWhac	3.1%	\$0.023 /kWhac
CO Year 6	\$0.1587	/kWhac	3.1%	\$0.023 /kWhac
CO Year 7	\$0.1636	/kWhac	3.1%	\$0.024 /kWhac
CO Year 8	\$0.1687	/kWhac	3.1%	\$0.025 /kWhac
CO Year 9	\$0.1739	/kWhac	3.1%	\$0.026 /kWhac
CO Year 10	\$0.1793	/kWhac	3.1%	\$0.026 /kWhac
CO Year 11	\$0.1849	/kWhac	3.1%	\$0.027 /kWhac
CO Year 12	\$0.1906	/kWhac	3.1%	\$0.028 /kWhac
CO Year 13	\$0.1965	/kWhac	3.1%	\$0.029 /kWhac
CO Year 14	\$0.2026	/kWhac	3.1%	\$0.030 /kWhac
CO Year 15	\$0.2089	/kWhac	3.1%	\$0.031 /kWhac
CO Year 16	\$0.2154	/kWhac	3.1%	\$0.032 /kWhac
CO Year 17	\$0.2220	/kWhac	3.1%	\$0.033 /kWhac
CO Year 18	\$0.2289	/kWhac	3.1%	\$0.034 /kWhac
CO Year 19	\$0.2360	/kWhac	3.1%	\$0.035 /kWhac
CO Year 20	\$0.2433	/kWhac	3.1%	\$0.036 /kWhac
CO Year 21	\$0.2509	/kWhac	3.1%	\$0.037 /kWhac
CO Year 22	\$0.2586	/kWhac	3.1%	\$0.038 /kWhac
CO Year 23	\$0.2667	/kWhac	3.1%	\$0.039 /kWhac
CO Year 24	\$0.2749	/kWhac	3.1%	\$0.040 /kWhac
CO Year 25	\$0.2835	/kWhac	3.1%	\$0.042 /kWhac
CO Year 26	\$0.2922	/kWhac	3.1%	\$0.043 /kWhac
CO Year 27	\$0.3013	/kWhac	3.1%	\$0.044 /kWhac
CO Year 28	\$0.3106	/kWhac	3.1%	\$0.046 /kWhac

Exhibit C-1

Termination Value Due to Provider

CO Term, in Years	Termination Value per Watt	Termination Value per Watt for City Hall/Library Purchase	Termination Value for per Watt for Project if City Hall/Library Purchased by City
From Commercial Operation of First Solar Facility through			
CO Year 1	\$4.95	N/A	N/A
CO Year 2	\$4.75	N/A	N/A
CO Year 3	\$4.55	N/A	N/A
CO Year 4	\$4.34	N/A	N/A
CO Year 5	\$4.13	N/A	N/A
CO Year 6	\$4.11	N/A	N/A
CO Year 7	\$4.09	N/A	N/A
CO Year 8	\$4.06	N/A	N/A
CO Year 9	\$4.01	N/A	N/A
CO Year 10	\$3.96	N/A	N/A
CO Year 11	\$3.90	\$3.42	N/A
CO Year 12	\$3.83	\$3.35	N/A
CO Year 13	\$3.75	\$3.28	N/A
CO Year 14	\$3.66	\$3.18	N/A
CO Year 15	\$3.55	\$3.09	N/A
CO Year 16	\$3.43	\$2.99	N/A
CO Year 17	\$3.29	\$2.87	N/A
CO Year 18	\$3.13	\$2.75	N/A
CO Year 19	\$2.96	\$2.61	N/A
CO Year 20	\$2.77	\$2.45	N/A
CO Year 21	\$2.56	\$2.27	\$2.27
CO Year 22	\$2.33	\$2.08	\$2.08
CO Year 23	\$2.07	\$1.87	\$1.87
CO Year 24	\$1.79	\$1.64	\$1.64
CO Year 25	\$1.48	\$1.39	\$1.39
CO Year 26	\$1.14	\$1.11	\$1.11
CO Year 27	\$0.77	\$0.81	\$0.81
CO Year 28	\$0.00	\$0.23	\$0.23

Exhibit C-2

Termination Value Due to City

CO Term, in Years	Termination Value per Watt	Termination Value per Watt if City Hall/Library Purchased by City
CO Year 1	\$0.06	N/A
CO Year 2	\$0.06	N/A
CO Year 3	\$0.06	N/A
CO Year 4	\$0.07	N/A
CO Year 5	\$0.07	N/A
CO Year 6	\$0.07	N/A
CO Year 7	\$0.07	N/A
CO Year 8	\$0.07	N/A
CO Year 9	\$0.07	N/A
CO Year 10	\$0.08	N/A
CO Year 11	\$0.078	\$0.072
CO Year 12	\$0.080	\$0.074
CO Year 13	\$0.082	\$0.076
CO Year 14	\$0.084	\$0.078
CO Year 15	\$0.087	\$0.080
CO Year 16	\$0.089	\$0.082
CO Year 17	\$0.091	\$0.084
CO Year 18	\$0.093	\$0.086
CO Year 19	\$0.096	\$0.089
CO Year 20	\$0.098	\$0.091
CO Year 21	\$0.101	\$0.093
CO Year 22	\$0.103	\$0.096
CO Year 23	\$0.106	\$0.098
CO Year 24	\$0.109	\$0.101
CO Year 25	\$0.112	\$0.103
CO Year 26	\$0.115	\$0.106
CO Year 27	\$0.118	\$0.109
CO Year 28	\$0.060	\$0.056

Exhibit D

Purchase Option Price

Purchase Date	Project	City Hall/Library only
End of Year 6:	\$11,097,699	N/A
End of Year 10:	\$10,700,278	\$775,901
End of Year 15:	\$9,578,754	N/A
End of Year 20:	\$7,478,281	\$581,926
End of Year 25:	\$3,986,564	N/A
End of Year 28:	FMV	FMV

Exhibit E

Projected Annual Output

CO Term, in Years	Projected Output, in kWhac	Projected Output in kWhac if City Hall/Library Purchased
CO Year 1	4,096,016	N/A
CO Year 2	4,075,536	N/A
CO Year 3	4,055,158	N/A
CO Year 4	4,034,882	N/A
CO Year 5	4,014,708	N/A
CO Year 6	3,994,634	N/A
CO Year 7	3,974,661	N/A
CO Year 8	3,954,788	N/A
CO Year 9	3,935,014	N/A
CO Year 10	3,915,339	N/A
CO Year 11	3,895,762	3,605,322
CO Year 12	3,876,284	3,587,295
CO Year 13	3,856,902	3,569,359
CO Year 14	3,837,618	3,551,512
CO Year 15	3,818,429	3,533,754
CO Year 16	3,799,337	3,516,086
CO Year 17	3,780,341	3,498,505
CO Year 18	3,761,439	3,481,013
CO Year 19	3,742,632	3,463,608
CO Year 20	3,723,919	3,446,290
CO Year 21	3,705,299	3,429,058
CO Year 22	3,686,773	3,411,913
CO Year 23	3,668,339	3,394,853
CO Year 24	3,649,997	3,377,879
CO Year 25	3,631,747	3,360,990
CO Year 26	3,613,588	3,344,185
CO Year 27	3,595,520	3,327,464
CO Year 28	3,577,543	3,310,826

Exhibit F

FORM OF PARENT GUARANTY

THIS GUARANTY is made as of the ► day of ►, 201_ (the "Effective Date") by [____], a [____] formed under the laws of the State of [____] ("Guarantor") to and in favor of the City of Woodland, a [____] formed under the laws of the State of California (the "Beneficiary").

RECITALS:

- A. [____], a [____] formed under the laws of the State of [____] ("Obligor"), a wholly-owned subsidiary of Guarantor, and the Beneficiary entered into that certain Power Purchase Agreement made the ► day of ►, 2014 (which agreement, as amended from time to time after the Effective Date, is herein referred to as the "Power Purchase Agreement"). Unless otherwise defined herein, all words and phrases used herein which are defined in the Power Purchase Agreement shall, for the purposes hereof, have the same meanings as are respectively given thereto in the Power Purchase Agreement.
- B. Pursuant to the Power Purchase Agreement, *inter alia*, Obligor agreed to reimburse for its Fixed Costs on or prior to the Commercial Operation Date for the Solar Facilities to be constructed on sites owned by the City (the "Project").
- C. Guarantor has agreed to guarantee to the Beneficiary the payment of Guaranteed Obligations (as defined in Section 1 hereof) by Guarantor.

IN CONSIDERATION OF the Beneficiary entering into the Power Purchase Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Guarantor, and intending to be legally bound hereby, Guarantor covenants to, and agrees with, the Beneficiary as follows:

1. Guaranty. Guarantor hereby absolutely, unconditionally and irrevocably guarantees to the Beneficiary and its successors and permitted assigns, the due, punctual and complete payment and discharge by Obligor of each and all of the obligations to reimburse the Beneficiary for its Fixed Costs on or prior to the Commercial Operation Date up to a maximum, aggregate amount of One Hundred Thousand Dollars (\$100,000) (the "Guaranteed Obligations").

2. Absolute Liability of Guarantor. The obligations of Guarantor hereunder are absolute, primary, direct and independent obligations and are not subject to any right of set-off, recoupment or counterclaim as against the Beneficiary. The Beneficiary is not required to exhaust its recourse against Obligor, or any other Person, or any security it may hold, or to take any other action before being entitled to demand, by written notice, payment of Guaranteed Obligations from Guarantor.

3. Payment; Currency. All sums payable by Guarantor hereunder shall be made in freely transferable and immediately available funds and shall be made in the currency in which Guaranteed Obligations were due. If Obligor fails or refuses to pay any Guaranteed Obligations when due and owing, Beneficiary may make a demand upon Guarantor (hereinafter referred to as a "Payment Demand"). A Payment Demand shall be in writing and shall specify in what manner

and what amount Obligor has failed to pay and an explanation of why such payment is due and owing, with a specific statement that Beneficiary is calling upon Guarantor to pay under this Guaranty. A Payment Demand satisfying the foregoing requirements shall be deemed sufficient notice to Guarantor that it must pay such Guaranteed Obligations and such payment shall be made to Beneficiary by Guarantor within three (3) Business Days after receipt of such Payment Demand. A single written Payment Demand shall be effective as to any specific default by Obligor with respect to the Guaranteed Obligation during the continuance of such default and additional written demands concerning such default shall not be required until such default is cured.

4. No Release of Guarantor. Guarantor has no right either to terminate this Guaranty or to be released or discharged from its obligations hereunder, which obligations shall not be affected, released nor diminished for any reason whatsoever including:

- (a) any release or discharge, in whole or in part, of Guaranteed Obligations or any amendment or supplement to or any modification of, assignment or termination, in whole or in part, the Power Purchase Agreement;
- (b) any extension or renewals of Guaranteed Obligations or any change in the time, manner or place of payment or performance of Guaranteed Obligations or any course of dealing by the Beneficiary with Obligor (including accepting any compromises from Obligor);
- (c) the occurrence of any event of default by Obligor under the Power Purchase Agreement or otherwise in relation to Guaranteed Obligations;
- (d) any taking (or any abstaining from taking) of any security or guarantee for the performance of Guaranteed Obligations, in whole or in part, or the perfecting (or the failing to perfect) any such security;
- (e) any exchange, surrender, substitution, loss or release of, or other dealing with, any security or guarantee from time to time held by the Beneficiary for the performance of all or any part of Guaranteed Obligations;
- (f) any waiver, consent or other action or inaction or any exercise or non-exercise of any right, remedy or power with respect to Guaranteed Obligations;
- (g) any merger, amalgamation or consolidation of Obligor into or with any other Person or any change in the corporate existence, financial condition, constitution, name, structure, business, control or ownership of Obligor;
- (h) any bankruptcy, winding-up, liquidation, dissolution, insolvency, reorganization or other similar proceeding affecting Obligor or its assets or any release, stay or discharge of any Guaranteed Obligations resulting therefrom;
- (i) any invalidity, illegality, irregularity or unenforceability for any reason of the Power Purchase Agreement, Guaranteed Obligations or any part thereof as regards Obligor;

- (j) any provision of applicable Laws purporting to prohibit the payment by Obligor or Guarantor of any amount payable by Obligor in connection with Guaranteed Obligations;
- (k) any force majeure (other than a force majeure which, pursuant to the Power Purchase Agreement, relieves Obligor of liability for the performance of any Guaranteed Obligations);
- (l) any lack or limitation of power, incapacity or disability on the part of Obligor to enter into the Power Purchase Agreement or of its directors, partners or agents or any other irregularity, defect or informality on the part of Obligor in relation to Guaranteed Obligations; and
- (m) any other Laws or other circumstances or matters that might otherwise constitute a legal or equitable discharge or release of a surety or guarantor.

5. *Waiver of Notice and Defenses.* Guarantor hereby waives: (a) diligence, presentment, protest, demand for payment, notice of dishonor or non-payment, notice of acceptance of this Guaranty and any other notice not expressly granted to Guarantor by this Guaranty; and (b) all defenses (legal or equitable) which, if asserted, would diminish the liability of Guarantor under this Guaranty.

6. *No Subrogation against Obligor.* Until all obligations of Guarantor under this Guaranty are discharged: (a) Guarantor shall not assert against Obligor any claim that Guarantor now has or may hereafter have against Obligor in connection with this Guaranty or the performance by Guarantor of its obligations hereunder (provided, that Guarantor may assert any such claim if required due to the imminent expiry of an applicable limitation period or otherwise to preserve such claim but only to the extent required to preserve such claim); (b) the Beneficiary shall not be subrogated to any of Guarantor's rights in Guaranteed Obligations; and (c) Guarantor agrees that it shall not exercise any rights of subrogation, reimbursement, contribution or indemnity from Obligor with respect to this Guaranty to the extent the exercise of such rights would be reasonably likely to impair the ability of Obligor to perform Guaranteed Obligations.

7. *Continuing Guaranty.* This Guaranty is a continuing guarantee and applies to and secures any ultimate balance due or remaining due to the Beneficiary; and if, at any time, all or any part of any monies paid previously applied by the Beneficiary to any Guaranteed Obligation is or must be rescinded or returned by the Beneficiary for any reason whatsoever, such Guaranteed Obligation will, for the purposes hereof, to the extent such payment is or must be rescinded or returned, be deemed to have continued in existence and this Guaranty shall continue to be effective or be reinstated, as applicable, to such Guaranteed Obligation as if such application had not been made.

8. *Recovery Limitation under Power Purchase Agreement.* Notwithstanding any other provision of this Guaranty all limitations of liability (including requirements to file notice of claims prior to certain specified dates in order to permit the same to be proceeded with) in favor of Obligor contained in the Power Purchase Agreement shall apply equally to the liability of Guarantor under this Guaranty such that the Beneficiary shall not be entitled to claim any liability against (or to receive any recovery from) Guarantor in excess of that which the

Beneficiary would have been entitled to recover from Obligor, in the aggregate, under the Power Purchase Agreement.

9. Entire Guaranty and No Representations. This Guaranty constitutes the entire agreement between the Beneficiary and Guarantor with respect to the guarantee by Guarantor of Guaranteed Obligations herein provided for and cancels and supersedes any prior understandings and agreements with respect thereto. There are no representations, warranties, terms, conditions, undertakings or collateral agreements, expressed, implied or statutory, regarding the guarantee by Guarantor of Guaranteed Obligations herein provided for other than as expressly stated and set forth in this Guaranty.

10. No Assignment. Neither Guarantor nor the Beneficiary may assign its interest in this Guaranty or any of its rights and obligations hereunder without the prior written consent of the other, and, subject to the foregoing, this Guaranty inures to the benefit of, and is binding upon, Guarantor and the Beneficiary and their respective successors and permitted assigns; provided, however, that Beneficiary may assign its interest in this Guaranty, or any of its rights and obligations hereunder, to any Person that Beneficiary has the right to make an assignment to pursuant to the terms of the Power Purchase Agreement.

11. Governing Law. This Guaranty shall be governed by and construed in accordance with the laws of the State of New York (without reference to conflict of laws rules). Any action or proceeding relating to this Guaranty shall (and may only) be brought in any court of competent jurisdiction in the State of New York, which shall have exclusive jurisdiction (and, by its acceptance of this Guaranty, the Beneficiary is deemed to have irrevocably waived any right to oppose such action or proceeding being in a New York court on any jurisdictional basis (including *forum non conveniens*)).

12. Notices. All notices sought or required to be given hereunder shall be in writing and shall be effectively given or made if delivered personally, sent by prepaid courier service, sent by registered/certified mail (postage fully prepaid) or sent by facsimile (with transmission confirmed), in each case to the applicable address and/or facsimile number set out below:

If to the Beneficiary:

[]

If to Guarantor:

[]

or at such other address and/or facsimile number as may be given by Guarantor or the Beneficiary to the other by notice in writing from time to time and such notices shall be deemed to have been received, if delivered personally or by prepaid courier service, upon delivery, if transmitted by facsimile on or prior to 5:00 p.m. (New York, New York local time) on a Business Day, upon the completion of its transmission (and if not transmitted on a Business Day or transmitted after 5:00 p.m. (New York, New York local time) on a Business Day, then on the first Business Day following the completion of the transmission) or, if sent by registered/certified mail, four (4) Business Days following the day of the mailing thereof; provided that if any such

notice shall have been mailed and if regular mail service shall be interrupted by strikes or other irregularities, such notice shall be deemed to have been received four (4) Business Days following the resumption of normal mail service.

13. *Payment of Legal Expenses.* Guarantor shall reimburse the Beneficiary for all attorneys' fees, disbursements and other expenses reasonably incurred by the Beneficiary in enforcing the payment, performance or discharge of Guaranteed Obligations and the obligations of Guarantor hereunder.

14. *Severability.* If any provision of this Guaranty is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability will apply only to that provision and all other provisions of this Guaranty shall continue in full force.

15. *No Waiver, Remedies.* No failure on the part of the Beneficiary to exercise, and no delay in exercising, any right under this Guaranty shall operate as a waiver of it, nor does any single or partial exercise of any right under this Guaranty preclude the other or further exercise of it or any other right.

16. *Termination.* The liability of Guarantor under this Guaranty shall terminate and this Guaranty shall, automatically and without the need for any further act or formality whatsoever, be of no further force or effect immediately upon all of Guaranteed Obligations having been performed, paid and discharged in full or otherwise ceasing to exist in accordance with the applicable provisions of the Power Purchase Agreement.

17. *Counterparts.* The Guaranty may be executed in counterparts, each of which when executed and delivered shall constitute one and the same instrument. This Agreement may be duly executed and delivered by execution and facsimile or electronic format (including portable document format (.pdf)) delivery of the signature page of a counterpart to the other Party, and, if delivery is made by facsimile or other electronic format, the executing Person shall promptly deliver, via overnight delivery, a complete original counterpart that it has executed to the other executing Persons, but this Agreement shall be binding on and enforceable against the executing Person whether or not it delivers such original counterpart.

18. *Further Assurances.* Guarantor shall cause to be promptly and duly taken, executed and acknowledged and delivered, such further documents and instruments as Beneficiary may from time to time reasonably request in order to carry out the intent and purposes of this Guaranty.

AND THIS GUARANTY is hereby executed and delivered as of the Effective Date.

GUARANTOR

[_____]

By: _____

Name: _____

Title: _____

BENEFICIARY

Acknowledged and agreed:

City of Woodland

By: _____

Name: _____

Title: _____

FIRST AMENDMENT TO SOLAR POWER PURCHASE AGREEMENT

This FIRST AMENDMENT TO SOLAR POWER PURCHASE AGREEMENT ("First Amendment") is made and entered into as of this _____ day of May, 2015, by and between the Hanwha Q CELLS USA Corp. ("Provider") and the City of Woodland ("City"). City and Provider are collectively referred to herein as "Parties" and individually as "Party."

RECITALS

WHEREAS, Provider and City have previously entered into that Solar Power Purchase Agreement, dated December 16, 2014 ("Agreement" or "PPA"); and

WHEREAS, under the PPA, Provider agreed to design, install, and operate each of the Solar Facilities, as defined in the PPA, to be constructed on the Sites, as defined in the PPA, (collectively, the "Project") and cause output from the Project to be sold to City under the utility's net-energy metering and net-energy metering aggregation program and at those rates set forth in the PPA; and

WHEREAS, after executing the PPA, Provider and City determined that one of the Sites, the Water Pollution Control Facility, required a redesign to ensure the Site complied with net energy metering tariff requirements and as that Site was not eligible for net-energy metering aggregation as the Parties had initially anticipated; and

WHEREAS, this Site redesign at the Water Pollution Control Facility reduced the number of arrays at that Site and required other design modifications; and

WHEREAS, the Parties wish to amend the PPA to reflect the Site redesign and associated change in Project scope; and

WHEREAS, the City has made all findings necessary to execute this First Amendment under Government Code section 4217.10 et seq; and

NOW, THEREFORE, in consideration of the promises and the mutual benefits from the covenants hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, Provider and City hereby agree as follows:

1. Incorporation of Recitals. Provider and City acknowledge that the above recitals are true and correct, and incorporate those recitals by reference into this First Amendment.

2. Construction Timeline. Subsection (A) of Section 5 of the Agreement is amended to read in full as follows:

A. Conditions Precedent to Construction. Provider shall complete pre-construction activities relating to the Project as of the dates below ("Construction Conditions Precedent"):

(i) Concurrently with the execution of the First Amendment, Provider shall secure the right to access and utilize

the Sites pursuant to a Site Agreement, a copy of which is attached to this First Amendment as Attachment 1. The Site Agreement shall be executed concurrently with the First Amendment.

(ii) As of the execution of the First Amendment, Contractor has delivered to City a fully-executed parent guaranty in the form attached as Exhibit F guaranteeing payment of up to One Hundred Thousand Dollars (\$100,000) of Contractor's obligations under this Agreement to reimburse the City's Fixed Costs (as defined below) (the "Parent Guaranty").

(iii) Within thirty (30) days after the Effective Date, Provider shall submit to City evidence that Provider has obtained and secured sufficient financing to fund Provider's obligations under this Agreement.

(iv) Within thirty (30) days after the Effective Date, Provider shall submit to City a fully-executed copy of any and all contracts entered into for the engineering, procurement and/or construction of the Project.

(v) Within thirty (30) days after the Effective Date, Provider shall obtain City approval, which shall not be unreasonably withheld, of a completed design of the Project and a construction and installation schedule, completed documentation of which shall be provided to City. Provider's construction and installation schedule shall include start and completion dates for all categories of work on the Sites, including but not limited to installation of major equipment and anticipated Sites deliveries and all required submittal and procurement documentation.

(vi) Within thirty (30) days after the Effective Date, as may be extended due to delays outside of the Provider's control which could not have been reasonably anticipated or mitigated, Provider shall obtain or cause to be obtained all necessary Permits, entitlements, contracts and agreements required for the installation of the Project and the sale and delivery of Output to City.

(vii) Within thirty (30) days after the Effective Date, Provider shall undertake all commercially reasonable efforts to assess the capacity of the Distribution Utility facilities, including, but not limited to, the applicable transformer(s) and conductor(s) and provide a written assessment of such to the City.

3. Commercial Operation Deadline. Subsection (D)(i) of Section 5 of the Agreement is amended to read in full as follows:

(i) Cause such Solar Facilities to achieve Commercial

Operation as are necessary for the Project to produce no less than eighty-five percent (85%) of the projected annual Output as set forth in Exhibit E for CO Year 1 (the “Minimum COD Output”) on or before the date that is nine (9) months following the Effective Date (the “Commercial Operation Deadline”), as the same may be extended pursuant to Section 5(b) above or Sections 5(E)(i) or (iv) below; and

4. Additional Insured. Subsection (B)(i) of Section 16 of the Agreement is hereby amended in its entirety to read as follows:

(i) *Provider Insurance.* At all times during the term of the PPA, and any necessary extension thereof for removal of the Solar Facilities from the Property, Provider shall obtain, maintain and keep in full force and effect the following insurance for coverage of all obligations and associated activities under the PPA, including but not limited to the use and occupancy of the Sites, the business operated by the City thereon, and the construction, installation, operation, maintenance and repair of the Solar Facilities, in the amounts, and with the conditions required, as set forth herein. Except for the policy required under Subsection (B)(i)(a), each policy required below shall include an additional insured endorsement in favor of the City for ongoing and completed operations, which endorsement shall specify that such additional insured coverage is primary and non-contributory as to any other coverage available to the additional insured. For all required policies, Provider shall, within thirty (30) days of the Effective Date of the PPA and annually thereafter, provide certificates of insurance and endorsements demonstrating compliance with the requirements of this Section.

5. Effective Date. Number 18 of Exhibit A of the Agreement is hereby amended in its entirety to read as follows:

18. “Effective Date” means the date that is thirty (30) days after the later of: (1) date that is five (5) Business Days following the date on which the limitations period in Public Resources Code section 21167 for challenges to the CEQA approvals for all of the Solar Facilities comprising the Project have expired and such CEQA approvals are final and no longer subject to timely challenge or (2) the date of execution of the First Amendment and the Site Agreement.

6. Power Price. Exhibit B of the Agreement is hereby superseded and replaced in full as set forth in Attachment 2 of this First Amendment.

7. Termination Value Due to Provider. Exhibit C-1 of the Agreement is hereby superseded and replaced in full as set forth in Attachment 3 of this First Amendment.

8. Termination Value Due to City. Exhibit C-2 of the Agreement is hereby superseded and replaced in full as set forth in Attachment 4 of this First Amendment.

9. Purchase Option Price. Exhibit D of the Agreement is hereby superseded and replaced in full as set forth in Attachment 5 of this First Amendment.

10. Projected Annual Output. Exhibit E of the Agreement is hereby superseded and replaced in full as set forth in Attachment 6 of this First Amendment.

11. Execution of First Amendment. In accordance with Subsection (A) of Section 22 of the Agreement, this First Amendment shall only be effective upon the execution by Provider and City.

12. Counterparts. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

13. Entire Agreement. This First Amendment represents the entire understanding of Provider and City as to those matters contained in this First Amendment, and supersedes and cancels any prior oral or written understanding, promises or representatives with respect to those matters covered in this First Amendment, and it shall not be amended, altered or changed except by a written agreement signed by the parties hereto.

14. Full Force and Effect. Except as amended by this First Amendment, all other provisions of the Agreement remain in full force and effect. Any capitalized terms used herein, but not otherwise defined, shall have the meanings set forth in the Agreement. From and after the date of this First Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this First Amendment.

15. Severability. If any provision of this First Amendment shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this First Amendment unless elimination of such provision materially alters the rights and obligations set forth herein.

[Signatures on following page]

IN WITNESS WHEREOF, City and Provider have executed this First Amendment on the day and year first above written.

CITY:
CITY OF WOODLAND

By: _____
Name:
Title:

PROVIDER:
HANWHA Q CELLS USA CORP.

By: _____
Name:
Title:

ATTACHMENT 1

Site Agreement

SITE AGREEMENT

by and between

HANWHA Q CELLS USA CORP.

and

CITY OF WOODLAND

dated

_____, 2015

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SITE AGREEMENT FOR SOLAR FACILITIES

This Site Agreement for Solar Facilities ("License") is made and entered into as of this ____ day of _____, 2015, ("Effective Date"), between HANWHA Q CELLS USA CORP. ("Grantee"), and the CITY OF WOODLAND, ("Grantor"). Grantor and Grantee are collectively referred to herein as "Parties" and individually as "Party."

RECITALS

WHEREAS, Grantor owns certain real properties located at (1) 42929 County Road 24, Woodland, CA 95776 (Water Pollution Control Facility), (2) Parcel No. 027-390-022-000 northeast of 42929 County Road 24 (vacant City land) in Woodland, CA, (3) Community and Senior Center, 2001 East Street, Woodland, CA 95776, (4) Police Station, 1000 Lincoln Avenue, Woodland, CA 95695, (5) Municipal Service Center, 655 North Pioneer Avenue, Woodland, CA 95776, and (6) Public parking lot, 435 Court Street/204 College Street, Woodland, CA 95695 (collectively, "Property");

WHEREAS, the Property is located within an agricultural community, which may, during certain times of the year, because of tractor and other agricultural vehicular uses, create excessive dust and other particulate matter;

WHEREAS, Grantee is in the business of installing and operating solar power facilities and selling electric energy generated from such facilities;

WHEREAS, on December 16, 2014, Grantee and Grantor entered into that certain Solar Power Purchase Agreement calling for (i) the installation by Grantee of a photovoltaic energy generating system ("Solar Facilities") on Grantor's Property, the location of which is set forth in Exhibit A, and (ii) the sale by Grantee to Grantor of electric energy generated by the Solar Facilities ("PPA" or "Agreement");

WHEREAS, concurrently herewith, Grantee and Grantor have entered into a First Amendment to the PPA to address certain revisions to the scope and timing of the installation by Grantee of the Solar Facilities on Grantor's Property;

WHEREAS, an agricultural firm, the Conaway Preservation Group ("CPG"), owns and uses property adjacent to Parcel No. 027-390-022-000; WHEREAS, Grantor leased this parcel from CPG an attempt to qualify for the net-energy metering aggregation program offered by the utility, Pacific Gas & Electric;

WHEREAS, Pacific Gas & Electric determined that Grantor was not eligible for the net-energy metering aggregation program;

WHEREAS, Grantor may or may not continue to lease the parcel from CPG. However, in any event, this property will continue to be utilized by CPG for its agricultural purposes, which agricultural uses are paramount to Grantor's uses of CPG's parcel, if any, and which may include, but are not limited to, heavy tractor and vehicle activity adjacent to Parcel No. 027-390-022-000 and create heavy dust and other particulate matter;

WHEREAS, Grantee desires the right to access over, under and along a portion of the Property, as described on Exhibit A ("Sites"), in order to install and operate the Solar Facilities in furtherance of Grantee's obligations under the PPA but which uses shall not interfere with CPG's property uses at its site adjacent to the Parcel No. 027-390-022-000;

WHEREAS, Grantor is willing to grant such access in the form of a license on the terms and conditions set forth herein for the purpose of enabling Grantee to fulfill its obligations under the PPA; and

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants and agreements herein contained, the Parties hereby agree as follows:

1. License Premises and Rights.

A. License Premises. Grantor, pursuant to the terms and conditions set forth herein, does hereby grant, convey and transfer to Grantee, (i) an exclusive and irrevocable License to the License Premises, as geographically illustrated in Exhibit A, and (ii) a non-exclusive and irrevocable license to Grantee over, under and along the Sites and additional areas of the Property, as geographically illustrated in Exhibit A (collectively, "License"), to which such access is otherwise reasonably required by Grantee to perform its obligations under the PPA, including, but not limited to, pathways for ingress and egress access, and maintenance and operation of Solar Facilities, as well as temporary use of areas for construction staging activities, provided Grantee receives prior written approval from Grantor for such temporary construction staging activities (collectively, "License Premises").

B. Access to License Premises. Within fifteen (15) days of the Effective Date, Grantee shall provide suggested terms consistent with the PPA governing Grantee's access and use of the Property in order to access the License Premises, including, but not limited to, matters such as work days, hours, holidays, and foreseen conflicts, as well as any other reasonable restrictions or coordinative efforts required to facilitate Grantee's satisfactory performance of its obligations under the PPA. Within fifteen (15) days of Grantor's receipt of Grantee's suggested terms, Grantor will make such reasonable adjustments, additions, deletions and other amendments to Grantee's suggested terms, as may be required for Grantor's ongoing use of the Site(s), and provide Grantee with the final terms ("Sites Access Requirements"). Grantee's access to the Property shall be subject to the reasonable access requirements that may be imposed by Grantor except for emergency access which is required to safeguard against immediate threats to public health and safety. For the purposes of this Agreement, any unplanned outage or interruption of the normal operation of the Solar Facilities shall be deemed an "emergency" warranting immediate and reasonable, unlimited access by Grantee.

All rights of access and use under the License are restricted to Grantee's officers, employees, agents and/or contractors retained by Grantee and approved in writing by Grantor, and such Parties shall be required to show identification prior to the requested access to any buildings or gated premises. In the event of emergency, and at Grantee's sole risk, Grantee is permitted reasonable access to the License Premises twenty-four (24) hours per day, seven (7) days per week. Access to the Property by Grantee, its construction workers, material providers, vendors, or agents shall be conducted so as to minimize interference with the operations and activities of

Grantor. Grantee shall comply with all applicable law regarding access to Grantor's premises, including but not limited to any required inspections of the Solar Facilities or related work, or background checks or fingerprinting of any Grantee employee, agent, or contractor. Grantor reserves the right to revoke access privileges to any person employed or contracted by Grantee that the Grantor deems to be disruptive, intemperate, unsafe, or who violates any law or unreasonably disobeys any Grantor directive or policy.

2. Term. The term of this License ("Term") shall commence as of the Effective Date, and shall automatically terminate upon the earliest date of any expiration or termination of the PPA, regardless of the cause thereof, but not prior to the end of any period of time provided in the PPA for Grantee's elected or required removal of the Solar Facilities.

3. License Fee. Grantee shall pay Grantor \$1.00 per year for the Term payable in advance on the first day of the Term, and which may be offset against Grantor payments due under the PPA.

4. Installation of the Solar Facilities.

A. Grantor Consent. Grantor hereby consents to Grantee's construction, installation, operation, maintenance, repair and replacement of the Solar Facilities on the License Premises, any fencing to secure the Solar Facilities, and any supporting equipment on the Property, pursuant to the terms and conditions of the PPA, including, but not limited to, all required equipment, materials and structures according to specifications attached as Exhibit B. During construction and installation, Grantor, upon reasonable request from Grantee, will provide adequate additional space within the Property on a temporary basis for lay down areas. Grantor acknowledges and agrees that the installation of the Solar Facilities will require physically mounting and adhering the Solar Facilities to the Sites and other portions of the License Premises and the Property.

B. Schedule and Access to License Premises. Grantee shall, in accordance with the PPA, submit a construction schedule to the Grantor for Grantor's approval, which approval shall not be unreasonably withheld, conditioned or delayed. Grantee will coordinate construction and installation with Grantor so as to minimize disruption to occupants of, and Grantor's activities on, the Property. Unless immediate access to the License Premises is reasonably required due to an emergency, Grantee shall provide Grantor with reasonable telephonic, electronic, or written notice of, but not less than twenty-four (24) hours prior to, Grantee's access to any buildings or gated areas on the Property necessary to access the License Premises when such access will occur on days or at times not provided for in (i) the approved schedule required pursuant to this Section, or (ii) any additionally agreed upon scheduling terms set forth in the Sites Access Requirements.

5. Use of License Premises. Grantee shall have the right during the term hereof to use the License Premises for the construction, installation, operation, maintenance, repair, removal and replacement of the Solar Facilities. Grantee's use of the License Premises for the above limited purpose, subject to all terms, conditions and restrictions contained in this License, the PPA and the Sites Access Requirements includes, but is not strictly limited to: (i) activities related to the operation, monitoring, maintenance, cleaning, repairing, replacing and disposing of all or part of

the Solar Facilities; (ii) addition and/or removal of equipment required for the repair, replacement or removal of the Solar Facilities; (iii) site visits of the License Premises with Grantee's guests for promotional purposes with prior oral or written (including email) approval of Grantor during times reasonably acceptable to Grantor; and (iv) performance, through its own employees or through other agents or contractors, of any and all tasks necessary or convenient to carry out the above activities.

6. Compliance with Laws. Grantee shall perform its obligations under this License in accordance with all applicable laws, rules, regulations, codes, ordinances, and Grantor policies.

7. Default. Defaults regarding the timing of the construction of the Solar Facilities shall be determined and resolved solely pursuant to the terms and provisions of the PPA and not the provisions of this Section 7. In the event a Party breaches any obligation, representation, warranty, covenant or term of this License, the non-defaulting Party shall provide written notification to the defaulting Party, indicating that they are in default of this License, and describing the default in reasonable detail. The defaulting Party, upon receipt of written notice of default, shall have thirty (30) days to cure any payment default, and forty-five (45) days to cure any other breach or default. Except for non-payment related defaults, the cure period may be extended for up to 90 days where the defaulting Party has begun and continues to diligently pursue reasonable curative action, or where force majeure is occurring and preventing curative action. If an event of default has occurred and is continuing, then following the expiration of any applicable cure period, the non-defaulting Party may, at its discretion, (a) seek damages or specific performance from a court of appropriate jurisdiction and/or (b) terminate this License.

8. Representations, Warranties and Covenants of Grantor.

A. Authorization and Enforceability. Upon approval or ratification by Grantor's governing body and the execution and delivery by Grantor, this License, including the performance of its obligations thereunder shall have been duly authorized by all necessary action and no further consent or approval of any other person is required. Grantor represents and warrants that its entering and executing this License does not contravene any provision of, or constitute a default under, any indenture, mortgage or other material agreement binding on Grantor or any valid order of any court, or regulatory agency or other body having authority to which Grantor is subject. Grantor represents and warrants that this License constitutes a valid and legal obligation of Grantor, enforceable against Grantor in accordance with its terms, except as may be limited by bankruptcy, reorganization, insolvency, bank moratorium or similar laws relating to or affecting creditors' rights generally and general principles of equity, whether such enforceability is considered in a proceeding in equity or at law.

B. Title to Property. Grantor represents and warrants that Grantor holds lawful fee title to the Property and the License Premises and the right to enter into this License. Grantor represents and warrants to Grantee that, as of the date hereof, there are no known monetary liens or leases encumbering the Property or other encumbrances on the Property that limit Grantor's ability to enter into this License and that there are no existing conditions or use restrictions that prevent the construction, installation, operation, fencing, security, or maintenance of the Solar Facilities within the License Premises.

C. Station Power. Grantor shall provide Grantee with access to utilities, including water and electric energy, distinct from the Solar Facilities Output, at the License Premises for Grantee's reasonable consumption in the start-up and operation of the Solar Facilities ("Station Power"). Grantee shall reimburse Grantor for the cost of all such utilities in excess of one hundred fifteen percent (115%) of the cost of the same utility at the Site or comparable Site used in the same month during the prior year, where Station Power is the probable causes of such excess.

D. No Interference with and Protection of Solar Facilities. Grantor will not conduct activities on, in or about the Property that have a reasonable likelihood of damaging, impairing or otherwise adversely affecting the Solar Facilities. Grantor shall take all reasonable steps to limit third Party access to the License Premises in order to minimize risk of damage or destruction of the Solar Facilities. Grantor shall implement and maintain reasonable and appropriate security measures on the Property to prevent Grantor's employees, invitees, agents and representatives, and other unrelated third-parties from having access to the License Premises or the Solar Facilities, and to prevent from occurring any theft, vandalism or other actions that have a reasonable likelihood of causing damage or impairment to the Solar Facilities, and from unreasonably impairing Grantee's performance of its obligations under this License and the PPA on the License Premises otherwise adversely affecting the Solar Facilities. Grantee has reviewed Grantor's existing security measures at the Sites and affirms that such measures satisfy Grantor's obligations under this Section. Grantee shall be solely responsible for fencing and securing Grantee's work, storage and staging areas on the License Premises as well as fencing and securing the Solar Facilities and providing such additional security measures as are required by the PPA.

E. Hazardous Materials. To the best of Grantor's knowledge, there are no substances, chemicals or wastes, identified as hazardous, toxic or dangerous materials in any applicable law or regulation, present on, in or under the Property in violation of any applicable law or regulation. Grantor shall not introduce or use any hazardous, toxic or dangerous materials on, in or under the Property in violation of any applicable law or regulation. If Grantor becomes aware of any such hazardous, toxic or dangerous materials, Grantor shall promptly notify Grantee in writing, of the type and location of such materials. Grantor assumes responsibility for any liability or cleanup obligations for any contamination or pollution or breach of environmental laws related to the use of any hazardous, toxic or dangerous materials on, in or under the Property, including the License Premises, unless directly attributable to the Solar Facilities or the acts or omissions of Grantee in which case Grantee shall be liable and responsible as set forth in Section 9(b) below.

F. Insolation. Grantor acknowledges and agrees that access to sunlight ("insolation") is essential to the value to Grantee of the leasehold interest granted hereunder and is a material inducement to Grantee in entering into this License. Accordingly, Grantor shall not permit any interference with insolation on and at the License Premises. Without limiting the foregoing, Grantor shall not construct or permit to be constructed any structure on the License Premises that could adversely affect insolation levels, permit the growth of foliage that could adversely affect insolation levels, or emit or permit the emission of suspended particulate matter, smoke, fog or steam or other air-borne impediments to insolation. If Grantor becomes aware of any potential development or other activity on adjacent or nearby properties that could diminish the insolation

to the License Premises, Grantor shall advise Grantee of such information and reasonably cooperate with Grantee in measures to preserve existing levels of insulation at the License Premises. Grantee acknowledges that due to the location of the Licensed Premises and the Property within an agricultural community, certain times of the year may have more agricultural traffic and, hence, more dust. Nothing set forth herein shall be deemed to require CPG, as defined in the recitals, or its successors and assigns, to limit or otherwise modify its agricultural activities in order to reduce dust or particulate matter. Notwithstanding any other provision of this License, the parties agree that (i) Grantee would be irreparably harmed by a breach of the provisions of this Section 8.F, (ii) an award of damages would be inadequate to remedy such a breach, and (iii) Grantee shall be entitled to equitable relief, including specific performance, to compel compliance with the provisions of this Section 8.F.

G. Grantor Cooperation. Grantor is, or will be, a party to such interconnection agreements relating to the Property that are necessary for the installation and operation of the Solar Facilities and the sale of electricity to Grantor (each, an “Interconnection Agreement”). If an Interconnection Agreement is terminated prior to the expiration of the Term, Grantor shall cooperate with Grantee and take commercially reasonable efforts to reinstate the subject Interconnection Agreement or to obtain approval of a new interconnection agreement.

9. Representations, Warranties and Covenants of Grantee.

A. Authorization and Enforceability. The execution and delivery by Grantee of, and the performance of its obligations under, this License have been duly authorized by all necessary action and no further consent or approval of any other person is required. Grantee represents and warrants that its entering and executing this License does not contravene any provision of, or constitute a default under, any indenture, mortgage or other material agreement binding on Grantee or any valid order of any court, or regulatory agency or other body having authority to which Grantee is subject. Grantee represents and warrants that this License constitutes the legal and valid obligation of Grantee, enforceable against Grantee in accordance with its terms, except as may be limited by bankruptcy, reorganization, insolvency, bank moratorium or similar laws relating to or affecting creditors’ rights generally and general principles of equity, whether such enforceability is considered in a proceeding in equity or at law.

B. Hazardous Materials. Grantee shall not introduce or use any hazardous, toxic or dangerous materials on, in or under the Property in violation of any applicable law or regulation. If Grantee becomes aware of any such hazardous, toxic or dangerous materials, Grantee shall promptly notify Grantor in writing, of the type and location of such materials. Grantee assumes responsibility for any liability or cleanup obligations for any contamination or pollution or breach of environmental laws related to the use of any hazardous, toxic or dangerous materials on, in or under the Property, the Sites or the License Premises attributable to the Solar Facilities or the acts or omissions of Grantee unless directly attributable to the acts or omissions of Grantor, in which case Grantor shall be liable and responsible as set forth in Section 8(E) above.

10. Taxes.

A. Grantee Taxes. Grantee shall pay all personal property taxes, business or license taxes or fees, service payments in lieu of such taxes or fees, annual or periodic license or use

fees, excises, assessments, levies, fees or charges of any kind which are assessed, levied, charged, confirmed, or imposed by any public authority against Grantee in connection with Grantee's occupancy and use of the License Premises or the construction, installation, operation, maintenance, repair or replacement of the Solar Facilities.

B. Grantor Taxes. Grantor shall be responsible for all real property taxes relating to the Property, all taxes computed upon the basis of the net income of Grantor or payments derived from the License Premises by Grantor, and all business or license taxes or fees, service payments in lieu of such taxes or fees, annual or periodic license or use fees, excises, assessments, levies, fees or charges of any kind which are assessed, levied, charged, confirmed, or imposed by any public authority against Grantor in connection with Grantor's grant of the License Premises to Grantee.

11. Insurance.

A. Grantee Insurance. At all times during the Term of this License, the term of the PPA, and any necessary extension thereof for removal of the Solar Facilities from the Property, Grantee shall obtain, maintain and keep in full force and effect the following insurance for coverage of all obligations and associated activities under this License and the PPA, including but not limited to the use and occupancy of the License Premises, the business operated by Grantor thereon, and the construction, installation, operation, maintenance and repair of the Solar Facilities, in the amounts, and with the conditions required, as set forth herein. Except for the policy required under Subsection (A)(1), each policy required below shall include an additional insured endorsement in favor of Grantor for ongoing and completed operations, which endorsement shall specify that such additional insured coverage is primary and non-contributory as to any other coverage available to the additional insured. For all policies, Grantee shall, within thirty (30) days of the Effective Date of this License and annually thereafter, provide certificates of insurance and endorsements demonstrating compliance with the requirements of this Section.

- (1) Workers' Compensation Insurance for Grantee's employees to the extent of statutory limits and Occupational Disease and Employer's Liability Insurance for not less than \$1,000,000.
- (2) Commercial General Liability Insurance, or its equivalent, including but not limited to Products and Completed Operations and Contractual Liability, as applicable to Grantee's obligations under this License and the PPA, with limits not less than:
 - (i) Personal Injury coverage at \$1,000,000 per occurrence, and
 - (ii) Property Damage coverage at \$1,000,000 per occurrence.
- (3) Automobile Liability Insurance with limits not less than: Bodily Injury coverage at \$1,000,000 each accident, and Property Damage coverage at \$1,000,000 each accident.
- (4) Excess Liability Insurance with an aggregate limit of not less than \$5,000,000.

B. Grantor Insurance. Grantor represents that it maintains and covenants that it shall maintain during the Term (i) insurance sufficient to insure it against loss or destruction of the License Premises, including losses occasioned by operation of the Solar Facilities, and (ii) general liability insurance including bodily injury, property damage, contractual and personal injury. Notwithstanding the foregoing, Grantor reserves the right to self insure.

C. Waiver of Subrogation. Grantor and Grantee shall cause each insurance policy obtained by them to include a waiver of subrogation or waiver of the transfer of rights of recovery against the other Party to the insurer in connection with any damage covered by any policy.

12. Indemnification.

To the fullest extent provided for by law, each Party (“Indemnifying Party”) agrees to indemnify, defend and hold harmless the other Party, its directors, officers, employees, and agents (each, an “Indemnified Party”) from and against any and all claims, whether or not involving a third-Party claim, including demands, actions, damages, loss, costs, expenses, and attorney’s fees (collectively, “Indemnity Claims”), arising out of or resulting from any breach, negligent act, error or omission or intentional misconduct by the Indemnifying Party or its trustees, directors, officers, employees, contractors, subcontractors or agents under the terms of this Agreement or the Site Agreement; provided, however, that the Indemnifying Party will not have any obligation to indemnify the Indemnified Party from or against any Indemnity Claims to the extent caused by, resulting from, relating to or arising out of the negligence or intentional misconduct of an Indemnified Party or any of its directors, officers, employees or agents.

If an Indemnified Party determines that it is entitled to defense and indemnification under this Section, such Indemnified Party shall promptly notify the Indemnifying Party in writing of the Indemnity Claim and provide all reasonably necessary or useful information, and authority to settle and/or defend Indemnity Claim. Defense and indemnification provided by the Indemnifying Party under this Section shall be provided with legal counsel of the Identified Party’s choosing. No settlement that would impose costs or expense upon the Indemnified Party shall be made without such Party’s written consent.

If an Indemnified Party determines that it is entitled to defense and indemnification under this Section, such Indemnified Party shall promptly notify the Indemnifying Party in writing of the Indemnity Claim and provide all reasonably necessary or useful information, and authority to settle and/or defend Indemnity Claim. Defense and indemnification provided by the Indemnifying Party under this Section shall be provided with legal counsel of the Identified Party’s choosing. No settlement that would impose costs or expense upon the Indemnified Party shall be made without such Party’s written consent.

13. Casualty or Condemnation. In the event any Site or Sites is condemned, damaged or destroyed so as to (i) make the use of the License Premises impractical as determined by a qualified engineering consultant retained by Grantor and reasonably acceptable to Grantee, and (ii) with respect to any damage or destruction of the License Premises, qualify as a “constructive total loss” under applicable insurance policies, then Grantee may elect to terminate this License with respect to such Site or Sites, including the PPA with respect thereto, on not less than thirty

(30) days' prior notice to Grantor effective as of a date specified in such notice. If more than fifty percent (50%) of the Leased Premises is affected by such condemnation, damage or destruction, Grantee may terminate the entire License, and the PPA with respect thereto, on not less than thirty (30) days' prior notice to Grantor effective as of a date specified in such notice. If Grantee does not elect to terminate this License pursuant to the previous sentences, Grantor shall exercise commercially reasonable efforts to repair the damage to the Site or Sites and return the License Premises to its condition prior to such damage or destruction, except that Grantor shall in no event be required to repair, replace or restore any property of Grantee, including, but not limited to, the Solar Facilities, which replacement or restoration shall be Grantee's responsibility. In the event of an award related to eminent domain or condemnation of all or part of the Site or Sites, each party shall be entitled to take from such award that portion as allowed by law for its respective property interest appropriated as well as any damages suffered thereby.

14. Ownership of the Solar Facilities. As further provided in the PPA, the Solar Facilities shall be and remain Grantee's personal property at all times. Grantor acknowledges that Grantee is the exclusive owner of all electric energy generated by the Solar Facilities and associated environmental attributes, subject to Grantee's obligation to sell such electric energy and associated environmental attributes to Grantor pursuant to the PPA.

15. Assignment. The Parties may assign the rights and obligations incurred under this License in accordance with the terms and conditions of the PPA.

16. Removal of Solar Facilities. Upon the expiration or other termination of this License, the removal of the Solar Facilities shall be governed by the terms set forth in the PPA, and the Term of this License shall not be extended to allow additional time for such removal, unless the PPA expressly permits such additional time.

17. Quiet Enjoyment. Grantee shall, so long as it performs its obligations hereunder, have quiet and peaceful possession of the License Premises throughout the term of this License.

18. Force Majeure. Neither Party hereto shall be liable for any failure of performance due to causes beyond its reasonable control, the occurrence of which could not have been prevented by the exercise of due diligence, such as acts of God, acts of the other Party, acts of civil or military authority, earthquakes, volcanic activity, fires, floods, epidemics, windstorms, explosions, natural disasters, sabotage, wars, riots, regulations, tariffs mandated or approved by federal, state or other governmental or regulatory entities, or court injunction or order; provided that written notice of such delay (including the anticipated duration of the delay) shall be given by the affected party to the other party as soon as possible after the event or occurrence (but in no event more than thirty (30) days thereafter) ("Force Majeure"). The ability of either party to obtain a better price shall not constitute an event of Force Majeure hereunder.

19. Miscellaneous.

A. Amendments. This License may be amended only by a duly authorized writing, signed by both Grantee and Grantor or their respective successors in interest.

B. Notices. Any notice required or permitted to be given in writing under this License shall be provided in accordance with the terms and conditions of the PPA.

C. Waiver. The failure, delay or forbearance by either Party to exercise any of its rights or remedies under this License or to provide written notice of any default to a defaulting Party, will not constitute a waiver of such rights or remedies. No Party will be deemed to have waived any right or remedy resulting unless it has made such waiver specifically in writing. The waiver by either Party of any default or breach of any term, condition or provision herein contained shall not be deemed to be a waiver of any subsequent breach of the same term, condition or provision, or any other term, condition, or provision contained herein.

D. Remedies Cumulative. No remedy herein conferred upon or reserved to Grantee or Grantor shall exclude any other remedy herein or by law provided, but each shall be cumulative and in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

E. Dispute Resolution. The Parties agree to resolve Disputes in accordance with Section 14 of the PPA.

F. Headings. The headings in this License are solely for convenience and ease of reference and shall have no effect in interpreting the meaning of any provision of this License.

G. Survival. Any provision of this License that expressly or by implication comes into or remains in full force following the termination or expiration of this License shall survive the termination or expiration of this License.

H. Severability. Should any provision of this License for any reason be declared invalid or unenforceable by final and non-appealable order of any court or regulatory body having jurisdiction, such decision shall not affect the validity of the remaining portions, and the remaining portions shall remain in full force and effect as if this License had been executed without the invalid portion.

I. Defined Terms. Capitalized Terms used but not defined herein shall have the meaning given to them in the PPA.

J. Choice of Law. This License shall be construed in accordance with the laws of the State of California (without regard to its conflict of laws principles). The venue for any dispute arising out of or relating to this License shall be in the California county in which the Property is located.

K. Binding Effect. This License and its rights, privileges, duties and obligations shall inure to the benefit of and be binding upon each of the Parties hereto, together with their respective successors and permitted assigns.

L. No Third Party Beneficiaries. This License is solely for the benefit of the Parties hereto and no right or cause of action shall accrue by reason hereof for the benefit of any third party not a Party hereto, other than the Grantor Indemnitees, the Grantee Indemnitees and any Mortgagees.

M. Counterparts. This License may be executed in counterparts, which shall together constitute one and the same agreement. Facsimile and email signatures shall have the same

effect as original signatures and each party consents to the admission in evidence of a facsimile, email, or photocopy of this License in any court or arbitration proceedings between the parties.

N. Further Assurances. Upon the receipt of a written request from the other Party, each Party shall make reasonable efforts to execute such additional documents, instruments and assurances, and take such additional actions, as are reasonably necessary and desirable, to carry out the terms and intent of this License. Neither Party shall unreasonably withhold, condition or delay its compliance with any reasonable request made pursuant to this Section.

O. Entire Agreement. This instrument in conjunction with the PPA represents the full and complete agreement between the Parties hereto with respect to the subject matter contained herein and supersedes all prior written or oral agreements between said Parties with respect to said subject matter.

P. Memorandum. Grantor consents to and hereby appoints Grantee as its attorney in fact for the purpose of recording a memorandum of this License in the land registry or title records of the county where the License Premises are located or other applicable government office so that public notice of the identities and addresses of the parties hereto, and the Term of the License hereof be given.

Q. Estoppel. From time to time, upon written request by Grantee (or its lenders), Grantor shall provide within thirty (30) days thereafter an estoppel certificate attesting, to the knowledge of Grantor, of Grantee's compliance with the terms of this License or detailing any known issues of noncompliance.

[SIGNATURES CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have duly executed this License on the Effective Date.

GRANTOR:

CITY OF WOODLAND

By: _____

Name: _____

Title: _____

GRANTEE:

HANWHA Q CELLS USA CORP.

By: _____

Name: _____

Title: _____

Exhibit A

The Sites, Solar Facilities and License Premises

(Property address and Property Map indicating License Premises)

Exhibit B

Solar Facilities Specifications

(Equipment and Location)

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ATTACHMENT 2

Exhibit B

Exhibit B - Power Price

CO Term, in Years	Base Price		Annual Escalation Rate	Output LDs
From Commercial Operation of First Solar				
CO Year 1	\$0.1425	/kWhac	n/a	\$0.020 /kWhac
CO Year 2	\$0.1469	/kWhac	3.1%	\$0.021 /kWhac
CO Year 3	\$0.1515	/kWhac	3.1%	\$0.021 /kWhac
CO Year 4	\$0.1562	/kWhac	3.1%	\$0.022 /kWhac
CO Year 5	\$0.1610	/kWhac	3.1%	\$0.023 /kWhac
CO Year 6	\$0.1660	/kWhac	3.1%	\$0.023 /kWhac
CO Year 7	\$0.1711	/kWhac	3.1%	\$0.024 /kWhac
CO Year 8	\$0.1765	/kWhac	3.1%	\$0.025 /kWhac
CO Year 9	\$0.1819	/kWhac	3.1%	\$0.026 /kWhac
CO Year 10	\$0.1876	/kWhac	3.1%	\$0.026 /kWhac
CO Year 11	\$0.1934	/kWhac	3.1%	\$0.027 /kWhac
CO Year 12	\$0.1994	/kWhac	3.1%	\$0.028 /kWhac
CO Year 13	\$0.2056	/kWhac	3.1%	\$0.029 /kWhac
CO Year 14	\$0.2119	/kWhac	3.1%	\$0.030 /kWhac
CO Year 15	\$0.2185	/kWhac	3.1%	\$0.031 /kWhac
CO Year 16	\$0.2253	/kWhac	3.1%	\$0.032 /kWhac
CO Year 17	\$0.2322	/kWhac	3.1%	\$0.033 /kWhac
CO Year 18	\$0.2394	/kWhac	3.1%	\$0.034 /kWhac
CO Year 19	\$0.2469	/kWhac	3.1%	\$0.035 /kWhac
CO Year 20	\$0.2545	/kWhac	3.1%	\$0.036 /kWhac
CO Year 21	\$0.2624	/kWhac	3.1%	\$0.037 /kWhac
CO Year 22	\$0.2705	/kWhac	3.1%	\$0.038 /kWhac
CO Year 23	\$0.2789	/kWhac	3.1%	\$0.039 /kWhac
CO Year 24	\$0.2876	/kWhac	3.1%	\$0.040 /kWhac
CO Year 25	\$0.2965	/kWhac	3.1%	\$0.042 /kWhac
CO Year 26	\$0.3057	/kWhac	3.1%	\$0.043 /kWhac
CO Year 27	\$0.3152	/kWhac	3.1%	\$0.044 /kWhac
CO Year 28	\$0.3249	/kWhac	3.1%	\$0.046 /kWhac

ATTACHMENT 3

Exhibit C-1

Exhibit C-1 - Termination Value Due to Provider

CO Term, in Years	Termination Value per Watt	Termination Value per Watt for City Hall/Library Purchase	Termination Value for per Watt for Project if City Hall/Library Purchased by City
From Commercial Operation of First Solar			
CO Year 1	\$4.83	N/A	N/A
CO Year 2	\$4.60	N/A	N/A
CO Year 3	\$4.36	N/A	N/A
CO Year 4	\$4.12	N/A	N/A
CO Year 5	\$3.87	N/A	N/A
CO Year 6	\$3.85	N/A	N/A
CO Year 7	\$3.83	N/A	N/A
CO Year 8	\$3.80	N/A	N/A
CO Year 9	\$3.76	N/A	N/A
CO Year 10	\$3.71	N/A	N/A
CO Year 11	\$3.65	\$3.42	N/A
CO Year 12	\$3.58	\$3.35	N/A
CO Year 13	\$3.50	\$3.28	N/A
CO Year 14	\$3.40	\$3.18	N/A
CO Year 15	\$3.29	\$3.09	N/A
CO Year 16	\$3.17	\$2.99	N/A
CO Year 17	\$3.03	\$2.87	N/A
CO Year 18	\$2.87	\$2.75	N/A
CO Year 19	\$2.69	\$2.61	N/A
CO Year 20	\$2.49	\$2.45	N/A
CO Year 21	\$2.28	\$2.27	\$2.27
CO Year 22	\$2.03	\$2.08	\$2.08
CO Year 23	\$1.77	\$1.87	\$1.87
CO Year 24	\$1.48	\$1.64	\$1.64
CO Year 25	\$1.15	\$1.39	\$1.39
CO Year 26	\$0.80	\$1.11	\$1.11
CO Year 27	\$0.42	\$0.81	\$0.81
CO Year 28	\$0.00	\$0.23	\$0.23

ATTACHMENT 4

Exhibit C-2

Exhibit C-2 - Termination Value Due to City

CO Term, in Years	Termination Value per Watt	Termination Value per Watt if City Hall/Library Purchased by City
CO Year 1	\$0.06	N/A
CO Year 2	\$0.06	N/A
CO Year 3	\$0.06	N/A
CO Year 4	\$0.07	N/A
CO Year 5	\$0.07	N/A
CO Year 6	\$0.07	N/A
CO Year 7	\$0.07	N/A
CO Year 8	\$0.07	N/A
CO Year 9	\$0.07	N/A
CO Year 10	\$0.08	N/A
CO Year 11	\$0.078	\$0.072
CO Year 12	\$0.080	\$0.074
CO Year 13	\$0.082	\$0.076
CO Year 14	\$0.084	\$0.078
CO Year 15	\$0.087	\$0.080
CO Year 16	\$0.089	\$0.082
CO Year 17	\$0.091	\$0.084
CO Year 18	\$0.093	\$0.086
CO Year 19	\$0.096	\$0.089
CO Year 20	\$0.098	\$0.091
CO Year 21	\$0.101	\$0.093
CO Year 22	\$0.103	\$0.096
CO Year 23	\$0.106	\$0.098
CO Year 24	\$0.109	\$0.101
CO Year 25	\$0.112	\$0.103
CO Year 26	\$0.115	\$0.106
CO Year 27	\$0.118	\$0.109
CO Year 28	\$0.060	\$0.056

ATTACHMENT 5

Exhibit D

Exhibit D - Purchase Option Price

Purchase Date	Project	City Hall/Library Only
End of Year 6:	\$9,517,226.36	N/A
End of Year 10:	\$9,164,799.52	\$664,559.86
End of Year 15:	\$8,362,233.09	N/A
End of Year 20:	\$7,801,448.66	\$607,073.02
End of Year 25:	\$6,334,225.23	N/A
End of Year 28:	FMV	FMV

ATTACHMENT 6

Exhibit E

Exhibit E - Projected Annual Output

CO Term, in Years	Projected Output, in kWhac	Projected Output in kWhac if City Hall/Library Purchased
CO Year 1	3,767,360	N/A
CO Year 2	3,748,523	N/A
CO Year 3	3,729,781	N/A
CO Year 4	3,711,132	N/A
CO Year 5	3,692,576	N/A
CO Year 6	3,674,113	N/A
CO Year 7	3,655,743	N/A
CO Year 8	3,637,464	N/A
CO Year 9	3,619,277	N/A
CO Year 10	3,601,180	N/A
CO Year 11	3,583,174	3,116,470
CO Year 12	3,565,258	3,100,888
CO Year 13	3,547,432	3,085,383
CO Year 14	3,529,695	3,069,957
CO Year 15	3,512,046	3,054,607
CO Year 16	3,494,486	3,039,334
CO Year 17	3,477,014	3,024,137
CO Year 18	3,459,629	3,009,016
CO Year 19	3,442,331	2,993,971
CO Year 20	3,425,119	2,979,001
CO Year 21	3,407,993	2,964,106
CO Year 22	3,390,953	2,949,286
CO Year 23	3,373,999	2,934,539
CO Year 24	3,357,129	2,919,867
CO Year 25	3,340,343	2,905,267
CO Year 26	3,323,641	2,890,741
CO Year 27	3,307,023	2,876,287
CO Year 28	3,290,488	2,861,906

City of Woodland



Solar Project Pro Forma: 4217 Exhibit

5/11/2015

Scenarios Included in this Pro Forma:

28 Year PPA @ \$0.1425/kWh; 3.1% Escalation Rate

Project Qualification Model

Project Name: City of Woodland

Scenario: PPA - 28 Year Term; 3.1% Escalation Rate; Reduced Size; No NEMA @ WPCF



Electricity Assumptions			Avoided Cost		Financing and Reporting Outflows			Results	
Year	Annual Solar Production (kWh)	Savings Per kWh Produced	Avoided Cost from Solar Generation	Subtotal: Annual Solar Benefit	PPA Payments	Asset Management Services	Subtotal: Operations Payments	Net Operating Cost Savings	Cumulative Net Operating Cost Savings
1	3,767,360	\$0.1788	\$673,519	\$673,519	(\$536,849)	(\$37,674)	(\$574,522)	\$98,997	\$98,997
2	3,748,523	\$0.1859	\$696,958	\$696,958	(\$550,724)	(\$38,992)	(\$589,716)	\$107,242	\$206,238
3	3,729,781	\$0.1934	\$721,212	\$721,212	(\$564,957)	(\$40,357)	(\$605,314)	\$115,898	\$322,136
4	3,711,132	\$0.2011	\$746,310	\$746,310	(\$579,558)	(\$41,769)	(\$621,328)	\$124,982	\$447,118
5	3,692,576	\$0.2091	\$772,281	\$772,281	(\$594,537)	(\$43,231)	(\$637,768)	\$134,513	\$581,631
6	3,674,113	\$0.2175	\$799,157	\$799,157	(\$609,903)	(\$44,744)	(\$654,647)	\$144,509	\$726,141
7	3,655,743	\$0.2262	\$826,968	\$826,968	(\$625,666)	(\$46,310)	(\$671,976)	\$154,991	\$881,132
8	3,637,464	\$0.2353	\$855,746	\$855,746	(\$641,836)	(\$47,931)	(\$689,768)	\$165,978	\$1,047,110
9	3,619,277	\$0.2447	\$885,526	\$885,526	(\$658,424)	(\$49,609)	(\$708,033)	\$177,493	\$1,224,603
10	3,601,180	\$0.2545	\$916,342	\$916,342	(\$675,441)	(\$51,345)	(\$726,787)	\$189,556	\$1,414,158
11	3,583,174	\$0.2646	\$948,231	\$948,231	(\$692,898)	(\$53,142)	(\$746,041)	\$202,190	\$1,616,349
12	3,565,258	\$0.2752	\$981,229	\$981,229	(\$710,806)	(\$55,002)	(\$765,808)	\$215,421	\$1,831,770
13	3,547,432	\$0.2862	\$1,015,376	\$1,015,376	(\$729,177)	(\$56,927)	(\$786,104)	\$229,272	\$2,061,041
14	3,529,695	\$0.2977	\$1,050,711	\$1,050,711	(\$748,023)	(\$58,920)	(\$806,942)	\$243,769	\$2,304,810
15	3,512,046	\$0.3096	\$1,087,276	\$1,087,276	(\$767,355)	(\$60,982)	(\$828,337)	\$258,939	\$2,563,749
16	3,494,486	\$0.3220	\$1,125,113	\$1,125,113	(\$787,187)	(\$63,116)	(\$850,304)	\$274,809	\$2,838,558
17	3,477,014	\$0.3348	\$1,164,267	\$1,164,267	(\$807,532)	(\$65,325)	(\$872,858)	\$291,409	\$3,129,968
18	3,459,629	\$0.3482	\$1,204,784	\$1,204,784	(\$828,403)	(\$67,612)	(\$896,015)	\$308,769	\$3,438,736
19	3,442,331	\$0.3622	\$1,246,710	\$1,246,710	(\$849,813)	(\$69,978)	(\$919,791)	\$326,919	\$3,765,655
20	3,425,119	\$0.3767	\$1,290,096	\$1,290,096	(\$871,777)	(\$72,428)	(\$944,204)	\$345,892	\$4,111,547
21	3,407,993	\$0.3917	\$1,334,991	\$1,334,991	(\$894,308)	(\$74,963)	(\$969,270)	\$365,721	\$4,477,268
22	3,390,953	\$0.4074	\$1,381,449	\$1,381,449	(\$917,421)	(\$77,586)	(\$995,007)	\$386,441	\$4,863,709
23	3,373,999	\$0.4237	\$1,429,523	\$1,429,523	(\$941,132)	(\$80,302)	(\$1,021,433)	\$408,090	\$5,271,799
24	3,357,129	\$0.4406	\$1,479,270	\$1,479,270	(\$965,455)	(\$83,112)	(\$1,048,568)	\$430,703	\$5,702,502
25	3,340,343	\$0.4583	\$1,530,749	\$1,530,749	(\$990,407)	(\$86,021)	(\$1,076,429)	\$454,320	\$6,156,822
26	3,323,641	\$0.4766	\$1,584,019	\$1,584,019	(\$1,016,005)	(\$89,032)	(\$1,105,036)	\$478,983	\$6,635,805
27	3,307,023	\$0.4957	\$1,639,143	\$1,639,143	(\$1,042,263)	(\$92,148)	(\$1,134,411)	\$504,732	\$7,140,537
28	3,290,488	\$0.5155	\$1,696,185	\$1,696,185	(\$1,069,200)	(\$95,373)	(\$1,164,574)	\$531,611	\$7,672,148
Totals	98,664,901	n/a	\$31,083,141	\$31,083,141	(\$21,667,059)	(\$1,743,935)	(\$23,410,993)	\$7,672,148	\$7,672,148

Key Project Assumptions

Total Project Size (MW, DC)	2470.39 MW
Estimated Utility Cost Escalator (%)	4.00%
Production Degradation (%/year) per PPA	0.50%
PPA Rate	\$0.1425
PPA Annual Escalator (%)	3.10%
Asset Management Services (\$/kWh)	\$0.01
Asset Management Services Escalator (%)	3.50%

Legislation Text

14.

File #: 14-752, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Public Hearing - Resolution Proclaiming a Stage Two, Water Warning of the City's Water Shortage Contingency Plan

Recommendation for Action: Staff recommends that the City Council:

- (1) hold a public hearing; and
- (2) Adopt Resolution No. _____, proclaiming a Stage Two, Water Warning of the City's Water Shortage Contingency Plan in Compliance with the State Emergency Regulation for Statewide Urban Water Conservation.

Staff Contact

Dawn Calciano, Water Conservation Coordinator
661-2067, dawn.calciano@cityofwoodland.org

Fiscal Impact

Declaring a Stage Two, Water Warning should not have a significant fiscal impact because water conservation efforts were factored into recent water rate studies to provide stability in times of decreased revenue.

Background

On July 15, 2014, the State Water Resources Control Board (State Water Board) adopted an Emergency Regulation for Statewide Urban Water Conservation (Emergency Regulation) that imposed certain restrictions on all water users and urban water suppliers. In response, the City Council on August 19, 2014, invoked a Stage One, Water Alert with additional requirements to comply with the State Water Board mandate.

On March 17, 2015, the State Water Board voted to extend the Emergency Regulation with added restrictions. City staff prepared a recommended approach for compliance. However, on April 1, before this recommendation could be presented to the City Council for adoption, Governor Brown issued an executive order calling for greater restrictions. The State Water Board revised the Emergency Regulation further to include the Governor's additional mandates.

On May 5, 2015, the State Water Board adopted the updated Emergency Regulation, which calls for a 25% statewide reduction in urban water use compared to 2013 levels as well as specific water conservation measures that apply to individual water users and water agencies.

Discussion

Under the updated Emergency Regulation, the State Water Board assigned a specific reduction target to each water agency, which ranges from 8% to 36%. The State Water Board will compare each agency's water use during each month of June 2015 through February 2016 to the same months in 2013 in order to determine whether the target is being met. Woodland is required to achieve a 24% reduction.

The attached resolution lists all the measures mandated by the State Water Board that apply to water customers within the City. The following highlights several of these measures:

- All residential users are to reduce water use by twenty-five percent (25%) from their normal water demand. (Residential users whose total water use is already below the state provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day shall not be required to further reduce their water use).
- All non-residential users are to reduce irrigation by forty percent (40%) for existing landscapes.
- Outdoor irrigation of ornamental landscapes or turf with potable water shall be limited to three days per week and to the hours of 6 p.m. to 10 a.m., with the exception of drip irrigation.
- Potable water may not be applied to outdoor landscapes during and within 48 hours after rainfall of 1/4 inch or more.
- Potable water may not be applied to outdoor landscapes in a manner that causes runoff onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots or structures.
- The use of running water from a hose, pipe, or faucet for the purpose of cleaning outdoor hardscape surfaces is prohibited, except in the event that such use is the only feasible means of correcting a potential threat to health and safety.
- Eating and drinking establishments, including but not limited to restaurants, hotels, cafes, cafeterias, bars, or other public places where food or drink are served and/or purchased, shall serve water only upon request.
- The use of a hose that dispenses potable water to wash a motor vehicle is prohibited, except where the hose is fitted with a shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not in use.
- Hotel and motel operators shall provide guests with the option of choosing not to have towels and linens laundered daily. The hotel or motel shall prominently display notice of this option in each guest room using clear and easily understood language.
- Potable water may not be used in a fountain or other decorative water feature except where the water is part of a recirculating system.
- The irrigation with potable water of ornamental turf on public street medians is prohibited.

Staff recommends that the City Council proclaim a Stage Two, Water Warning of the City's Water Shortage Contingency Plan. A Stage Two, Water Warning requires a 25% reduction in overall residential water use and a 40% reduction in non-residential irrigation use and includes several specific restrictions on wasteful water use.

In order to ensure consistency with the Emergency Regulation and reduce public confusion, staff recommends adding to and modifying some of the Stage Two, Water Warning measures as stated in the City's Water Shortage Contingency Plan to align with the wording of the Emergency Regulation measures.

The attached resolution lists the recommended content of the State Two, Water Warning.

Commission/Committee Recommendation

Staff presented the recommended Stage Two, Water Warning measures to the Water Utility Advisory Committee at its May 6, 2015 meeting. No concerns with the approach were raised.

Conclusion

Staff recommends that the City Council:

- (3) hold a public hearing; and
- (4) Adopt Resolution No. _____, proclaiming a Stage Two, Water Warning of the City's Water Shortage Contingency Plan in Compliance with the State Emergency Regulation for Statewide Urban Water Conservation.

Prepared by: Dawn Calciano, Water Conservation Coordinator
Roberta Childers, Environmental Resource Analyst

Reviewed by: Gregor G. Meyer, Public Works Director



Paul Navazio, City Manager

Attachment: Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
PROCLAIMING A STAGE TWO, WATER WARNING OF THE CITY'S WATER
SHORTAGE CONTINGENCY PLAN IN COMPLIANCE WITH THE STATE
EMERGENCY REGULATION FOR STATEWIDE URBAN WATER CONSERVATION**

WHEREAS, California is entering a fourth critically dry year that has been immediately preceded by three consecutive below normal, dry, or critically dry years, and drought conditions will likely continue for the foreseeable future; and

WHEREAS, the State Water Resources Control Board ("State Water Board") on May 5, 2015 voted to enact an Emergency Regulation for Statewide Urban Water Conservation ("Emergency Regulation"), which shall remain in effect for 270 days, unless the State Water Board determines that it is no longer necessary; and

WHEREAS, the Emergency Regulation requires Woodland to reduce water use during June 2015 through February 2016 by 24% in comparison with the same months of 2013; and

WHEREAS, the Emergency Regulation also states that each of the following actions is prohibited, except where necessary to address an immediate health and safety need or to comply with a term or condition in a permit issued by a state or federal agency:

- the application of potable water to outdoor landscapes in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures;
- the use of a hose that dispenses potable water to wash a motor vehicle, except where the hose is fitted with a shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not in use;
- the application of potable water to driveways and sidewalks;
- the use of potable water in a fountain or other decorative water feature, except where the water is part of a recirculating system;
- the application of potable water to outdoor landscapes during and within 48 hours after measurable rainfall;
- the serving of drinking water other than upon request in eating or drinking establishments, including but not limited to restaurants, hotels, cafes, cafeterias, bars, or other public places where food or drink are served and/or purchased;
- the irrigation with potable water of ornamental turf on public street medians; and
- the irrigation with potable water of landscapes outside of newly constructed homes and buildings in a manner inconsistent with regulations or other requirements established by the California Building Standards Commission and the Department of Housing and Community Development; and

WHEREAS, to promote water conservation, the Emergency Regulation also requires that:

- operators of hotels and motels shall provide guests with the option of choosing not to have towels and linens laundered daily;

- each urban water supplier shall provide prompt notice to a customer whenever the supplier obtains information that indicates that a leak may exist within the end-user's exclusive control and shall provide a monthly report to the State Water Board that includes the amount of potable water produced in the preceding calendar month, the population served, the percentage of water produced that is used for the residential sector, the estimated gallons of water per person per day used by residential customers, and statistics on water conservation compliance and enforcement efforts, the number of days that outdoor irrigation is allowed, and monthly use by the commercial, industrial, and institutional sector; and

WHEREAS, Article XI of Chapter 23C of the City of Woodland Municipal Code sets forth the City's water shortage contingency plan in accordance with the Urban Water Management Planning Act (Division 6, Part 2.6 of the Water Code §§10610 - 10656); and

WHEREAS, a Stage Two, Water Warning of the City's water shortage contingency plan calls for a 25% reduction in residential water use and a 40% reduction in non-residential water use for irrigation, which would achieve the state-mandated 24% reduction in water use specified for the City; and

WHEREAS, the Municipal Code permits a Stage Two, Water Warning to include additional or alternative water conservation requirements if adopted by the City Council at a public hearing, including those specified in the Emergency Regulation; and

WHEREAS, the City Council of the City of Woodland held a noticed public hearing on Tuesday, May 19, 2015, to consider declaring a Stage Two, Water Warning with additional and alternative requirements to ensure consistency with the Emergency Regulation, and provided an opportunity for any interested member of the public to address the City Council concerning this Resolution.

NOW, THEREFORE, BE IT RESOLVED THAT:

Section 1. The City Council of the City of Woodland hereby declares a Stage Two, Water Warning with the following requirements:

1. Water waste, as defined in Sec. 23C-11-3, is prohibited.
2. All residential users are to reduce water use by twenty-five percent (25%) from their normal water demand. However, residential users whose total water use is already below the state provisional standard for residential indoor water use of 55 gallons (7.35 cubic feet) per person per day as stated in SBx7-7 (2009) or an adjusted standard set by the California Legislature shall not be required to further reduce their water use.
3. All non-residential users are to reduce irrigation by forty percent (40%) for existing landscapes.

4. Outdoor irrigation of ornamental landscapes or turf with potable water shall be limited to three days per week and to the hours of 6 p.m. to 10 a.m., with the exception of drip irrigation.

5. Potable water may not be applied to outdoor landscapes during and within 48 hours after rainfall of 1/4 inch or more.

6. Potable water may not be applied to outdoor landscapes in a manner that causes runoff onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots or structures.

7. The use of running water from a hose, pipe, or faucet for the purpose of cleaning outdoor hardscape surfaces is prohibited, except in the event the Director of Public Works, or his or her designee, determines that such use is the only feasible means of correcting a potential threat to health and safety.

8. Water hoses shall be equipped with a control nozzle capable of completely shutting off the flow of water except when positive pressure is applied.

9. Eating and drinking establishments, including but not limited to restaurants, hotels, cafes, cafeterias, bars, or other public places where food or drink are served and/or purchased, shall serve water only upon request.

10. All landscaping installed in the City of Woodland shall comply with the State Model Water Efficient Landscape Ordinance (23 Cal. Code of Regulations, §§ 490 *et seq.*) or the City landscape requirements (Chapter 25, Article 22 of the Woodland Municipal Code), whichever is more restrictive. The irrigation with potable water of landscapes outside of newly constructed homes and buildings shall be consistent with regulations or other requirements established by the California Building Standards Commission and the Department of Housing and Community Development.

11. The use of a hose that dispenses potable water to wash a motor vehicle is prohibited, except where the hose is fitted with a shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not in use.

12. Hotel and motel operators shall provide guests with the option of choosing not to have towels and linens laundered daily. The hotel or motel shall prominently display notice of this option in each guest room using clear and easily understood language.

13. Potable water may not be used in a fountain or other decorative water feature except where the water is part of a recirculating system.

14. The irrigation with potable water of ornamental turf on public street medians is prohibited.

Section 2. The Stage Two, Water Warning shall continue until the City Council either determines that the need for water reductions is no longer necessary and has so determined by adoption of a resolution terminating the Stage Two, Water Warning or that there is a need to move to a different water shortage stage.

PASSED AND ADOPTED this 19th day of May 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

Legislation Text

15.

File #: 14-755, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Public Hearing and Approval of 2015 - 2019 CDBG Consolidated Plan and
Analysis of Impediments to Fair Housing

Recommendation for Action: Staff recommends that the City Council approve the 2015 - 2019 Community Development Block Grant Consolidated Plan and the 2015 Analysis of Impediments to Fair Housing.

The City Council's approvals are based on taking the following actions:

1. Hold a public hearing to receive community input on the 2015 - 2019 Community Development Block Grant (CDBG) 2015 - 2019 Consolidated Plan) Attachment A);
2. Adopt Resolution No. _____, to approve the 2015 - 2019 Consolidated Plan (Attachment B);
3. Direct staff to complete the 2015 - 2019 Consolidated Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating any public input received during the public comment period;
4. Adopt Resolution No. _____, to approve the 2015 Analysis of Impediments to Fair Housing (AIFH) Update (Attachment C);
5. Direct staff to complete the 2015 AIFH Update, as well as any other related documents required by HUD, incorporating any public input received during the public comment period; and
6. Direct staff to forward the 2015 - 2019 Consolidated Plan and the 2015 AIFH Update to HUD once completed.

Staff Contact

Dan Sokolow, Senior Planner - (530) 661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact

There is no impact to the General Fund. The City may use up to 20 percent of its annual CDBG entitlement funding plus any CDBG Program Income (repaid CDBG loans) for CDBG administration and planning-related costs.

Background

CDBG Five-Year Consolidated Plan

Every five years, the Department of Housing and Urban Development (HUD) requires CDBG entitlement jurisdictions, cities and counties that receive CDBG funding on an annual basis, to adopt a new Five-Year Consolidated Plan, which identifies a jurisdiction's overall housing and community development needs and provides a strategy to address those needs. CDBG funds must be used to provide affordable housing and services for vulnerable and lower-income persons and to eliminate conditions of blight from the community. This plan is a five-year strategic planning document and it establishes a short-term investment plan that outlines the intended use of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) entitlement funds in a one-year Action Plan, the first year of the Consolidated Plan. Currently, the City receives CDBG funds on an annual basis as an entitlement jurisdiction. The City's 2010-2014 Five-Year Consolidated Plan, was adopted by the City Council on January 19, 2010 and is now due to be updated.

The Consolidated Plan consists of four parts: **(1) Introduction** - Describes the purpose of the plan, identifies the lead agency, describes the citizen participation process, and the public comments received on the Draft Consolidated Plan. **(2) Housing and Community Development Needs Assessment** - This section contains statistical and analytical information that provides an overall picture of the City's housing and community development needs. The housing section describes market conditions and housing needs, the nature and extent of homelessness and the needs of special populations. Other community development needs are also presented. **(3) Housing and Community Development Strategic Plan** - This section is the cornerstone of the Consolidated Plan, the implementation plan for the City. The Housing and Community Development Strategic Plan describes the anticipated needs within the City based on the Needs Assessment, and outlines priority housing and community development strategies and programs to address priority needs. **(4) Action Plan, One-Year Use of Funds** - This section describes the actions the City plans to undertake in Program Year 2015-16 to address priority needs identified in the Strategic Plan section of the Consolidated Plan. The FY 2015-16 Action Plan will be presented separately to the City Council on June 2, 2015 for consideration and approval.

Analysis of Impediments to Fair Housing (AIFH)

HUD requires all jurisdictions that participate in their funding programs to prepare an analysis of impediments to fair housing choice. By identifying these impediments and attempting to address them, the jurisdictions can help HUD to accomplish one of its major objectives, making housing available to anyone, regardless of race, color, religion, sex, national origin, disability, or familial status. The AIFH is generally prepared at the same time as a jurisdiction's Consolidated Plan and runs the life of the plan.

Discussion

Citizen Outreach

Outreach efforts for the Consolidated Plan include five public meetings held at City Hall (300 First Street) or the Community and Senior Center (2001 East Street); meeting with public housing residents at the Yolo County Housing Quarterly Resident Meeting (for the Yolano and Donnelly developments); circulating a resident survey (in English and Spanish) through the City's website; having the resident survey available at the Woodland Community Services Department, the Woodland Senior Center, the Woodland Community Development Department, and the Woodland Library; and circulating a separate survey to Woodland service providers. In addition, the resident survey was made available to the residents of the following affordable housing developments or developments that contain a significant amount of affordable units: Yolano and Donnelly, Cottonwood Meadows Senior Apartments, Crosswood Apartments, St. John's Retirement Village, Sycamore Pointe Apartments, Fair Plaza Senior Apartments, Leisureville Mobile Home Park, Rochdale Grange

Apartments, and the Heritage Oak Apartments.

Resident Surveys

Resident surveys in English and Spanish were made available to Woodland residents in order to gather data regarding the areas in which the community has the greatest need. Emphasis was placed on the participation of low-income and otherwise disadvantaged individuals as well as those living in multi-family affordable housing developments. A total of 170 surveys were completed. Residents were asked to prioritize community needs for future CDBG funding. Some of the community needs rated as high priorities included community centers, parks and recreational facilities, youth centers, employment training, and emergency food and shelter for the homeless.

Besides the assessment of community needs, the surveys provided residents with an opportunity to comment on other community issues. All of the surveys (50+) received from residents of the Yolano and Donnelly developments cited the need for additional recreational amenities in their neighborhood including a handball court, recreation building, swimming pool, soccer field or improvements to an existing soccer field, and playground. These are similar to the comments expressed by residents at the January 20, 2015 Yolo County Housing Quarterly Resident meeting. City staff attended the meeting to discuss the Consolidated Plan process and obtain input from residents on priority needs. The residents at the meeting emphasized the need to provide activities for children so they are engaged and less likely to get in trouble.

Other comments conveyed through the surveys included installing lighting at the Gibson Road entrance to the Leisureville Mobile Home Park which services senior citizen households; reducing the amount of traffic noise affecting Leisureville through the construction of a sound wall, and finding an alternative route for agricultural trucks; speeding up the Housing Choice Voucher (Section 8) process; funding blight management for businesses operated in residential areas; constructing an elementary school in the Spring Lake Specific Area; providing shade structures over playground equipment at Klenhard Park which is located in the southeast area of Woodland; and restoring Woodland's small town atmosphere which has been undermined by what one resident described as urban sprawl, traffic jams, and rent that has gone out of sight.

Service Provider Surveys

Service provider surveys were distributed to 22 agencies, but only 6 surveys were completed. For the survey question on critical needs and gaps in services, a number of the responses cited affordable housing for low income individuals and families. Other responses included food assistance, affordable child care services, and early childhood services for children with special needs.

Proposed High Priority Needs for 2015 - 2019 Consolidated Plan

There are eleven high priority needs proposed for the Consolidated Plan and they are listed in the following table. This is a reduction from the fourteen high priority needs in the 2011 - 2014 Consolidated Plan.

2015 - 2019 Consolidated Plan Proposed High Priority Needs		
HUD Code	Description	2010-14 Plan High Priority?
03	Public Facilities & Improvements (General)	Yes
03D	Youth Centers	Yes
03F	Parks, Recreational Facilities	No
05	Public Services (Other: Emergency Food)	Yes

05D	Youth Services	Yes
05H	Employment Training	Yes
05I	Crime Awareness	Yes
05J	Fair Housing Activities (Subject to Public Hearing)	Yes
05M	Health Services	Yes
14A	Rehab; Single Unit Residential	Yes
14H	Rehabilitation Administration	Yes

The following high priority needs in the 2010 - 2014 Consolidated Plan are proposed to be reclassified as medium needs for the 2015 - 2019 Consolidated Plan.

03J Water/Sewer Improvements

03P Health Facilities

03T Operating Costs of Homeless/AIDS Patients Programs

18A ED Direct Financial Assistance to For-Profits

Appendix J, Community Development Needs Table, provides the overall listing of the priority needs for Woodland. The needs are categorized as high priority, medium priority, low priority, or no such need. Estimated funding amounts for high priority needs are provided for the Consolidated Plan period.

CDBG Funding Outlook

In the last ten years the City has annually received an average of \$523,831 in CDBG entitlement funds. The City averaged \$583,036 in CDBG entitlement funds during the six-year period of Fiscal year 2006-07 through Fiscal Year 2011-12. However, the average for the last four years (including the upcoming FY 2015-16 entitlement amount) is only \$435,024. The City's entitlement amount for FY 2015-16 is \$421,755. The reductions in CDBG funding have impacted the City's ability to fund additional construction projects and public services programs. Staff's conservative estimate is that the City will receive \$2,000,000 in CDBG entitlement funds during the Consolidated Plan period of (2015 - 2019). This estimate that does not take into account available CDBG Program Income (repaid CDBG loans). Despite the reductions in funding, the City in partnership with non-profit organizations and other entities continue to use CDBG funds to positively address community needs in various areas.

CDBG Rating & Ranking System

City staff has revised the Rating and Ranking System, Appendix K, used by the CDBG Review Panel. The system assigns a score of up to 100 points for CDBG funding applications submitted by non-profit organizations and other entities. The revisions are driven by an effort to make the system less burdensome for use by Review Panel members.

Conclusion

Staff recommends that the City Council approve the 2015 - 2019 Community Development Block Grant Consolidated Plan and the 2015 Analysis of Impediments to Fair Housing.

The City Council's approvals are based on taking the following actions:

1. Hold a public hearing to receive community input on the 2015 - 2019 Community Development Block Grant (CDBG) 2015 - 2019 Consolidated Plan) Attachment A);
2. Adopt Resolution No. _____, to approve the 2015 - 2019 Consolidated Plan (Attachment B);
3. Direct staff to complete the 2015 - 2019 Consolidated Plan, as well as any other related documents required by the U.S. Department of Housing and Urban Development (HUD), incorporating any public input received during the public comment period;
4. Adopt a Resolution to approve the 2015 Analysis of Impediments to Fair Housing (AIFH) Update (Attachment C);
5. Direct staff to complete the 2015 AIFH Update, as well as any other related documents required by HUD, incorporating any public input received during the public comment period; and
6. Direct staff to forward the 2015 - 2019 Consolidated Plan and the 2015 AIFH Update to HUD once completed.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, Community Services Director



Paul Navazio, City Manager

Attachments:

- A. Resolution No. _____, approval of 2015 - 2019 CDBG Consolidated Plan
- B. Resolution No. _____, approval of 2015 Analysis of Impediments to Fair Housing Update
- C. 2015 - 2019 CDBG Consolidated Plan
- D. 2015 Analysis of Impediments to Fair Housing Update

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND TO APPROVE THE 2015-2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PLAN

WHEREAS, the City of Woodland (“City”) annually receives an allocation of Community Development Block Grant (CDBG) Funds from the Department of Housing and Urban Development (HUD);

WHEREAS, as part of the program requirements, the City must submit five-year strategic plan referred to as the Consolidated Plan that identifies a jurisdiction’s overall housing and community development needs and provides a strategy to address those needs; and

WHEREAS, a continued public hearing was held on May 19, 2015 to receive public input on the 2015 – 2019 CDBG Consolidated Plan;

WHEREAS, the Consolidated Plan is required to be approved after receiving public input.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1: This City Council hereby finds and determines that the foregoing recitals are true and correct;

Section 2: This City Council hereby approves the 2015-2019 CDBG Consolidated Plan and CDBG Rating and Ranking System;

Section 3: This City Council hereby directs staff:
(a) To complete the 2015-2019 Consolidated Plan, as well as any other items required by the U.S. Department of Housing and Urban Development (HUD), incorporating any public input received during the public comment period; and
(b) To forward the completed 2015-2019 Consolidated Plan to HUD.

Section 4: This City Council hereby authorizes the City Manager to execute any agreements, contracts or other documents with the appropriate entities to meet the requirements of submitting the Consolidated Plan and carrying out the CDBG funded activities;

Section 5: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this 19th day of May, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE ADOPTION OF THE
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING
UPDATE**

WHEREAS, the Department of Housing and Urban Development (HUD) requires jurisdictions that receive Federal funds to affirmatively further fair housing (AFFH); and

WHEREAS, in 1988 HUD developed Fair Housing Review Criteria that states if a grantee conducted an Analysis of Impediments (AI) and took actions to address any identified impediments, HUD would presume that the grantee had met the AFFH certification; and

WHEREAS, as part of the City of Woodland's Community Development Block Grant (CDBG) Annual Action Plan submission, HUD has required the City to submit an Update to the AI every 5 years;

NOW, THEREFORE, BE IT RESOLVED that the City of Woodland adopts the Analysis of Impediments to Fair Housing Update and instructs staff to submit the document to HUD once approved by City Council. The City Manager of the City of Woodland is hereby authorized and empowered to execute in the name of the City of Woodland all necessary applications, contracts, agreements, and amendments.

PASSED AND ADOPTED on this _____ day of _____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney



Consolidated Plan Five Year Strategic Plan Program Year 2015-2019

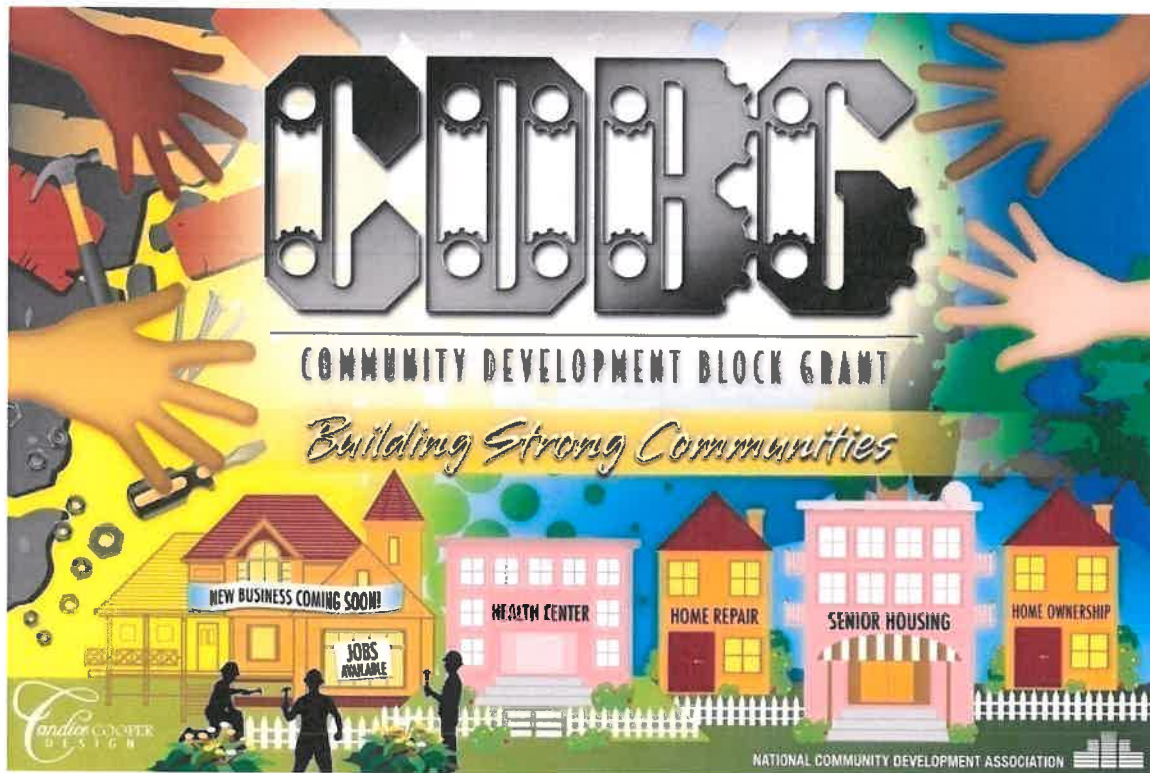


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I. INTRODUCTION

A. SUMMARY OF THE CONSOLIDATED PLAN PROCESS

The Consolidated Plan is a five-year planning document required by the U.S. Department of Housing and Urban Development (HUD). HUD requires each state and local government receiving federal funds to prepare a coordinated strategy to address the community's needs in the areas of housing, homelessness, infrastructure and facilities, as well as economic development. This plan is both a five-year strategic planning document and a short-term investment plan for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA) entitlement programs. Although, the City of Woodland is only a recipient of CDBG funds, the Consolidated Plan addresses all community needs. The annual CDBG allocation cannot fund all community needs in the five-year period, but the Consolidated Plan provides a strategic approach to prioritizing community needs.

The Consolidated Plan outlines the City's intent to pursue the overall goals of HUD's community development and planning programs, including:

1. To provide decent and quality housing;
2. To establish and maintain a suitable living environment; and
3. To expand economic revitalization opportunities.

The Consolidated Plan serves the following functions:

1. A planning document for the City, based on a participatory process;
2. An application for federal funds under HUD's formula CDBG grant program;
3. A strategy for administering HUD programs; and
4. An action plan that provides a basis for assessing performance.

Outreach efforts for the Consolidated Plan include five public meetings; meeting with public housing residents at the Yolo County Housing Quarterly Resident Meeting (for the Yolano and Donnelly developments); circulating a resident survey (in English and Spanish) through the City's website; having the resident survey available at the Woodland Community Services Department, the Woodland Senior Center, the Woodland Community Development Department, and the Woodland Library; and circulating a separate survey to Woodland service providers. In addition, the resident survey was made available to the residents of the following affordable housing developments or developments that contain a significant amount of affordable units: Yolano and Donnelly, Cottonwood Meadows Senior Apartments, Crosswood Apartments, St. John's Retirement Village, Sycamore Pointe Apartments, Fair Plaza Senior Apartments, Leisureville Mobile Home Park, Rochdale Grange Apartments, and the Heritage Oak Apartments.

The Plan incorporates relevant information and data from a variety of sources. The primary data was obtained from the following sources: 2010 U.S. Census and 2008-2012 Census

American Community Survey; City of Woodland Housing Element 2013 Update; City of Woodland Capital Improvement Plan 2009-2018; and the 2014 Continuum of Care Application for Yolo County.

The 2015-2019 Plan is organized into five (5) sections: **1) Introduction**, which describes the consolidated plan process and the citizen participation process; **2) Housing and Community Development Needs Assessment**, which describes the characteristics of the population, income, household size and type and other community development needs; **3) Market Conditions and Housing Needs**, which describes housing conditions, affordability of housing, nature and extent of homelessness, the needs of special populations and other housing needs; **4) Housing and Community Development Five-Year Strategic Plan**, which describes the anticipated resources over five years to meet identified needs, the priorities for allocating resources based on the needs assessment, and outlines priority housing and community development strategies and programs to address priority needs and; **5) One-Year Action Plan**, which describes the actions the City plans to undertake in FY 2015-2016.

B. CITIZEN PARTICIPATION

This section describes specific actions taken to encourage citizen participation during the development of the City of Woodland's Five Year Consolidated Plan (the "Plan", FY 2015-2019) and the 2015-2016 Annual Action Plan.

A critical component of the Consolidated Plan is the citizen participation process. Woodland has an ongoing citizen participation process that has been strong and vital over the years. It is a comprehensive process by which the City keeps its residents, community agencies, businesses, and other interested parties informed about its community development efforts through the CDBG program. It is also the tool to gather a wide variety of input from the City's low- and moderate-income (L/M income) residents, as well as the City's public and private sectors. Citizen input is solicited and gathered at every step of the Plan process.

Low-income people, especially those living in low-income neighborhoods and areas where CDBG money might be spent, are encouraged to become involved through outreach and representation by various grantee and service agencies. The City encourages involvement of all people, including those that do not speak English and disabled people. All meetings are held in ADA accessible buildings and arrangements for non-English-speaking individuals are available. Residents of public and assisted housing are encouraged to become involved through outreach and representation by Yolo County Housing and other service agencies.

The annual funding process begins each year with an invitation to the non-profit organizations in the community to submit a grant application. The City also provides technical assistance to groups representing or assisting persons of L/M income in the development of proposals for funding assistance under the Consolidated Plan. The grant requests are reviewed by a CDBG Review Panel composed of representatives from City commissions and community members

with a rating and ranking system (**Appendix M**). The applications are scored out of 100 points based on community's priority needs; benefit to L/M income persons; reasonableness of cost estimates; activity management; experience and organizational capability; readiness, and project budget. The scored applications are then ranked in order to determine the funding recommendations. The funding recommendations are then reviewed at two public meetings to receive comment.

The Citizen Participation Plan includes public hearings at different stages of plan update, funding, and or monitoring. One or more hearings are held prior to Plan development, and one or more hearings are held after the Plan has been prepared. There is also a 30-day comment period after the Plan is prepared to allow all residents to review the Plan and the CDBG draft funding recommendations. Copies of the draft Consolidated Plan are available for review at the Community and Senior Center, the Woodland Public Library, and at the Woodland City Hall (Community Development Department). The Plan is also available on the city's website (www.cityofwoodland.org). This year, to increase availability, a link to the Consolidated Plan has been made available on the City's Facebook Page. From the website a citizen may submit a comment or question regarding the Plan directly by email. A notice of the Plan's availability is also published in the newspaper.

The citizens of Woodland are informed about every stage of the Plan development and citizen participation process via legal noticing and public advertisements 14 days in advance in the local newspaper, as well as flier announcements placed at various social service agencies in the community. All citizens, public agencies, and other interested parties are provided easy access to relevant information, including the opportunity to receive information, review, and submit comments on any proposed submission concerning the proposed activities (including the amount of assistance the jurisdiction expects to receive) and on the range of activities that may be undertaken (including the estimated amount that will benefit persons of low- and moderate-income).

The Citizen Participation Plan is required to set forth the City's anti-displacement mechanisms. The City has adopted the following statement in this regard:

- The City will take all reasonable steps to minimize the displacement of individuals, families, businesses, non-profit agencies, etc. as a result of projects assisted with CDBG funds.

The Citizen Participation Plan is also required to identify the City's complaint process for addressing complaints from citizens related to the Consolidated Plan, amendments, and the performance report. The City has adopted a complaint procedure which includes the following components:

- The City will provide a timely and substantive response to all written complaints.

- Upon receipt of a written comment, the City will prepare and forward a written response to the complaint within 15 working days where practicable.
- Copies of the complaint, the City's written response (including clarification and/or corrective action, as needed) and any other related documents will remain on file in the Community Services Department for a period of two years.
- All written complaints/comment should be addressed to:

Community Services Director
Community Services Department
2001 East Street
Woodland, CA 95776

With respect to this particular revision of the Plan for the 2015-2019 program period, there have been the following formal opportunities for citizen involvement:

The City has conducted an extensive priority needs assessment of the community's housing needs, economic development needs, public facilities and improvements needs, and public service needs. The needs assessment was conducted through various methods including surveys to service providers and residents, community meetings, public hearings, and 30-day comment periods for Plan revisions.

Resident surveys in English and Spanish (**Appendix D**) and service provider surveys (**Appendix F**) were released on December 5, 2014 and were available through January 2015. Surveys were available on the City website and the Facebook page for the Community Services Department. Citizens could also obtain a hard copy of the surveys on the city website, www.cityofwoodland.org, the City of Woodland Library, Community Development Department, and the Community and Senior Center. Surveys were made available through a number of Woodland Service Providers, who made the resident surveys available to their clients. A notice was published in the Woodland Daily Democrat newspaper on December 27, 2014, January 6, 2015, and January 16, 2015 to notify the public of five community meetings to obtain public input on priority community needs for the Consolidated Plan. The meetings were held on January 12, 20, 21, 26, and 28 at the Woodland Community and Senior Center and at the Woodland City Hall. On February 13, 2015 a notice was published in the Daily Democrat to announce the availability of the Draft Consolidated Plan for public comment during a 30-day period (February 16 – March 16, 2015). Then, a notice was published in the April 9, 2015 edition of the Daily Democrat to notify the public that a public hearing on the Consolidated Plan would be held before the Woodland City Council on May 5, 2015. Public comments received during the citizen participation process are incorporated into the Consolidated Plan. Copies of the community and public hearing notices are presented in **Appendix A**. A summary of citizen comments received during the entire Consolidated Plan process is presented in **Appendix B**.

For the 2015-2019 Consolidated Plan and 2015-2016 Action Plan, the City of Woodland adopted

the documents separately in order to utilize the updated community development needs assessment in the scoring of the applications for funding.

C. LEAD AGENCY AND CONSULTATION PROCESS

Lead Agency

The Community Services Department of the City of Woodland is the lead agency in the development and implementation of the City's Consolidated Plan.

Consultation with Other Entities

The City of Woodland has been in contact with the following local service providers during the development of the Consolidated Plan: Yolo County Housing, Yolo Family Service Agency, St. John's Retirement Village, Yolo Community Care Continuum, The Center for Families, Legal Services of Northern California, Yolo Wayfarer Center, CommuniCare Health Centers, Friends of the Mission, Planned Parenthood Mare Monte, Northern California Children's Therapy center, Elderly Nutrition Program, Yolo County Court Appointed Special Appointed Advocates, Yolo Food Bank, Summer House Inc., Woodland Youth Services, Empower Yolo, Cache Creek Lodge, Mutual Housing California, Community Housing Opportunities Corporation, Yolo Food Closet, Short Term Emergency Aid Committee, and Yolo Crisis Nursery. Emails were sent to service providers to invite them to participate in the Consolidated Plan process through surveys and community meetings. **Appendix C** includes notices to local service providers regarding the surveys and community meetings.

II. HOUSING AND COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

A. COMMUNITY DESCRIPTION

The City of Woodland is located 20 miles northwest of the State Capitol City of Sacramento. Woodland is the County seat for Yolo County. The City's population is estimated at 57,223 (California Department of Finance, January 2014). It was incorporated in 1871 and is presently 15.30 square miles. It is a diverse community with a large industrial area with many agriculture-related businesses, a commercial area that includes the largest retail center, Gateway, in Yolo County, and residential areas that provide a variety of housing types. It is also the home of Woodland Community College.

Woodland's role as a hub of manufacturing and distribution activities has helped the region's unemployment rate steadily decline since 2012 with an increase in a variety of jobs. Over 25,000 jobs are supported by public and private sectors businesses and organizations in Woodland. The Trade, Transportation, and Utilities sector contains just over one-quarter of

Woodland's employment. These jobs include wholesale trade, retail trade, transportation and warehousing utilities. Woodland's role as a hub of manufacturing and distribution activities in the Sacramento Region is partly a result of its central location on Interstate 5, and its proximity to the Sacramento International Airport (9 miles to the east). There has been steady growth in the Educational and Health Services and Manufacturing sector which contributes a significant 30% of jobs. This employment structure reflects Woodland's ability to provide the surrounding population with retail, education, health care and manufacturing offerings.

The commercial activity in Woodland falls into several categories: 1) the registered historic downtown which contains the original "Main Street" and a number of historical structures; 2) auto-oriented commercial uses along Main and East Streets, and adjacent to I-5; and 3) a regional retail center with a number of "big box" retailers at the east end of the City along County Road 102 and south of I-5.

Woodland is a community of neighborhoods, with housing choices to suit a broad spectrum of needs and tastes. Many of the original 19th century Victorians, classical revival farmhouses, and Queen Anne-style homes remain in place today, particularly in the area south of downtown, lending a special charm to this community that takes considerable pride in its heritage. Most of the residential growth in the City is taking place in the Spring Lake Specific Plan area which is planned for 4,051 residential units. To date, more than 1,000 single-family and multi-family units have been constructed in Spring Lake.

B. POPULATION, AGE, RACE AND ETHNICITY

Population

As shown in **Table 1**, population in the City of Woodland increased by about 3 percent from 2010 to 2014. The City is experiencing an annual population growth slightly higher than the County's growth.

TABLE 1 Population Trends City of Woodland and Yolo County				
Year	Population	Change	% Change	Simple Annual % change
CITY OF WOODLAND				
2010	55,468	N/A	N/A	N/A
2014 Estimate	57,223	1,755	3.0	0.75
YOLO COUNTY				
2010	200,849	N/A	N/A	N/A
2014 Estimate	206,381	5,532	2.7	0.68
Source: State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties and the State, 2011-2014, with 2010 Benchmark</i>				

Race and Ethnicity

The 2010 Census reports that approximately 62.9 percent of the population of the City of Woodland is White, as seen in Table 2A. About 1.5 percent of the population is Black or African American and 6.2 percent is Asian. Another 1.3 percent is American Indian and Alaskan Native with 0.3 percent Native Hawaiian and other Pacific Islander. Approximately 47 percent of the population of the City is of Hispanic or Latino origin. The figures for Yolo County reflect comparable percentages with about 63.2 percent White, 2.6 percent Black or African American, 1.1 percent American Indian and Alaska Native and 0.5 percent Native Hawaiian and other Pacific Islander. The County had a higher percentage of Asians at 13 percent and a lower percentage of Hispanics at 30.3 percent.

Table 2				
City and County Population by Race and Ethnicity: 2010 Census				
City of Woodland			Yolo County	
Number	Percent	Category	Number	Percent
34,904	62.9	White	126,883	63.2
855	1.5	Black or African American	5,208	2.6
726	1.3	American Indian and Alaska Native	2,214	1.1
3,458	6.2	Asian	26,052	13.0
169	0.3	Native Hawaiian and other Pacific Islander	910	0.5
12,488	22.5	Some other race	27,882	13.9
2,868	5.2	Two or more races	11,700	5.8
55,468	100.0	Total	200,849	100.0
26,289	47.4	Hispanic or Latino	60,953	30.3
29,179	52.6	Not Hispanic or Latino	139,896	69.7
55,468	100.00	TOTAL	200,849	100.0
Source: 2010 Census (DP1)				

Between the 2000 and 2010 Census reports, there have been a number of demographic changes (Table 3). The total population of the City has increased by 12.8 percent. However, the White population has decreased by 3.9 percent. There was an increase in all other race categories with the largest difference being in the Hispanic or Latino population, which increased by 8.6 percent between 2000 and 2010. The Asian population also increased by 2.4 percent. There were similar changes in the County's population. The total population of the County increased by 19 percent while the White population decreased by 4.5 percent. The Hispanic or Latino population increased by 4.4 percent and the Asian population increased by 3.1 percent. It should be noted that the 2009 – 2013 American Community Survey (U.S. Census Bureau) for Woodland shows the Hispanic or Latino population increasing to 48.1 percent of the City's total population.

Race and ethnicity may impact housing needs and conditions. Cultural influences of races may reflect preference for specific types of housing. For example, some cultures place greater emphasis on maintaining an “extended family,” potentially leading to an increased demand for larger single-family housing or to problems of overcrowding.

Table 3						
Census Change in Race and Ethnicity by Percentage Between 2000 and 2010						
City of Woodland				Yolo County		
2000 (%)	2010 (%)	Change	Category	2000 (%)	2010 (%)	Change
66.8	62.9	-3.9	White	67.7	63.2	-4.5
1.3	1.5	+0.2	Black or African American	2.0	2.6	+0.6
1.4	1.3	+0.1	American Indian and Alaska Native	1.2	1.1	+0.1
3.8	6.2	+2.4	Asian	9.9	13.0	+3.1
0.3	0.3	N/A	Native Hawaiian and other Pacific Islander	0.3	0.5	+0.2
21.5	22.5	+1.0	Some other race	13.8	13.9	+0.1
4.9	5.2	+0.3	Two or more races	5.2	5.8	+0.6
	100.0		Total		100.0	
38.8	47.4	+8.6	Hispanic or Latino	25.9	30.3	+4.4
61.2	52.6	-8.6	Not Hispanic or Latino	74.1	69.7	-4.4
	100.00		TOTAL		100.0	
Source: 2000 Census (SF-1), Table P8 and 2010 Census (DP1)						

C. AREAS OF RACIAL/ETHNIC MINORITY CONCENTRATION

The distribution of minority persons throughout the City with the exception of the Hispanic or Latino population does not include any concentrations. A concentration is defined as 51 percent or more. The Black population does not exceed 5 percent in any one Census Tract Block Group while two block groups have Asian populations that exceed 15 percent. In both instances the Asian population is under 20 percent. There are a number of block groups in the City with a concentration of Hispanic or Latino persons. Based on the 2011 – 2013 American Community Survey, the Hispanic or Latino population is nearly half of the City’s population at 48.2 percent.

D. AGE CHARACTERISTICS

Age is an important influence on housing demand because people of different age groups have different housing needs. It is generally assumed that younger persons prefer apartments, low to moderate cost condominiums, and smaller single-family units. Adults with higher incomes and larger household sizes provide the major market for moderate to high-end apartments, condominiums, and single-family homes. The senior population tends to either remain in place in single-family homes or to require low to moderate cost apartments and condominiums, group quarters, and mobile homes.

According to the 2010 Census, adults (18 years and older) comprised 72.5 percent of the City's population, while only 13.5 percent were people 62 years and older and 7.9 percent were children 5 years and younger. Since the 2010 Census these age groups have remained steady. According to the Census' ACS 2011-2013 estimate adults increased to 73.9 percent and those 62 years and older increased to 15.3 percent, while children 5 years and younger decreased to 7.2 percent. As Woodland's population continue to age, the percentage of seniors will increase.

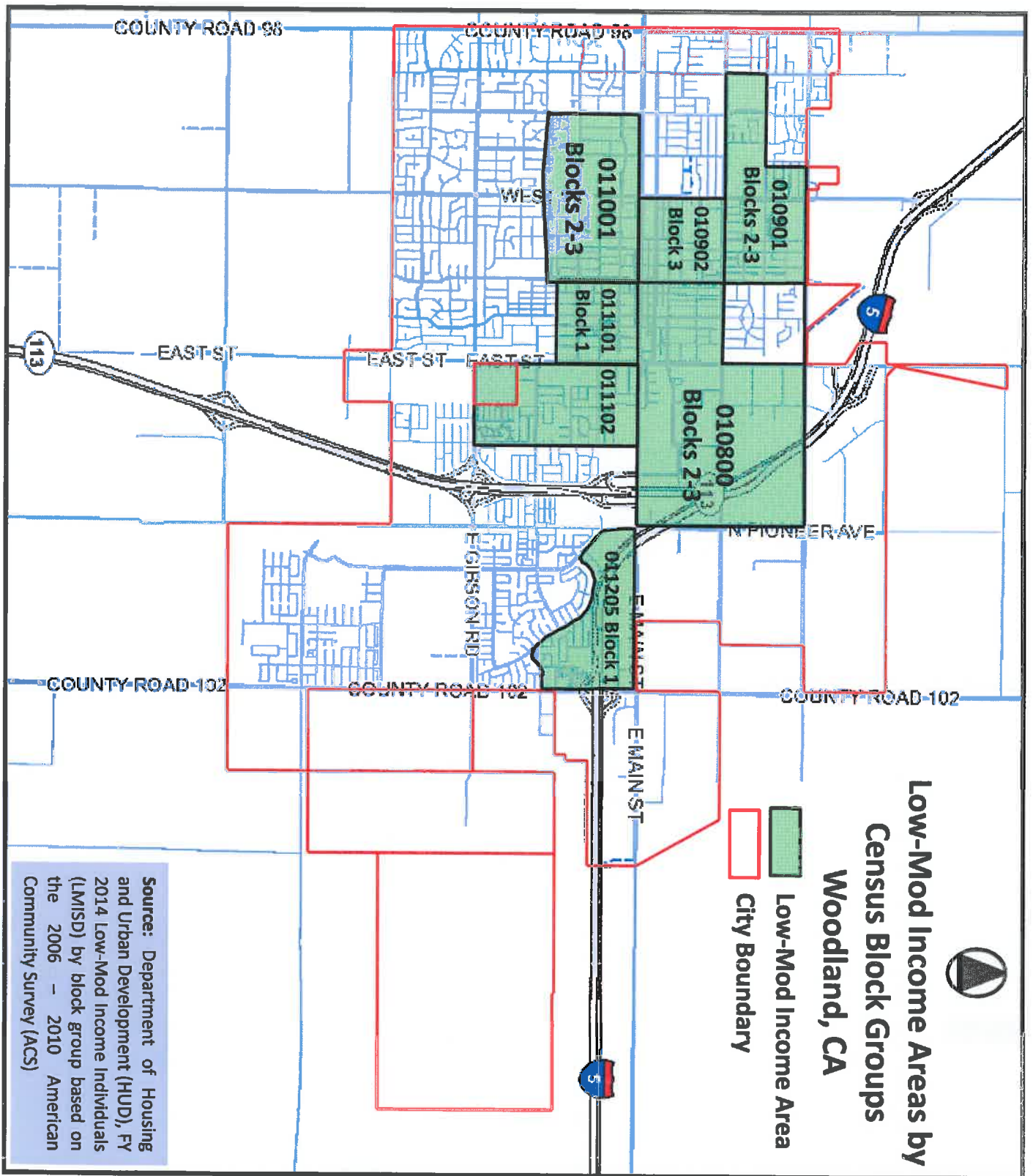
E. HOUSEHOLD INCOME

Income is a major factor influencing the demand for housing and to a large extent reflects the affordability of housing in a city. According to the 2011-2013 American Community Survey, the median household income in Woodland was \$51,623 and the median income of Yolo County was \$51,734. The County's estimated median household income in 2013 was very similar to Woodland's 2013 median household income. According to the 2011-2013 American Community Survey, the median gross rent as a percent of household income was 31 percent in the City and 35.6 percent in the County. The median gross rent for the United States was 31.3 percent of the total household income. Therefore, the cost of rental housing in Woodland is comparable to the national average, while the County's is slightly higher.

F. AREAS OF LOW- AND MODERATE-INCOME FAMILIES

Figure 1 shows the areas of low- and moderate-income concentration in Woodland, also referred to as the CDBG eligible areas. The "concentration" of low- and moderate-income households in the City of Woodland is the Census Tract Block Groups adjacent to Main Street both north and south from Cottonwood Street on the west to nearly State Highway 113 (south side of Main) or Interstate 5 (north side of Main) on the east. An area of low-moderate income concentration is one in which at least 51 percent of all residents in that Census Tract or Block Group are earning 80 percent or less of the area median income (AMI).

Figure 1
Areas of Low- and Moderate-Income Concentration



G. HOUSEHOLD SIZE AND TYPE

The change in the number of households in a city is one of the prime determinants of the demand for housing. Household characteristics are important indicators of the type and size of housing needed in a city. Between 2010 and 2014, the number of households in the City increased by 7.1 percent, as seen in Table 4.

Table 4			
Household Formation Trends			
Year	Households	Change	Percentage Change
City of Woodland			
2010	18,721	N/A	N/A
2014	20,064	1,343	7.1
Yolo County			
2010	70,872	N/A	N/A
2014	74,920	4,048	5.7
Source: State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, 2011-2014, with 2010 Benchmark</i>			

According to the State Department of Finance, the average household size in Woodland has increased slightly from 2010 to 2014 with 2.97 persons per household. The average household size for Yolo County has also remained steady from 2010 to 2014 with 2.8 persons per household.

Overall, the City of Woodland's population has increased while, according to the 2011-2013 American Community Survey 3-Year Estimates, the median income has decreased from \$56,213 in 2009 to \$51,623 in 2013. Furthermore, families living below the poverty line have increased from 6.9 percent in 2009 to 9.7 percent in 2013.

H. OTHER COMMUNITY DEVELOPMENT NEEDS

During the Consolidated Plan preparation process the City consulted with citizens and service providers within the City to identify other community development needs. A listing of priority needs is presented in **Appendix L**. This section describes and analyzes the City's non-housing community development needs: public services, public facility and infrastructure, and economic development activities.

Public Services

The City of Woodland provides funding support for non-profit social service agencies. These agencies provide services to meet a variety of community needs in the City serving special

population needs including the elderly and low-income families and youth. During the Consolidated Plan process public services including emergency food and shelter for the homeless or those at risk of homelessness; services to assist youth that would result in crime prevention; and health services especially mental health services were identified as high priority needs.

Youth centers were also identified as a high priority community development need. Services including battered/abused spouses and children, mental health services, substance abuse services, senior services, and child care services were identified as medium priorities.

Public Facilities and Infrastructure Improvements

Infrastructure improvements including water and sewer improvements and accessibility improvements were identified as high priorities, while flood drainage was identified as a medium priority. Development of health facilities and youth centers were also identified as high priority community development needs. These programs and facilities would benefit the City's youth by diverting them from potential criminal activity, thereby increasing safety within the neighborhoods.

Economic Development

According to the 2011-2013 American Community Survey, 64.8 percent of Woodland's population 16 years and over was in the labor force, which equates to a labor force of 28,253 persons. According to the 2011-2013 American Community Survey, Woodland has a civilian labor force totaling 28,115 people. In 2013, estimates show an unemployment rate of 10.9 percent in Woodland and 9.1 percent in Yolo County. According to the California State Department of Employment, Yolo County's current unemployment rate is 6.4 percent (September, 2014), down from 10.4 percent at the beginning of the year. The unemployment rate in Yolo County has been consistently high following the economic downturn in 2008. However, the rate reached a high of 12.7 percent in 2010 and has decreased for four consecutive years. The current average unemployment rate for the first three quarters of 2014 is 8.1 percent. The Census' 2011-2013 American Community Survey estimate reported the median household income at \$51,623; however, the current amount may have increased because of the recent reductions in unemployment rates.

III. MARKET CONDITIONS AND HOUSING NEEDS

• HOUSING AVAILABILITY ANALYSIS

The 2014 City/County Population and Housing Estimates report from the California Department of Finance reported a total of 20,064 housing units in the City. Approximately 69 percent or 13,857 were single-family units, 33.9 percent (6,805) were multi-family units. Mobile homes,

trailers, and other housing units composed 2.7 percent (537). There was a net increase of 152 housing units in the City from 2012 to 2014.

- **TENURE**

The ratio between homeowner and renter households can be affected by several factors, such as housing costs, housing type, housing availability, and preference. The percentage of homeownership in Woodland from 2010 to 2014 (estimates) decreased 1.6 percent. Woodland has consistently had a higher homeownership rate than Yolo County, which was estimated to be 51.3 percent in 2014 (See Table 4).

One of the gauges of strong communities is the rate of homeownership. Although the rate of employment has increased since 2010, the rate of homeownership in both Woodland and Yolo County has decreased. The decrease in the County is significantly greater (4.8 percent) than in Woodland (1.9 percent). This decline in homeownership is likely a result of the recent foreclosure crisis and tightening lending standards for home loans. There is an ongoing need to support homeownership within the community, as well as to ensure that there is a sufficient quantity of both single-family units for homeownership and affordable multi-family units available to residents

Table 5 Tenure by Household				
	2010		2014 estimate	
City of Woodland	Number of Households	Percent	Number of Households	Percent
Owner occupied	10,472	55.9	10,545	54.3
Renter occupied	8,249	44.1	9,024	45.7
Yolo County	Number of Households	Percent	Number of Households	Percent
Owner occupied	37,416	52.8	36,346	51.3
Renter occupied	33,456	47.2	34,503	48.7
Source: Census Bureau (2010 Census SF 3:H17); Census American Community Survey 2011-2013				

- **VACANCY RATES**

The residential vacancy rate is an indicator of the balance between housing supply and demand in the community. When the demand for housing exceeds the available supply, the vacancy rate will be low. A low vacancy rate drives the cost of housing upward and may serve as a disincentive for property owners to perform needed maintenance. In a healthy market, the vacancy rate is usually between 1.0 and 3.0 percent for single-family dwellings and between 3.0 and 5.0 percent for multi-family dwellings. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an

adequate selection of housing for all income levels.

According to the 2010 Census, the City of Woodland's vacancy rate was 5.5 percent. For 2014, the California State Department of Finance estimated the vacancy rate at 5.5 percent in Woodland. This is not a healthy vacancy rate and is indicative of an affordability mismatch in the housing market. According to Zillow.com, Woodland as of November 2014 had 26 homes in foreclosure and an additional 26 homes in pre-foreclosure. Pre-foreclosure includes any home where the lender has initiated foreclosure proceedings due to the owner being in default on their loan, as well as any home that is scheduled for foreclosure auction. With 13,857 single family homes in the City of Woodland (See Table 6) the number of homes in some process of foreclosure is only 0.4 percent.

- **TYPE OF HOUSING UNITS**

Table 5 indicates about 69 percent of the housing units in the City of Woodland in 2010 were single-family homes, with approximately 28.3 percent multi-family, and about 2.7 percent mobile homes and trailers. Over the last four years, 214 new single-family homes were constructed in the City. Multifamily housing increased by 44 housing units and mobile homes remained constant. With the City's Inclusionary Housing ordinance the City is focused on providing quality, affordable housing for homeownership and rental.

Table 6 Housing Unit Comparison 2010-2014					
Unit Type	2010		2014		Percent Change 2010-2014
	Number	Percent	Number	Percent	
Single-Family	13,643	68.8	13,857	69.1	0.3
Multi-Family	5,626	28.5	5,670	28.3	-0.2
Mobile Home, Trailer and Other	537	2.7	537	2.7	0.0
Totals	19,806	100.0	20,064	100.0	1.3
Source: State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, 2011-2014, with 2010 Benchmark</i>					

- **AFFORDABILITY AND HOUSING COST**

A household is considered to be "overpaying" if its monthly housing cost or gross rent plus utilities exceeds 30 percent of a household's gross income. HUD provides estimates of the amount of income people pay for housing based on the U.S. Census.

Tables 7A (Housing Problems), 7B (Affordability Mismatch) and 7C (Income by Cost Burden)

An analysis of households with any type of housing problem (see **Table 7A**); including affordability (See **Table 7B**) appears on the following pages. These tables are known as the Comprehensive Housing Affordability Strategy (CHAS) dataset and represent housing issues based on 2010 census data. The CHAS tables are compiled by HUD and are a required element of the Consolidated Plan.

Table 7A, 7B and 7C identify the number of low and moderate income renter and owner households identified in Census 2010 that are experiencing housing problems, as defined as paying more than 30 percent of income for rent or mortgage, and/or living in overcrowded conditions, and/or living in dwellings without complete kitchen or plumbing facilities. A total of 19,365 households are identified, with 40.7 percent paying more than 30 percent of their income for housing costs. Approximately 49 percent of all renters and 34.7 percent of all owner households spend more than 30 percent of their gross income on housing costs. Furthermore, according to the 2010 Census, 15.9 percent of all households in the City of Woodland spend more than 50 percent of their income for housing.

CHAS DATA OVERVIEW (2007-2011) Table 7A

	Owner	Renter	Total
Income Distribution Overview			
Household Income <= 30% HAMFI	595	1525	2120
Household Income >30% to <=50% HAMFI	890	1890	2780
Household Income >50% to <=80% HAMFI	1625	1880	3505
Household Income >80% to <=100% HAMFI	990	1135	2125
Household Income >100% HAMFI	7135	1700	8835
Total	11,240	8125	19,365
Housing Problems Overview 1			
Household has 1 of 4 Housing Problems	4165	4485	8650
Household has none of 4 Housing Problems	7070	3560	10,630
Cost Burden not available	0	75	75
Total	11,240	8125	19,365
Severe Housing Problems Overview 2			
Household has 1 of 4 Severe Housing Problems	1710	2535	4245
Household has none of 4 Severe Housing Problems	9525	5515	15,040
Cost Burden not available	0	75	75
Total	11,240	8125	19,365
Housing Cost Burden Overview 3			
Cost Burden <=30%	7335	4070	11,405
Cost Burden >30% to <=50%	2580	2220	4800
Cost Burden >50%	1315	1760	3075
Cost Burden not available	0	75	75
Total	11,240	8125	19,365

INCOME BY HOUSING PROBLEMS (CHAS data 2007-2011) Table 7B					
	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total	
OWNERS AND RENTERS					
Household Income <= 30% HAMFI	1685	360	75	2120	
Household Income >30% to <=50% HAMFI	2060	725	0	2780	
Household Income >50% to <=80% HAMFI	2075	1425	0	3505	
Household Income >80% to <=100% HAMFI	855	1270	0	2125	
Household Income >100% HAMFI	1975	6860	0	8835	
Total	8650	10,630	75	19,365	
RENTERS ONLY					
Household Income <= 30% HAMFI	1255	195	75	1525	
Household Income >30% to <=50% HAMFI	1535	355	0	1890	
Household Income >50% to <=80% HAMFI	1120	755	0	1880	
Household Income >80% to <=100% HAMFI	295	840	0	1135	
Household Income >100% HAMFI	280	1420	0	1700	
Total	4485	3560	75	8125	
OWNERS ONLY					
Household Income <= 30% HAMFI	430	165	0	595	

Household Income >30% to <=50% HAMFI	525	370	0	890
Household Income >50% to <=80% HAMFI	955	670	0	1625
Household Income >80% to <=100% HAMFI	560	430	0	990
Household Income >100% HAMFI	1695	5440	0	7135
Total	4165	7070	0	11,240

INCOME BY COST BURDEN (CHAS data 2007-2011) Table 7C				
	Cost burden 30%	Cost burden > 50%	Cost burden > 50%	Total
OWNERS AND RENTERS				
Household Income <= 30% HAMFI	1640	1380		2120
Household Income >30% to <=50% HAMFI	1990	795		2780
Household Income >50% to <=80% HAMFI	1795	500		3505
Household Income >80% to <=100% HAMFI	760	250		2125
Household Income >100% HAMFI	1695	150		8835
Total	7880	3075		19,365
RENTERS ONLY				
Household Income <= 30% HAMFI	1210	1070		1525
Household Income >30% to <=50% HAMFI	1510	470		1890
Household Income >50% to <=80% HAMFI	905	135		1880

Household Income >80% to <=100% HAMFI	215	50	1135
Household Income >100% HAMFI	140	35	1700
Total	3980	1760	8125
OWNERS ONLY			
Household Income <= 30% HAMFI	430	310	595
Household Income >30% to <=50% HAMFI	475	325	890
Household Income >50% to <=80% HAMFI	890	365	1625
Household Income >80% to <=100% HAMFI	550	205	990
Household Income >100% HAMFI	1550	110	7135
Total	3895	1315	11,240

*1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

*2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.

*3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)
For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

*4. HAMFI is HUD Area Median Family Income.

Definitions applicable to Table 7A are as follows:

Any housing problem: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data does not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Sources: 2010 U.S. Census and Department of Housing and Urban Development

Homeowners

According to the ACS 2011-2013 estimates, the median value of a single-family home in the City of Woodland is \$238,300. Woodland consistently has lower median housing values than Yolo County or nearby Davis (See Table 7). Listed below is a comparison of 2009 ACS median housing values and estimated 2013 median housing values for single-family homes for the City and surrounding areas. The median value of a home has decreased by 32.2 percent in Woodland. Home values have decreased in all surrounding areas to varying degrees as well. Decreasing home values should make homeownership more accessible for households who were unable to find homes previously. However, from 2009 to 2013 the median income in Woodland has decreased by approximately 8.1 percent while the number of families below the poverty line has increased by 2.8 percent. The decline in home values is improving housing affordability, but for the households who have experienced a decline in income, homeownership is increasingly out of reach

TABLE 8 HOUSING AFFORDABILITY- 2013 CITY OF WOODLAND			
Area	2009	2013 estimates	Percentage Change 2009-2013
Woodland	351,600	238,300	-32.2
Yolo County	337,700	331,200	-1.92
Sacramento	309,100	215,500	-30.3
Davis	568,400	520,000	-9.3
Source: Census 2007-2009 American Community Survey; Census 2011-2013 American Community Survey			

Renters

According to the ACS 2011-2013 estimate, the median gross rent (rent plus utilities) in the City of Woodland was \$888, down 4.7 percent from the 2009 median gross rent of \$930. Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, the 2013 estimated gross rent was affordable to households earning approximately \$35,520 per year. This puts affordable rentals out of reach for many Woodland low-income households.

According to the 2010 Census and CHAS Data, 2010, 64.5 percent of households with incomes less than 80 percent AMI were paying 30 percent or more of their household income on housing costs. Since 2000, the City of Woodland has developed 560 affordable housing units in partnership with affordable housing developers and/or with the help of its Inclusionary Housing Ordinance (6A) and Spring Lake Affordable Housing Plan. The increase in regulatory units has been made in an effort to decrease the housing burden on low to moderate income households.

F. OVERCROWDING

According to the ACS 2011-2013 estimate, 6.8 percent of all households in the City of Woodland were classified as “overcrowded,” defined as containing 1.01 persons or more per room. Overcrowding of housing in the City decreased since the 2010 Census, which reported 8.1 percent of all Woodland households as being overcrowded. The decrease in overcrowding can be contributed to several factors; more than 260 affordable units have been added to Woodland’s housing stock since 2005, unemployment rates have decreased and median home values have also decreased. Despite the decrease, the percentage of overcrowding in the City is still higher than the rate for Yolo County at 5.2 percent.

G. HOUSING CONDITIONS

The City of Woodland’s 2013 Housing Element Update did not include a housing conditions survey; however, a survey was conducted for the 2009 Housing Element Update. Of the parcels surveyed, the City’s Housing Element consultant rated most residential areas to be in good condition. The majority of the existing housing stock was considered to be in good to fair condition with about 24 percent of the houses with conditions ranging from poor to needs improvement. These conditions were based on criteria such as the foundation, siding, windows, roof, etc. In addition according to the 2013 ACS nearly all Woodland housing units (99.4 percent) had complete plumbing facilities in 2013 as indicated in Table 9 below. Overall, the majority of Woodland’s housing is in good condition.

H. AGE OF HOUSING STOCK

In most cases, the age of a community’s housing stock is a good indicator of the likely condition of the housing stock. According to the 2013 ACS, 75 housing units were built in Woodland after 2010. These housing units added to the 2,744 housing units built from 2000 to 2010 represent a total of 2,819 units built from 2000 to 2013. Approximately 14.2 percent of Woodland’s housing stock is 13 years old or less.

Table 9		
Housing Stock Conditions, 2013		
Age of Structure		
Year Structure Built	All Housing Units	Category as Percentage of Total
2005-2010	1,339	7.0
2000-2004	1,345	6.8
2000-2010 Sub-Total	2,744	13.8
1999 to March 2000	265	1.5

1995 to 1998	1,204	7.0
1990 to 1994	1,250	7.3
1980 to 1989	3,394	19.8
1970 to 1979	4,485	26.2
1960 to 1969	2,469	14.4
1940 to 1959	2,624	15.3
1939 or earlier	1,410	8.2
1900-2000 Sub-Total	17,101	86.2
TOTAL	19,845	100.0
Plumbing Facilities	All Housing Units	Category as Percentage of Total
Units With Complete Plumbing Facilities	21,216	99.3
Units Lacking Complete Plumbing Facilities	139	0.7
Total	21,355	100.0

** The total number of housing units differs between the 2013 ACS and the housing stock data from the 2013 housing element update.

I. ASSISTED HOUSING NEEDS

Public Housing

Yolo County Housing operates two low-income public housing projects in the City of Woodland: Yolano Village (60 units) and Donnelly Circle (72 units). These units are located in the northeast portion of the City, north of Lemen Avenue. Yolano and Donnelly are generally fully occupied and average more than 98 percent leased up. A total of 4,075 families are on the wait list for the two developments.

Housing Choice Voucher Program

Rental Assistance is available to Woodland residents through the Housing Choice Voucher Program (formerly known as "Section 8") administered by Yolo County Housing. Rental assistance provides affordable rental housing opportunities to residents that are facing housing problems including cost burden (paying more than 30 percent of income for rent), overcrowded conditions, and/or living in substandard units. The CHAS data presented in **Table 7A** indicates that significantly more renters (55.2 percent) compared to owners (37 percent) in the City face these housing problems. Renters are more likely to be paying more than 30 percent of their income on housing costs (49 percent) than owners (34.7 percent).

In the City of Woodland, 475 families are currently receiving Housing Choice Voucher Assistance from Yolo County Housing. The need for rental assistance in Woodland far exceeds the resources. Yolo County Housing reported that there are currently 2,980 families on the voucher program wait list. In addition, 3,953 families are waiting for regular project-based units

and 440 families are waiting for complexes that provide supportive services. These wait lists are only for vouchers, due to the extremely high demand for housing Yolo County Housing has had its regular wait list closed since May 2011.

The number of families on the voucher program wait list has more than doubled since 2009 and the number of families waiting for complexes with supportive services has increased by 218 percent (302 additional families since 2009).

J. NATURE AND EXTENT OF HOMELESSNESS

Definition of Homelessness:

A person is considered homeless only when he/she is:

- Living in places not meant for human habitation
- Living in an emergency shelter
- Living in transitional housing for the homeless but originally came from the streets or an emergency shelter

When collecting data on the homeless HUD has established several categories in which to analyze the data. First, HUD distinguishes between sheltered and unsheltered homeless. The sheltered homeless refers to people living in emergency shelters, transitional housing, or living in motels with the assistance of emergency rent assistance vouchers. The unsheltered homeless refer to people living in places not meant for human habitation, such as the street, a car, or garage. Persons paying their own rent, regardless of overcrowding or lack of cooking facilities, are not considered homeless, but are categorized as persons “at risk” of homelessness.

Definition of Homeless Subpopulations

HUD defines several homeless subpopulations for sheltered homeless: chronically homeless, severely mentally ill, chronic substance abuse, veterans, persons with HIV/AIDS, victims of domestic violence, unaccompanied youth (under 18). This does not necessarily include all of the reasons for homelessness, but does include the causes most cited for persons becoming homeless. In addition to these definitions, a person could become homeless through a natural disaster.

Chronically Homeless – A chronically homeless person is an unaccompanied homeless individual who has either been continually homeless for at least a year, or had had at least four episodes of homelessness in the past three years, and has a disabling conditions, including: diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness or disability such as the co-occurrence of two or more of these conditions.

Severely Mentally Ill – A serious and persistent mental or emotional impairment that significantly limits a person’s ability to live independently.

Chronic Substance Abuse – Serious and persistent alcohol or substance abuse that significantly limits a person’s ability to live independently.

Veterans – Persons who have experienced warfare and worked in the military have been significantly affected by this experience. Many veterans experience mental illness, substance abuse, or cannot maintain a job or housing when they return from service. Studies show that a significant segment of the homeless population is veterans.

Persons with HIV/AIDS – Due to the progression of this disease, new medication notwithstanding, the housing goals may be different from other populations with special needs. Individuals with HIV/AIDS may be unable to work and may be dependent on Social Security. In addition, as the disease progresses, individuals with HIV/AIDS may need supportive housing once they are no longer able to live at home.

Victims of Domestic Violence – Victims of domestic violence is any individual man, woman or child who has experienced violence or physical abuse by a family or household member.

Unaccompanied Youth – Unaccompanied person (18 or younger) who is living in a shelter or unsheltered environment. A small percentage of the homeless population falls into this category.

Homeless in the City of Woodland and Yolo County

Homelessness in the City of Woodland is addressed through the Yolo County Homeless & Poverty Action Coalition (HPAC). The HPAC includes representatives from each of the County’s four cities (Woodland, Davis, West Sacramento, and Winters), Yolo County Department of Employment and Social Services and Department of Alcohol, Drugs, and Mental Health and nine non-profit agencies whose specific mission is to serve the homeless. Yolo County works collaboratively with the region to identify needs, gaps in service delivery and to provide funding to assist the homeless from shelter through transition to permanent housing. The organizations involved in the HPAC are included in the chart provided in **Appendix G**.

HUD requires Continuum of Cares (CoCs) to conduct a point-in-time homeless count to obtain a “statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations.” The data also helps to track population trends and determine service needs in Yolo County. The HPAC leads the effort to complete homeless counts every two years.

2015 Homeless Count

On January 26, 2015 the Homeless & Poverty Action Coalition (HPAC) conducted a point-in-time homeless count. It is important to recognize that this is a “snapshot” of homeless in Yolo

County, reflecting those persons identified as homeless on the day of the count; it is not an absolute number.

In January 2015, Yolo County had a total of 495 homeless individuals, sheltered and unsheltered and 192 of these persons were counted in Woodland (Yolo County Homeless Count 2015, April 13, 2015 Draft Report). The 2015 homeless count also includes 64 children under the age of 18. Woodland had 29 children under the age of 18. As of April 2015, data is not available on the number of families with children. The following table compares the 2015 data for the City of Woodland with counts taken in 2013, 2011, and 2009. While the overall number of homeless individuals increased by less than 3.5 percent between the counts taken in 2013 and 2015, the unsheltered count increased by 35 percent and homeless children less than 18 years of age nearly doubled.

Date of Count	1/26/2015	1/28/2013	1/26/2011	1/28/2009
Total Homeless	192	186	151	145
Sheltered	138	146	117	93
Unsheltered	54	40	34	52
Children Under 18	29	15	42	32

Housing First is a holistic approach to homelessness that offers permanent, affordable housing as quickly as possible for individuals and families experiencing homelessness, and then provides the supportive services and connections to the community-based supports people need to keep their housing and avoid returning to homelessness. The approach begins with an immediate focus on helping individuals and families get housing. Income, sobriety and/or participation in treatment or other services are not required as a condition for getting housing. All services are voluntary and are not a condition for retaining housing. Housing provides people with a foundation from which they can pursue other goals. Tenants are assisted in developing or improving skills for independent living while they live in permanent housing instead of requiring them to complete a transitional residential program first.

Rapid Re-Housing is the practice of focusing resources on helping families and individuals quickly move out of homelessness and into permanent housing, which is usually housing in the private market. Services to support rapid re-housing include housing search and landlord negotiation, short-term financial and rental assistance, and the delivery of home-based housing stabilization services, as needed. Priority is placed on helping individuals and families move into permanent housing as rapidly as possible and providing services to help them maintain housing. Rapid re-housing has demonstrated effectiveness in reducing homelessness, particularly among families. Rapid re-housing also increases turnover in shelters, which allows them to accommodate more families without increasing capacity.

Ideally, Housing First and Rapid Re-Housing work together to ensure that occurrences of homelessness are rare and brief, help people obtain permanent housing quickly and connect people with the care and support needed to maintain their housing and achieve a better quality of life.

Table 10 shows the number of sheltered homeless individuals by homeless subpopulation. HUD does not require CoCs to collect unsheltered counts by homeless subpopulations, except for chronically homeless. There were 97 unsheltered chronically homeless individuals in Yolo County at the time of the count.

Table 10	
Woodland Sheltered Count-Homeless Subpopulations in 2015	
Serious Mental Illness	26
Post Traumatic Stress Disorder (PTSD)	26
Substance Abuse	58
Developmental Disability	8
Physical Illness/Disability	3
Has Been in Abusive Relationship	25
Source: Yolo County Homeless Count 2015, DRAFT Report April 13, 2015	

Provided in **Table 11** is a Housing Gaps Analysis chart and a Homeless Population and Subpopulation chart based on data from HUD's 2014 Continuum of Care Homeless Assistance Program Data for Yolo County. Housing gaps analysis identifies the number of beds available for various homeless programs including: Emergency Shelter, Transitional Housing and Permanent Supportive Housing for individuals and persons in families with children. Also provided is the number of units under development. The number of sheltered and unsheltered homeless persons in the County and homeless subpopulations are provided below.

Table 11
CONTINUUM OF CARE HOUSING GAPS ANALYSIS CHARTS AND HOMELESS POPULATION CHARTS

Continuum of Care: Housing Gaps Analysis Chart

		Current Inventory in 2014	Under Development in 2014	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	69	0	426
	Transitional Housing	90	0	405
	Permanent Supportive Housing	107	0	388
	Safe Haven	0	0	495
	Total	266	0	229
Persons in Families with Children				
Beds	Emergency Shelter	28	0	467
	Transitional Housing	125	0	370
	Permanent Supportive Housing	24	0	471
	Total	177	0	318

Source: Yolo County Homeless Count 2015, DRAFT Report April 13, 2015

****** Total homeless individuals countywide from the 2015 Yolo County Homeless count is 495. The unmet need for each of the bed options is therefore listed as a maximum of 495 less the current inventory of each type of shelter or housing.

Continuum of Care: Homeless Population and Subpopulation Chart

	SHELTERED	UNSHELTERED	TOTAL
Chronically Homeless Individuals	199	91	290
Children (0 – 17)	56	8	64
Serious Mental Illness	67	44	111
Substance Abuse	107	52	159
Veterans	27	17	44
Post Traumatic Stress Disorder (PTSD)	66	30	96
Has Been in Abusive Relationship	57	41	98
Developmental Disability	18	18	36
Physical Illness/Disability	28	39	67
Unaccompanied Youth (Under 18)	0	0	0

Source: Yolo County Homeless Count 2015, DRAFT Report April 13, 2015

Special Needs Populations

A significant number of the homeless fall into special needs populations that require special support services to address their needs, including those related to substance abuse and mental illness. Although the increase of Housing First and Rapid Rehousing programs have increased the availability of housing for special needs populations, current government programs are

inadequate in addressing many special needs, such as those related to poverty, mental health, disability, domestic violence, substance abuse, HIV/AIDS and the elderly. The Yolo County Continuum of Care provides services to those with special needs.

Poverty Status in the City of Woodland

In 2013, the ACS indicated that 11.6 percent of families in the U.S. and 15.8 percent of individuals lived below the poverty level. HUD has cited poverty as one of the key causes of homelessness. While homelessness is not a known pervasive problem within the City of Woodland, there are families and individuals living below the poverty level who are by HUD's standards at risk for homelessness. According to the 2013 ACS, 9.7 percent of families in the City of Woodland are living below the poverty level, and 12.7 percent of individuals in the City are living below the poverty level. The level of poverty in the City of Woodland for families and individuals are below that of the national poverty level. As reported in the 2013 ACS profile for the City of Woodland there are 1,135 families and 5,787 individuals living below poverty level. As will be discussed below, programs through the Continuum of Care provide services aimed at the prevention of homelessness for poverty-stricken families and individuals.

Continuum of Care Program

The Yolo County CoC has created a means for those concerned with the issues of homelessness to work with combined effort to address the needs of the homeless population within the community. The CoC's planning process to address homelessness is comprised of agencies and individuals representing homeless service providers, advocates, local faith based organizations, homeless and formerly homeless people, local government representatives and other concerned citizens. During the creation of the Ten-Year Plan to End Homelessness the CoC had over 80 agencies and individuals participate in the planning process.

Homeless & Poverty Action Coalition (HPAC) meets monthly and as needed to plan and coordinate services. HPAC provides a mechanism for all agencies to support each other's efforts to meet the diversity of needs of the homeless population, providing an extensive network for information and referral in an effort to increase quality and decrease duplication of service. HPAC focuses on the holistic needs of clients including: accessible and affordable housing; emergency services; mental health and substance abuse treatment; and supportive services.

The City of Woodland is committed to supporting a system of services and housing that moves the homeless off the streets toward a life of self-sufficiency. Below is a discussion of system of services and programs operated through the Continuum to promote self-sufficiency of homeless persons in the City of Woodland and Yolo County. The components of the continuum of care program include:

- Homelessness prevention

- Outreach
- Supportive services
- Emergency shelter
- Transitional shelter
- Permanent supportive housing (for homeless with special needs such as disabilities or mental illness)
- Permanent affordable housing

For a detailed listing of existing and planned programs and activities, refer to **Appendix I**.

Ten-Year Plan to End Homelessness

In partnership with the Yolo County Board of Supervisors and the Cities of Davis, West Sacramento, and Winters, City of Woodland staff participated in the development of a Ten-Year Plan to End Homelessness in Yolo County. Local Ten-Year Plans to End Homelessness are encouraged by the U.S. Interagency Council on Homelessness and are result-oriented plans that incorporate cost-benefit analyses, prevention, housing and services innovations, and best practices. The plan is organized into four major categories: Prevention, Housing, Supportive Services, and Implementation. See **Appendix J** for a Summary of the Ten-Year Plan.

Prevention: The keys to homeless prevention are early intervention and access. The plan describes a strategy where a centralized, coordinated, countywide system of prevention services is easily accessible to people at risk of homelessness. Prevention programs and activities include: emergency rental assistance, public assistance, legal assistance and education.

Housing: Yolo County's Ten-Year plan focuses on providing housing to households or individuals at extremely low-income levels (0-30% AMI) with supportive services. There is a substantial amount of financing available for developers to build housing for low- and moderate-income households (50-80% AMI), but providing housing units significantly below those income levels are not financially feasible. Therefore, a public-private partnership will not even provide this type of housing. The plan focuses on identifying a new funding source (e.g. housing trust fund) that will create, develop, and provide a wide range of extremely affordable, permanent housing opportunities to maintain residential stability.

Supportive Services: To adequately provide supportive services the services must be easily accessible and must be linked with housing. The plan sets out to make transportation assistance available and increase the availability of mental health and substance abuse services.

Implementation: The first step is to develop the plan and strategy, the second is to effectively implement it. Without implementation, the overall goals of the plan cannot be met. The most important steps in implementing the plan is allocating resources to its implementation, this includes staff time and financing for housing, services, and operation; and developing a

governmental structure that provides representation, power, and resources to effectively implement the community's efforts.

Homeless Housing Programs

Providing housing for homeless people is an essential but very costly piece of the Countywide Continuum of Care Program. Funding is limited to address the homeless needs in the County. Housing programs for the homeless must be supported through a variety of funding programs at the federal, state and local levels. The Gaps Analysis provided above identifies the need for additional housing to serve the homeless in Yolo County. **Table 12** provides a Housing Activity chart that identifies by facility the current bed capacity for various housing programs including: Emergency Housing, Transitional Housing and Permanent Supportive Housing.

TABLE 12
Housing Activity Chart

Current Inventory in the City of Woodland			Bed Capacity	
Provider Name	Facility Name	Target Population	Individuals	Families with Children
			2014	2014
Emergency Shelter				
Yolo Wayfarer Center	Emergency Shelter	Single Males and Females & Households with Children	36	14
Transitional Housing				
Yolo Wayfarer Center	Singles Transitional Housing	Single Males and Females	28	0
Yolo Wayfarer Center	Family Transitional	Households with Children	0	48
Yolo Wayfarer Center	Sober Living Homes	Single Males	8	0
Permanent Supportive Housing				
Yolo Community Care Continuum	Supportive Housing Program	Single Males and Females	9	0
Community Housing Opportunity Corporation	Hotel Woodland (Single Room Occupancy)	Singles	10	0
Subtotal			91	62
Current Inventory in Yolo County (not Woodland)			Bed Capacity	
Emergency Shelter				
Davis Community Meals	Emergency Shelter	Single Males and Females	2	0
Families First	Yolo Crisis Nursery	Youth Males and Females	3	0
Empower Yolo	Wallace and Vanucci Shelter	Single Females and Households with Children	11	20
Short Term Emergency Aid Committee	Motel vouchers and eviction prevention	Single Females and Households with Children	0	1
Interfaith Rotating Winter Shelter	Nomadic Shelter*	Single Males and Females; Households with Children	25	0
Turning Point Community Programs	Emergency Housing Programs	Single Males and Females	1	0
Yolo Community Care Continuum	Safe Harbor	Single Males and Females	6	0
Transitional Housing				
Davis Community Meals	Transitional Housing Placement Program	Single Males and Females	6	0
Davis Community Meals	Transitional Housing for Men and Women	Single Males and Females	14	0
Davis Community Meals	Family Transitional Housing (Scattered Site)	Households with Children	0	34
United Christian Center	Broderick Christian Center	Households with Children	0	32

Current Inventory in the City of Woodland			Bed Capacity	
Provider Name	Facility Name	Target Population	Individuals	Families with Children
			2014	2014
Permanent Supportive Housing				
Yolo Community Care Continuum	Homestead	Single Males and Females	21	0
Yolo Community Care Continuum	New Dimensions Supported Housing	Single Males and Females	28	0
Turning Point Community Programs	California Mental Health Services Act	Single Males and Females; Households with Children	33	3
Davis Community Meals	Cesar Chavez Plaza	Single Males and Females	22	0
Subtotal			170	96
Source: Yolo County 2014 Continuum of Care				

* Seasonal

K. LEAD-BASED PAINT

Since 1978, paint has been allowed to only contain a maximum lead count of 600 parts per million. Incidence of lead based paint correlates most directly to the age of the structure. HUD has adopted the following probabilities based upon national averages, as an approximate estimation (which do not reflect differences in geography, housing type and climate that affect the incidence of lead based paint) of the incidence of lead based paint based upon the age of the structure.

Year Built	Percent Incidence of Lead Based Paint
After 1980	----
1960-1979	62% ±10%
1940-1959	80% ±10%
Before 1940	90% ±10%

Based upon the above assumptions, the 2013 ACS, and the California Department of Finance housing unit estimates, the estimated number of units in the City of Woodland that may contain lead hazards is 8,581 or about 40 percent of the City's housing units. Any activities to be undertaken by the City concerning lead-based paint will comply with federal requirements to address the hazards of lead-based paint.

The State of California mandates lead screening for all children who participate in publicly funded health programs. Screening in California typically occurs at ages one and two years. A blood level of 10 µg/dL (micrograms per deciliter) or higher was previously referred to as an "elevated blood level (EBL)" or "level of concern". However, as it is now recognized that there is no safe level of lead, and adverse effects occur at levels below 10 µg/dL. An "elevated" blood

lead level is no longer defined at a particular cut point. Therefore, categories indicating increased levels of exposure are presented here.

Number of Woodland Children with Higher Blood Lead Levels (BLLs)

BLL Range	2009	2010	2011	2012	2013	Total
4.5 – 9.4	13	16	12	29	16	86
9.5 – 14.4	5	3	2	3	2	15
14.5 – 19.4	0	2	2	0	2	6
19.5+	0	0	0	0	0	0
Total BLLs 4.5+	18	21	16	32	20	107

Source: California Department of Public Health, Childhood Lead Poisoning Prevention Branch (2014)

Notes for 2009 – 2013 Blood Lead Zip Code Data:

- Data from RASSCLE surveillance database archive as of 12/17/2014.
- Counts are for blood lead levels of greater than or equal to 4.5 µg/dL (micrograms per deciliter) of whole blood. This blood lead level is one that is higher than that of most California children.
- Blood lead levels are rounded up to the nearest whole integer for the purposes of reporting by the California Department of Public Health, Childhood Lead Poisoning Prevention Branch. Therefore, in the table provided, values of 4.5 to 9.4 µg /dL would be considered as values of 5 to ≤ 9, values of 9.5 to 14.4 are considered as 10 to < 15, values of 14.5 to 19.4 are considered as 15 to < 20 and values of 19.5 + are considered as ≥ 20.
- Results are for individual children age younger than age 21 years at the time of their test, not total tests.
- Each individual is counted only once during each calendar year. However, they could be counted in more than one year if tested in different years.
- The child's residence at the time of blood lead level is the one counted.
- Results later determined to be false positives or errors have been excluded.
- Data should be considered as preliminary and subject to revision.

L. BARRIERS TO AFFORDABLE HOUSING

There are a number of potential constraints beyond the local jurisdictions control to building housing that is affordable to low- and moderate-income households. In the City of Woodland these include:

1. Availability of financing
2. Land costs; and
3. Development costs

M. ANTI-DISPLACEMENT POLICY

The City of Woodland does not intend to undertake any activities in which an occupied housing unit or any business is demolished or converted to another use. If the City would undertake such an activity with funds provided under the CDBG program, the City would follow the federal regulations under 24 CFR 570.496(c)(1) and 24 CFR 570.606(c)(1) or their successors regarding relocation, relocation benefits and replacement of housing.

IV. HOUSING AND COMMUNITY DEVELOPMENT FIVE-YEAR STRATEGIC PLAN

The Strategic Plan brings resources and needs together in a coordinated five-year housing and community development strategy. The City's goals through the next five (5) years have been developed in consideration of the housing and community development needs assessment and priority housing and community development needs (see **Appendices H & L**) identified as part of the 2015-2019 Consolidated Plan process.

Each eligible CDBG activity is designated as High, Medium, or Low priority. For some activities which the City of Woodland's CDBG program does not utilize, "No Such Need" was indicated. The priority level was determined by a combination of sources, including market data, resident surveys, service provider surveys, and other City strategic plans. Based on HUD recommendations, High, Medium, and Low priorities are defined as:

HIGH PRIORITY: Activities to address this need will be funded by the City during the five (5) year period.

MEDIUM PRIORITY: If funds are available, activities to address this need will be funded by the City during the five (5) year period. Also, the City may use other sources of funds and take actions to locate other sources of funds.

LOW PRIORITY: It is not likely the City will fund activities to address this need during the five (5) year period. The City will consider certifications of consistency for other entities' applications of Federal assistance.

A. HOUSING AND COMMUNITY DEVELOPMENT RESOURCES

The City of Woodland has access to a variety of federal, state, and local resources to achieve its housing and community development priorities. Specific funding sources will be utilized based on the opportunities and constraints of each particular project or program.

CDBG Entitlement

The most reliable and consistent federal program for addressing housing and community development needs has been the annual CDBG Program funds. The City of Woodland anticipates having \$450,000 in CDBG funding available for Fiscal Year 2015-16 based on an entitlement amount of \$421,775 and available CDBG Program Income. CDBG funds can be used to address a wide range of activities including: housing acquisition, housing rehabilitation, public facilities and infrastructure improvements, public services and homeless assistance.

Program Income

The City of Woodland receives loan payoffs and other scheduled monthly payments on loans from its CDBG Housing Rehabilitation Program. Staff anticipates that approximately \$12,000 in

program income will be generated through monthly loan repayments for the 2015-16 fiscal year. Program income received is drawn down first; utilizing the funds on the next immediate reimbursement request from HUD.

Other Resources

Since 2004 the City has received \$3.34 million in funding from various State of California programs, including HOME, CalHome, and BEGIN, to support the City's First-Time Homebuyer Program. However, these grant sources have become scarce and extremely competitive. The City last received a grant for first time homebuyer assistance in 2011 although it did submit CalHome applications for first time homebuyer assistance in 2013 and 2014. To continue the First-Time Homebuyer Program the City has been utilizing repaid housing loans and has approximately \$580,000 available in HOME, CalHome, and BEGIN repaid loan funds.

Since 2007 the city has used HOME, CalHome, BEGIN, Redevelopment tax-increment, and HOME/CDBG program income funds to provide home buyer assistance to low- and moderate-income home buyers. In 2011, the California Department of Housing and Development awarded the city an \$800,000 HOME grant for first time home buyer assistance. The city assisted 10 low-income households before the grant's expenditure deadline of July 31, 2013. In 2013, the City closed escrow on a \$910,000 57-year term loan for construction of Mutual Housing California's 62-unit multifamily affordable housing project in the Spring Lake Specific Plan area of Woodland. Construction of the project was completed in March 2015. The City also provided a \$350,000 pre-development loan for the project. Both loans were funded through the City's Spring Lake Affordable Housing Fund.

The City annually applies for transitional and permanent supportive housing grants through the federal government's Continuum of Care Program to fund housing programs operated by the Yolo Wayfarer Center. The City participates in the countywide Homeless Coordination Project with Yolo County and the cities of West Sacramento, Winters, and Davis. The project funds a countywide homeless coordinator and provides funding for the Yolo Wayfarer's cold weather shelter located in Woodland. The City has used its housing monitoring fees to help fund the Homeless Coordination Project.

The State of California also has a number of programs that provide resources to assist the need of low and moderate-income individuals. One of these programs is the Emergency Solutions Grant (ESG) Program. ESG is funded at the Federal level and may be used for the following homeless-related activities: street outreach, emergency shelters, homeless prevention, rapid re-housing assistance, homeless management information systems, and local grant administration. The City has supported the ESG applications submitted by local services providers including the Yolo Wayfarer Center and the Yolo Family Resource Center.

At the local level, the City can defer development fees to help towards new construction for those in need of housing. In 2013 the City Council approved the deferral of \$781,739 in development impact fees for Mutual Housing California's Spring Lake project.

City staff has been active in applying for grant funding. When opportunities arise the City will pursue additional resources.

B. PRIORITY HOUSING NEEDS AND STRATEGIES

Housing

The Market Conditions and Housing Needs analysis indicates there is a continued need in the City of Woodland to support opportunities for low- and moderate-income housing and the preservation of housing, as well as to support housing opportunities for homeless and special needs populations. According to the 2010 CHAS data, approximately 40.7 percent of the City's households are paying more than 30 percent of their income for housing costs, and 11.7 percent of all households spend more than 50 percent of their income for housing. The City's older housing stock, which includes 40-year-old housing that comprises over 23 percent of the housing stock, may be in need of some kind of improvement or rehabilitation.

The 2015 homeless count coordinated by HPAC identified 192 homeless individuals and children in Woodland. The number of sheltered homeless decreased, while the number of unsheltered homeless individuals and families increased. There is a need for reliable and steady programs to address homelessness.

Identified below are the housing goals and strategies to be adopted over the next five years to meet housing needs in the City.

- Promote the development of affordable housing in the City to meet the needs of very-low and low to moderate-income households as outlined in the Housing Element of the General Plan.
- Revise the City's Inclusionary Housing Ordinance (6A) and Spring Lake Affordable Housing Plan to improve the Inclusionary Housing Program and increase homeownership for low-income households.
- Support the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing.
- Provide fair housing services to ensure that persons regardless of race, creed, color, national origin, religion, sex, family status, age, or handicap/disability have an equal opportunity to secure decent housing and are treated fairly in dealing with landlords, real estate brokers and lenders.

STRATEGY: Utilize the City's Inclusionary Housing Ordinance and First-time Homebuyer Program to promote the development of affordable ownership and rental housing

Goal: The City will work to develop at least 75 Multi-family and/or single-family affordable housing units over the next five years and revise the Inclusionary Housing Ordinance to increase homeownership opportunities.

Expected Outcome: Increase the number of affordable units in the City and reduce the number of owner and renter households who are housing cost burdened.

STRATEGY: Maintain and Improve Affordable Housing Monitoring program for rent-restricted units.

Goal: The City will continue to annually monitor the current inventory of more than 1,131 affordable multifamily rental units/apartments and senior designated housing units.

Expected Outcome: Maintain the number of affordable and senior units in the City and reduce the number of renter households who are housing cost burdened.

STRATEGY: Partner with for-profit and non-profit housing developers for the development and/or rehabilitation of affordable housing by exploring various funding mechanisms including Federal Tax Exemption Bonds, Mortgage Revenue Bonds, Low Income Housing Tax Credits, Section 108, State of California HOME funds, and other new grant programs as they become available, and private financing.

Goal: The City will work to develop or rehabilitate 100 affordable housing units over the next five years.

Expected Outcome: Increase and maintain the number of affordable units in the City and reduce the number of owner and renter households who are living in substandard housing.

STRATEGY: Preserve the City's existing housing stock for owner-occupied low- and moderate-income single-family residential units through the CDBG and other State funded Residential Rehabilitation Loan and Grant programs.

Goal: Rehabilitate 5 units over the next five years.

Expected Outcome: Reduce the number of substandard housing units in the City, thereby increasing the viability of the housing stock and improving the quality of residential neighborhoods.

STRATEGY: Continue to contract with a Fair Housing Agency to provide a variety of fair housing services including landlord tenant counseling and fair housing education.

Goal: Assist approximately 500 Woodland households with discrimination allegations, dispute, counseling and education and outreach during the five years of the Plan.

Expected Outcome: Reduce fair housing discrimination and improve landlords' and owners' understanding of their fair housing obligations.

Homelessness

- Continue to support programs to address the need for emergency and transitional housing.
- Continue to support programs to transition homeless persons to permanent housing.
- Continue to support programs for the prevention of homelessness.

STRATEGY: Work with the County Homeless Coordinator and Homeless and Poverty Action Coalition to identify housing programs, support services and homeless prevention programs to address the needs of the homeless.

Goal: Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in the Homeless Coordination Project.

Expected Outcome: Provide housing and support services in an effort to reduce the negative impact of homelessness on the community and continue to collaborate with the county and cities within Yolo.

STRATEGY: Continue to fund agencies that provide emergency housing assistance and support services to assist the homeless and persons threatened with homelessness.

Goal: Assist approximately 1,000 Woodland residents during the five years of the Plan.

Expected Outcome: Provide housing and support services in an effort to reduce the number of unsheltered homeless.

C. PRIORITY COMMUNITY DEVELOPMENT NEEDS

Other community development needs may include activities such as public facilities and infrastructure improvements, public services and economic development activities. To develop the City of Woodland's 2015-2019 Consolidated Plan Community Development Needs Assessment the City compiled data from various sources including Census data, resident surveys, and the City of Woodland Capital Improvement Plan 2009-2018.

Public facilities improvements for health facilities and youth centers were ranked as high community development priorities. Infrastructure improvements for water and sewer improvement and accessibility improvements were high priorities and infrastructure improvements for flood drainage was identified as a medium priority. Employment Training

and economic development were ranked as high priorities.

High priority public services were emergency food and shelter for the homeless or those at risk of homelessness, crime prevention, youth services, and health services, especially for the mentally ill.

Appendix L provides a summary table of the City's priority non-housing community development needs. Provided below are strategies to address priority community development needs.

Public Facilities and Infrastructure (High Priorities)

- Infrastructure improvements including water, sewer, and storm water improvements.
- Facilities for health care and youth centers.
- Accessibility for the physically disabled particularly through ADA improvements.

STRATEGY: Work with the Public Works Department to identify urgent water, sewer, or storm water improvements in low- and moderate-income neighborhoods.

Goal: Complete one infrastructure improvement project over the next five-year period.

Expected Outcome: Infrastructure upgrades provided will improve the quality of life and safety within low- and moderate-income neighborhoods.

STRATEGY: Construction or rehabilitation of public facilities providing health and youth services.

Goal: Construct public facility improvements at a minimum of three such facilities during the next five years.

Expected Outcome: The development of or improvement of health and youth centers in the City will benefit low- and moderate-income residents in the availability of health services and prevent crime and substance abuse among youth.

STRATEGY: Continue the City's activities and efforts to remove materials and architectural barriers that restrict the mobility and accessibility of elderly and handicapped persons to public facilities within the City.

Goal: Complete five public improvement projects over the next five years to remove architectural barriers.

Expected Outcome: Improved access to public facilities in the City for mobility-impaired individuals.

Public Services (High Priorities)

- Emergency food and shelter for the homeless and at risk homeless, youth services, health services, crime awareness activities, and fair housing counseling (See Priority Housing Needs Strategies).
- Job training, placement and other types of employment services.

STRATEGY: The City will continue to fund agencies that provide assistance to the homeless population.

Goal: Provide emergency food, shelter and mental health services to over 5,000 homeless individuals or those “at-risk” of homelessness over the next five years.

Expected Outcome: Provide housing and support services in an effort to address the reason for homelessness and reduce the number of unsheltered homeless.

STRATEGY: The City will, with the assistance of local agencies, continue to support youth programs to primarily very low-, low- and moderate-income youth and families as a means of improving the quality of life and prevent youth from engaging in criminal activity or substance abuse.

Goal: Assist approximately 50 Woodland residents annually during the five years of the Plan.

Expected Outcome: Enhance the lives of low- and moderate-income persons through added youth programs that would otherwise be unavailable.

STRATEGY: The City will, with the assistance of local agencies, continue to support health services to primarily very low-, low-, and moderate-income individuals and families, and special needs populations such as victims of domestic violence, the homeless and mentally ill.

Goal: Assist approximately 300 Woodland residents annually during the five years of the Plan.

Expected Outcome: Improve the quality of life for low- and moderate-income persons through added health programs or services that would otherwise be unavailable.

STRATEGY: The City will partner with local agencies to provide job training or other employment-like services to assist low- and moderate-income individuals in obtaining a new job.

Goal: Participate on the Workforce Investment Board (WIB).

Expected Outcome: Provide employment training opportunities in an effort to stabilize low- and moderate-income households' incomes and ability to maintain housing.

STRATEGY: Explore the possibility of establishing a Neighborhood Revitalization Area to maintain and improve a low- and moderate income neighborhood in Woodland through code enforcement, graffiti removal, and crime awareness services.

Goal: Establish a Neighborhood Revitalization Area if it is found to be feasible.

Expected Outcome: Improve the quality of life in a low- and moderate income neighborhood in a strategic collaborative effort.

Economic Development

- Partner with private commercial developers to develop/redevelop existing vacant or underutilized commercial sites in CDBG eligible areas.
- Address priority non-residential historic preservation needs in the Historic Downtown area.
- Provision of business loans to for-profit entities to carry out economic development, such as growing the industry or business in the City of Woodland.

STRATEGY: Provide assistance to developers via CDBG Section 108, CDBG, and other funding sources as appropriate to support economic development objectives.

Goal: Provide financial assistance to two development projects and/or business assistance over the next five years.

Expected Outcome: The commercial improvements will serve to revitalize the economic viability as measured by increased sales tax and property tax revenues and job creation within the CDBG eligible low- and moderate-income downtown area and targeted redevelopment project area.

STRATEGY: Preserve and improve the City's existing historic commercial buildings through the Façade Improvement Program to retain or attract businesses in the downtown area.

Goal: Rehabilitate two units over the next five years.

Expected Outcome: Reduce the number of substandard commercial units and increase the number of historically preserved structures in the City. Revitalize the economic viability as measured by increased sales tax revenues within the downtown area.

STRATEGY: Provide financial assistance to for-profit entities/business to carry out an economic development project, such as expansion of the business. An appropriate member of the business must have completed the Entrepreneurial Business Development class at Woodland Community College and/or developed an acceptable business plan.

Goal: Provide financial assistance to two businesses to either start-up or expand the business over the next five years.

Expected Outcome: Provide more low- and moderate-income jobs and reduce the jobs-housing imbalance.

D. EFFORTS TO REMOVE BARRIERS TO AFFORDABLE HOUSING

The City of Woodland has developed a number of programs to help remove barriers to creating affordable housing. The City continues to implement an inclusionary ordinance, has a density bonus option available for developers, and waives the plan check fees for construction of affordable for sale units. The City also continues to upgrade and preserve its affordable housing stock. The City will utilize State and Federal grants for these activities. Furthermore, the City will continue its partnership with various community-based organizations and non-profit and for-profit entities to maintain and increase affordable housing.

E. LEAD-BASED PAINT

The City of Woodland has taken action to evaluate and reduce lead-based paint hazards including securing funding to assess lead hazard risks in CDBG-funded facilities and remediating lead hazards in CDBG-funded facilities.

The City will take the following actions to reduce lead-based paint hazards:

- Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements.
- Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards.

F. ANTI-POVERTY STRATEGY

Poverty is defined by total income for a family or unrelated individual that falls below the relevant poverty threshold by family size and composition. For example, in 2014 the poverty level for one person was \$11,670 and for two persons with one child the level was \$19,790.

As discussed in the needs assessment, 9.7 percent of families in the City of Woodland are living below the poverty level, and 12.7 percent of individuals in the City are living below the poverty

level. Of the 7,016 individuals living below the poverty level, 4,632 were adults and 2,384 were less than 18 years of age. In addition, 841 seniors were estimated to be below the poverty line.

The following are often cited as major factors that cause poverty:

- Lack of education
- Lack of marketable job skills
- General unemployment
- Low wages
- Lack of affordable child care
- Substance abuse
- Lack of reliable transportation

The City has established goals and policies designed to improve the local economy and reduce the level of poverty within the community. The City will continue to pursue the following programs and activities to improve local economic conditions and assist residents:

- The City of Woodland and the Successor Agency to the former Woodland Redevelopment Agency will continue programs for economic revitalization in the City's redevelopment project area including the Historic Downtown Core to encourage appropriate commercial development (creation and attraction).
- Support existing social services and housing activities to better address the needs of extremely low and low-income households to promote self-sufficiency.
- Minimize homelessness in the City of Woodland by improving referrals of homeless and those at-risk of homelessness to homeless shelters and service agencies which offer programs to increase self-sufficiency; and continuing to support the Yolo County Homeless Coordination Project to organize and draw funding to Yolo County for homeless services and shelter.

The number of families and individuals living below the poverty line in Woodland has increased to 9.7 and 12.7 percent, respectively. This is a 2.7 and 3.7 percent increase respectively from the 2006-2008 ACS (U.S. Census: 2011-2014 ACS). This increase indicates a continuing need for supportive services and housing in Woodland.

G. INSTITUTIONAL STRUCTURE

Two key positions implementing housing programs in the City of Woodland are the Community Development Director and the Executive Director of Yolo County Housing (formerly known as the "Housing Authority")

Community Development Director/City Manager

The City of Woodland Community Development Director is the Housing Officer for the City. The Director recommends and implements housing policy and regulations established in the Housing Element and the General Plan and in the City's Affordable Housing Ordinance.

Yolo County Housing (YCH) Chief Executive Officer

The Chief Executive Officer (CEO) for YCH recommends and implements housing policy established by the YCH Board of Commissioners. The CEO is also responsible for implementing federal programs dealing with housing.

Other important positions involved with the provision of housing and housing services include:

County Homeless Coordinator

The County Homeless Coordinator directs the Yolo County Homeless Coordination Project. The goal of the project is to maximize internal and external resources for the provision of services to the homeless population of the County. These services include housing, counseling, substance abuse treatment, life skills training and referrals to employment training. The Coordinator also directs collaborative grant applications and develops reports on current and upcoming grant resources.

County Environmental Health Officer

The County Environmental Health Officer determines and advises the City if housing units are fit for occupancy.

The City of Woodland will continue to coordinate its activities with Yolo County agencies, including YCH, County Homeless Coordinator and County Environmental Health Officer. The City will also continue to meet with other housing providers and private and governmental health, mental health, and non-profit service agencies to address the needs of low and moderate-income Woodland residents; homeless individuals and families; and households "at-risk" of homelessness.

The following are potential gaps in the institutional structure that will be approached over the next five (5) year period.

Gaps in Service Delivery

Identify need for housing and other resources available to individuals and households whose needs may not be met within the current program framework:

- Review opportunities to make housing more affordable for low and moderate income

- people;
- Review the needs of low- and moderate-income households for supportive services;
- Work with various agencies for an effective referral system to eliminate gaps in access to services for homeless.

H. INTEGRATED APPROACH/VISIONS AND REGIONAL CONNECTIONS

The City has integrated several programs and plans with its Consolidated Plan to ensure that all aspects of City government and related agencies (e.g. non-profit providers, Community Services Department and others) work together on a uniform vision for the benefit of the residents of the City of Woodland. The Consolidated Plan has drawn from a number of the City's existing plans and reports including the City of Woodland Housing Element Update 2013-2021 and the City of Woodland Capital Improvement Plan 2009-2018.

In addition, resources and programs through the Yolo County Continuum of Care and through regional work with non-profit organizations serve to assist the homeless, those at risk of homelessness and others within the community, as detailed in the Consolidated Plan section on Nature and Extent of Homelessness.

Organizational Structure

The Woodland City Council is responsible for funding award, policy creation and oversight of the programs. City staff is responsible for draft funding allocations and general geographic distribution of the City's CDBG and other housing funds, management of the CDBG budget, administration of CDBG programs, and development, implementation and/or monitoring of other housing programs. The Community Services Department of the City of Woodland is responsible for implementation of the CDBG Program.

Continuum of Care

The City of Woodland participates in the countywide Homeless Coordination Project, which provides services to the homeless in Yolo County. The Project consists of two components: Homeless Coordination Services, and Cold Weather Shelter. Homeless Coordination Services provides a countywide coordinator to work with the City and non-profit service providers to:

- Improve and expand services to homeless and very low-income people in Woodland;
- Increase funding for local agencies serving the homeless and very low-income;
- Increase the efficiency with which grant funds are obtained and managed by these agencies; and
- Improve the functionality of non-profit agencies serving the homeless.

I. FAIR HOUSING

As a recipient of CDBG funds, the City of Woodland is required to develop a fair housing program to implement specific actions and procedures to prevent, reduce or eliminate housing discrimination and other barriers to fair housing choice. "Fair housing choice" is defined as "the ability of persons, regardless of race, color, religion sex, handicap, familial status or national origin of similar income levels to have available to them the same housing choice.

As part of the certification to affirmatively further fair housing, the City of Woodland must maintain an Analysis of Impediments to Fair Housing Choice and take appropriate actions to overcome the effects of any impediments identified through that analysis. The Analysis of Impediments involves an assessment of how these laws, regulations, policies and procedures affect the location, availability, and accessibility of housing, and how conditions, both private and public, affect fair housing choice.

Staff is currently updating the Analysis of Impediments to Fair Housing Choice and it will be completed prior to submitting the Consolidated Plan to HUD in May 2015.

The City of Woodland actively works to eliminate housing discrimination. The City maintains a contract with Legal Services of Northern California to provide Fair Housing services through the Fair Housing Hotline Project. This program provides free information and advice on Fair Housing issues, case intake and complaint processing, and fair housing counseling investigation of alleged fair housing violations. Other services include fair housing education and outreach activities for rental property owners, manager and consumers. During April, Fair Housing Month, Legal Services of Northern California in partnership with the City and Yolo County Housing holds a Fair Housing Workshop for housing providers and consumers.

V. ONE-YEAR ANNUAL ACTION PLAN, 2015-2016

The one-year annual Action Plan for program year 2015-2016 is being prepared for City Council approval with a tentative public hearing date of June 2, 2015.

APPENDIX A

Public Notices

Legislation Text

File #: 14-738, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL**DATE: May 5, 2015****SUBJECT: Public Hearing - Consideration of 2015 - 2019 Community Development Block Grant Consolidated Plan and Update to the Analysis of Impediments to Fair Housing****Recommendation for Action:** Staff recommends that the City Council open the public hearing and it to the May 19, 2015 City Council meeting.**Staff Contact**

Dan Sokolow, Senior Planner - (530) 661-5927, dan.sokolow@cityofwoodland.org

Conclusion

Staff recommends that the City Council continue the public hearing and consideration of the 2015 - 2019 Community Development Block Grant Consolidated Plan and Update to the Analysis of Impediments to Fair Housing to the May 19, 2015 City Council meeting.

Prepared by: Dan Sokolow, Senior Planner

Reviewed by: Christine Engel, Community Services Director



Paul Navazio, City Manager



City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, May 5, 2015

6:00 PM

Council Chambers

JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY

MAY 5, 2015

6:00 P.M.

SEE
PAGE 3

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. COMMUNICATIONS-PUBLIC COMMENT

This is 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

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.

14-744

SUBJECT: Long Range Calendar

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

F. COMMITTEE REPORTS

14-713

SUBJECT: Commission on Aging Meeting Minutes for March 12, 2015

Recommendation for Action: Staff recommends that the City Council receive the March 12, 2015 Commission on Aging Minutes that were approved on April 9, 2015.

14-717

SUBJECT: Planning Commission Meeting Minutes

Water Discharges and Runoff

Recommendation for Action: Staff recommends that the City Council adopt Ordinance No. _____, replacing Chapter 23D and amending sections 14A-1-3, 25-2-40, 25-6-01, 25-22-10, and 25-22-20 of the Woodland Municipal Code relating to urban storm water quality management and discharge control.

5. 14-714 SUBJECT: Approve Contract with Laugenour and Mickle for 2016 Water Main Replacement Project, CIP 15-22

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, to (1) authorize the City Manager to execute the consultant services agreement with Laugenour and Mickle (L&M) for the 2016 Water Main Replacement Project, CIP 15-22, for an amount not to exceed \$100,500; and (2) approve the reallocation of \$150,000 of Water Enterprise Funds from Water System Maintenance Repairs, CIP 09-23 to the 2016 Annual Water Main Replacement Project, CIP 15-22 to provide for the design budget.

6. 14-734 SUBJECT: Approval of Management Agent Selection for Leisureville Community Association

Recommendation for Action: Staff recommends that the City Council approve the selection of Association Management Concepts, Inc. (AMC) as the new management agent for the Leisureville Community Association (LCA).

J. PUBLIC HEARINGS

7. 14-738 SUBJECT: Public Hearing - Consideration of 2015 - 2019 Community Development Block Grant Consolidated Plan and Update to the Analysis of Impediments to Fair Housing

Recommendation for Action: Staff recommends that the City Council open the public hearing and it to the May 19, 2015 City Council meeting.

8. 14-748 SUBJECT: Public Hearing - Annexation of Property into the Community Facilities District 2004-1 (Spring Lake) and into the Spring Lake Maintenance Community Facilities District

Recommendation for Action: Staff recommends that the City Council open the public hearing and continue it to the May 19, 2015 City Council meeting.

9. 14-749 SUBJECT: Public Hearing - Bulls Eye Bail Bonds Project - (1) Request to amend the Downtown Specific Plan to (a) conditionally allow a bail bonds business within District A4 of the Downtown Business District; (b) adopt performance standards for all bail bonds businesses within the

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Planning Commission meetings of March 19, 2015 and April 2, 2015 that were approved on April 16, 2015 by the Planning Commission.

14-718 SUBJECT: Historic Preservation Commission Meeting Minutes

Recommendation for Action: Staff recommends that the City Council receive the minutes of the Historic Preservation Commission meetings of September 18, 2014 and February 18, 2015 that were approved on April 15, 2015 by the Historic Preservation Commission.

14-739 SUBJECT: Parks & Recreation Commission Meeting Minutes for March 23, 2015

Recommendation for Action: Staff recommends that the City Council receive the March 23, 2015 Parks & Recreation Commission Minutes that were approved on April 27, 2015.

G. PRESENTATIONS

1. 14-710 SUBJECT: Proclamation of Recognition of and Appreciation for National Police Week

Recommendation for Action: Staff recommends that the City Council approve and proclaim May 10-16, 2015 as National Police Week, and Friday, May 15, 2015, as Peace Officers' Memorial Day in Woodland to honor the men and women whose diligence and professionalism keep our community and citizens safe.

H. MINUTES

2. 14-741 SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meeting of April 7, 2015 and the Special City Council meeting of April 14, 2015.

I. CONSENT CALENDAR

3. 14-722 SUBJECT: Community Development Department's Quarterly Status Report

Recommendation for Action: Staff recommends that the City Council receive the Community Development Department's Quarterly Status report.

4. 14-709 SUBJECT: Second Reading of Updated Ordinance Regulating Storm

Downtown Specific Plan; and (2) approve a Conditional Use Permit to allow Bulls Eye Bail Bonds to operate at 1037 Main Street, within District A4

Recommendation for Action: Staff recommends that the City Council open the public hearing and continue it to the June 2, 2015 City Council meeting.

10. 14-715

SUBJECT: Public Hearing - Cal West Tentative Subdivision Map #5075, Spring Lake Specific Plan Area (PLNG 15-00018) - Request by Cal West Investors, LLC and Optimistic Partners, LLC, to approve a new Tentative Subdivision Map (TSM #5075) for 225, R-8, single family lots, and amendments to the Development Agreement for 44.97 acres of the Cal West project site located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue, within the Spring Lake Specific Plan Area

Recommendation for Action: Staff recommends that the City Council take action on the following:

- 1) Conduct a public hearing;
- 3) Approve the Cal West Tentative Subdivision Map No. 5075 in accordance with the Conditions of Approval; and
- 4) Introduce and waive the first reading of Ordinance No. _____, authorizing the Second Amendment to the Project Development Agreement between Cal West Investors, LLC and Optimistic Partners, LLC, and the City of Woodland.

11. 14-721

SUBJECT: Public Hearing - Spring Lake Specific Plan - Spring Lake Central Project (PLNG 14-00090): Request to amend the General Plan, Spring Lake Specific Plan, and Development Agreement and approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within the Spring Lake Specific Plan area

Recommendation for Action: Staff recommends that the City Council

- (1) Conduct a public hearing;
- (2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);
- (3) Adopt the attached Resolution No. _____, amending the City General Plan land use designations in accordance with the proposed Spring Lake Central General Plan Amendment (Attachment 2);

(4) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) in accordance with the proposed Spring Lake Central Specific Plan Amendment (Attachment 3);

(5) Introduce and waive the first reading of Ordinance No. _____, approving the First amendment to the Development Agreement between the City of Woodland and Woodland Spring Lake Partnership, L.P. to use and develop the Spring Lake Central Project Area located within the Spring Lake Specific Plan Area (Attachment 4).

K. REPORTS OF THE CITY MANAGER

12. 14-729 SUBJECT: Adopt Resolution accepting Public Improvements and Authorizing the City Clerk to file the Notice of Completion for Subdivision No. 5004 (Parkview)

Recommendation for Action: Staff recommends that the City Council adopt resolution No. _____, to accept the public improvements constructed by Subdivision Map 5004; and authorize the City Clerk to file the Notice of Completion.

13. 14-712 SUBJECT: Approval of Park Improvements to be funded through Housing Related Parks Program Grant

Recommendation for Action: Staff recommends that the City Council approve the specific capital improvement projects proposed to be funded through a pending State Housing-Related Parks Program grant. These projects are located at Christiansen, City, Everman, and Campbell Parks.

14. 14-736 SUBJECT: Enable Woodland Property Owners to participate in the California HERO PACE Program

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, consenting to the inclusion of properties within the City's jurisdiction in the California HERO Program to finance distributed generation renewable energy sources, energy and water efficiency improvements, and electric vehicle charging infrastructure and approving an amendment to the related Joint Powers Agreement.

15. 14-737 SUBJECT: Water Conservation and Drought Planning Update

Recommendation for Action: Staff recommends that the City Council receive an informational presentation on water conservation and drought planning.

16. 14-699 SUBJECT: Review of Development Impact Fee Program

Recommendation for Action: Staff recommends that the City Council receive this informational item related to the City's Development Impact Fee Program.

17. 14-745

SUBJECT: Resolution Establishing a Flood Control Advisory Committee and Nomination of Candidates

Recommendation for Action: Staff recommends that the City Council:

- 1) Approve Resolution No. _____, establishing the Flood Control Advisory Committee, as proposed; and
- 2) Appoint members of the public to serve on the Flood Control Advisory Committee, as recommended by the Council's Flood Project sub-committee.

L. ADJOURN

I declare under penalty of perjury that the foregoing Agenda for the Joint Regular City Council/Woodland Finance Authority Regular Meeting of the City of Woodland scheduled for May 5, 2015 was posted on May 1, 2015 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.

Woodland Daily Democrat

711 Main Street
Woodland, CA 95695
530-406-6223
legals@dailydemocrat.com

WOODLAND, CITY OF - LEGALS
ATTN: ACCOUNTS PAYABLE, 300 FIRST ST
WOODLAND CA 95695

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF YOLO
FILE NO. PO #15-19

The Daily Democrat

A newspaper of general circulation, printed and published daily in the City of Woodland, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation as defined by the Superior Court of the County of Yolo State of California, under the date of June 30, 1952, and in accordance with the provisions of Title 1, Division 7, of the government Code of the State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

4/9/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at , California, this
9th day of April 2015

(Signature)

Legal No	Legal No
NOTICE OF PUBLIC HEARING CITY OF WOODLAND COMMUNITY DEVELOPMENT BLOCK GRANT 2015-2019 CONSOLIDATED PLAN Notice is hereby given that the City of Woodland shall conduct a public hearing to receive citizen's views on the 2015-2019 Consolidated Plan. The Consolidated Plan is a five-year strategic plan which identifies the city's overall housing and community development needs and provides a strategy to address those needs. The plan also establishes a short-term investment plan that outlines the intended use of Community Development Block Grant (CDBG). These funds must be used to benefit low and moderate-income persons, eliminate slums and blight, and meet other community needs of particular urgency. The Public Hearing will be held on May 5, 2015 at 6:00 p.m. in the Council Chambers, City Hall, 300 First Street, Woodland, CA 95695. All interested citizens, low and moderate-income residents and public or private agencies serving the Woodland community are invited to make comments at the Public Hearing to adopt the City's 2015-2019 Consolidated Plan. The City's Draft Consolidated Plan is available for public review at the Community Services Department (2001 East Street, Woodland, CA 95776) during regular business hours and at http://www.cityofwoodland.org/gov/depts/communityserv/cdbg/default.asp . For further information regarding this Public Hearing contact Dan Sokolow, Senior Planner at (530) 661-5927.	PLAN CONSOLIDADO DEL PROGRAMA PARA EL DESARROLLO DE LA COMUNIDAD DE LA CIUDAD DE WOODLAND 2015 - 2019 (COMMUNITY DEVELOPMENT BLOCK GRANT) Por este medio se avisa que la ciudad de Woodland conducirá una audiencia pública para recibir las opiniones de miembros de la comunidad sobre usos propuestos para los fondos del Programa para el Desarrollo de la Comunidad (Community Development Block Grant - CDBG) conforme al plan consolidado del año 2014-2019. El plan consolidado es un plan estratégico de cinco años que identifica y el objetivo total de las necesidades de la ciudad y del departamento de Desarrollo de la Comunidad. El plan también establece un plan de inversión a plazo corto que resume la intención de uso del Programa para el Desarrollo de la Comunidad de la ciudad de Woodland (Community Development Block Grant - CDBG). Estos fondos se deben utilizar para beneficiar a personas de bajos ingresos y para personas de ingresos moderados, para eliminar áreas deprimidas y deterioro urbano, y para resolver otras necesidades de la comunidad de urgencia particular. La audiencia pública será llevada a cabo el 5 de mayo de 2015 en 6:00 P.M. en la Sala del Consejo de la Ciudad, localizada en el 300 First St., en Woodland, California. Se invita a todas las personas interesadas, residentes de bajos ingresos y residentes de ingresos moderados, y agencias públicas o privadas que sirven a la comunidad de Woodland que hagan comentarios

Woodland Daily Democrat

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Woodland, CA 95695
530-406-6223
legals@dailydemocrat.com

WOODLAND, CITY OF - LEGALS
ATTN: ACCOUNTS PAYABLE, 300 FIRST ST
WOODLAND CA 95695

PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF YOLO

FILE NO. 15-09

The Daily Democrat

A newspaper of general circulation, printed and published daily in the City of Woodland, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation as defined by the Superior Court of the County of Yolo, State of California, under the date of June 30, 1952, and in accordance with the provisions of Title 1, Division 7, of the government Code of the State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

2/13/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at , California, this
13th day of February 2015


(Signature) Jill Peet

Legal No. 0005410393

PUBLIC NOTICE CITY OF WOODLAND COMMUNITY DEVELOPMENT BLOCK GRANT 2015-2019 CONSOLIDATED PLAN

Notice is hereby given that the City of Woodland has prepared a draft 2015-2019 Consolidated Plan for submission to the U.S. Department of Housing and Urban Development. The Consolidated Plan is a five-year strategic plan which identifies the city's overall housing and community development needs and provides a strategy to address those needs. The plan also establishes a short-term investment plan that outlines the intended use of Community Development Block Grant (CDBG).

The public is invited to review the draft

2015-2019 Consolidated Plan. CDBG funding may be used for a wide variety of community development projects to provide decent housing, a suitable living environment, and expand economic opportunities for lower income residents. Public comments received by the City on the 2015-2019 Consolidated Plan will be incorporated into the final Plan as approved by the City Council. Notice is hereby given that the 30-day review period for the Consolidated Plan begins on February 16, 2015 and ends on March 16, 2015. Comments may be delivered or mailed to the City of Woodland Community Services Department, 2001 East Street, Woodland, CA 95776 or through email to dan.sokolow@cityofwoodland.org. Copies of the draft 2015-2019 Consolidated Plan will be available at the Woodland Community Services Department, Woodland Community Development Department,

and Woodland Public Library during regular business hours and at www.cityofwoodland.org. For further information regarding the 2015-2019 Consolidated Plan, contact Dan Sokolow, Senior Planner at (530) 661-5927.

AVISO PÚBLICO CIUDAD DE WOODLAND PLAN CONSOLIDADO DEL PROGRAMA PARA EL DESARROLLO DE LA COMUNIDAD DE LA CIUDAD DE WOODLAND 2015-2019 (COMMUNITY DEVELOPMENT BLOCK GRANT)

El aviso se da por este medio que la ciudad de Woodland ha preparado un plan consolidado del año 2015-2019 para presentar a el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos. El plan consolidado es un

plan estratégico de cinco años que identifica y estrategia el objetivo total de las necesidades de la ciudad y del departamento de Desarrollo de la Comunidad. El plan también establece un plan de inversión a plazo corto que resume la intención de uso del Programa para el Desarrollo de la Comunidad de la ciudad de Woodland (Community Development Block Grant - CDBG).

Se invita al público que repase el plan consolidado del año 2015-2019 de la ciudad de Woodland. El financiamiento de CDBG se puede utilizar para una variedad amplia de proyectos del desarrollo de la comunidad, para proveer viviendas decentes, un ambiente de vivienda adecuado, y para ampliar las oportunidades económicas para residentes de bajos ingresos. Los comentarios

públicos recibidos por la ciudad sobre el plan consolidado del año 2015-2019 serán incorporados en el plan final según lo aprobado por el consejo de la Ciudad. El aviso se da por este medio que el período de revisión de 30 días para el plan consolidado comienza el día 16 de febrero del 2015 y termina el día 16 de marzo del 2015.

Comentarios pueden ser enviados al Departamento de Servicios Comunitarios de la Ciudad de Woodland, 2001 East Street, Woodland, CA 95776 o por email a dan.sokolow@cityofwoodland.org. Copias del Plan Consolidado del año 2015-2019 están disponibles en el Departamento de Servicios Comunitarios de la Ciudad de Woodland, el Departamento de Desarrollo de la Ciudad de Woodland, y

en la Biblioteca de la Ciudad de Woodland durante horas de oficina regulares y por la página de internet www.cityofwoodland.org. Favor de comunicarse con Dan Sokolow, Senior Planner al (530) 661-5927 para información adicional con respecto al plan consolidado del año 2015-2019.

Dated:
February 13, 2015
Ana B. Gonzalez,
City Clerk

Woodland Daily Democrat

711 Main Street
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WOODLAND, CITY OF - LEGALS
ATTN: ACCOUNTS PAYABLE, 300 FIRST ST
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PROOF OF PUBLICATION (2015.5 C.C.P.)

STATE OF CALIFORNIA
COUNTY OF YOLO

FILE NO. 14-67

The Daily Democrat

A newspaper of general circulation, printed and published daily in the City of Woodland, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation as defined by the Superior Court of the County of Yolo, State of California, under the date of June 30, 1952, and in accordance with the provisions of Title 1, Division 7, of the government Code of the State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

12/27/2014, 1/6/2015, 1/16/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at , California, this
16th day of January 2015


(Signature) Jill Teer

Legal No. 0005378012

NOTICE OF PUBLIC MEETING

TO OBTAIN COMMENTS ON PRIORITY NEEDS FOR THE CITY OF WOODLAND COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Notice is hereby given that the City of Woodland's Community Development Block Grant (CDBG) Program will hold public meetings during the month of January 2015 to obtain the public's comments on priority community needs for the City of Woodland's CDBG program. The meetings will be held in the Conference Room of the Woodland Community Center, 2001 East Street on January 12 at 2:00 p.m., January 20 at 2:00 p.m., and January 26 at 4:00 p.m. Additional meetings will be held in the City Council Chambers, City Hall, 300 First Street on January 21 and 28 at 6:30 p.m.

The purpose of the federal CDBG Program is to undertake eligible activities that will carry out the primary objectives of Title 1 of the Housing and Community Development Act of 1974, as amended. These objectives are designed to provide decent housing, a suitable living environment, and to expand economic opportunities primarily for persons of low and moderate income or eliminate slum and blight. Low and moderate income is defined as persons making 80% or less of the area median income in Woodland.

All interested parties are invited to attend the meeting and express their opinions on the community's priority needs. Any questions concerning the meeting can be addressed to Dan Sokolow, Senior Planner at (530) 661-5927 or dan.sokolow@cityofwoodland.org.

AVISO PÚBLICO

PARA OBTENER COMENTARIOS SOBRE LA

PRIORIDAD DE NECESIDADES PARA EL PROGRAMA DE DESARROLLO DE LA COMUNIDAD DE LA CIUDAD DE WOODLAND (COMMUNITY DEVELOPMENT BLOCK GRANT - CDBG)

El aviso se da por este medio que el Programa de Desarrollo de la Comunidad de la Ciudad de Woodland (CDBG) tendrá una reunión pública para obtener comentarios del público sobre las necesidades de la comunidad. Las Juntas serán en el Centro Comunitario de la Ciudad de Woodland- 2001 East St. Lunes, 12 de Enero a las 2:00 p.m., Martes, 20 de Enero a las 2:00 p.m. y Lunes, 26 de Enero a las 4:00 p.m. Juntas adicionales se llevarán acabo Enero 21 y 28 a las 6:30 p.m. en en salón del Concejo Municipal-300 First St.

El objetivo del programa federal CDBG es llevar a cabo actividades elegibles que llevarán a cabo los objetivos principales del Título 1 de la ley de Vivienda y Desarrollo Comunitario del 1974, en su versión modificada. Estos objetivos están diseñados para proporcionar viviendas adecuadas, un ambiente de vivienda adecuado, y para ampliar las oportunidades económicas principalmente para las personas de ingresos bajos y moderados, o para eliminar los barrios marginales. Ingresos bajos y moderados son definidos como personas que ganan el 80% o menos de los ingresos medianos de la área de Woodland.

Todas personas interesadas están invitadas a asistir a la reunión y expresar sus opiniones sobre las necesidades de la comunidad. Cualquier pregunta relativa a la reunión puede ser dirigida a Dan Sokolow, Senior Planner al (530) 661-5927 o a dan.sokolow@cityofwoodland.org.

Dated:
December 27, 2014
Ana B. Gonzalez,
City Clerk

APPENDIX B

Summary of Citizen Comments (not including survey responses)

November 18, 2014 City Council Meeting – City staff reviewed the process and community outreach efforts and sought initial input from the City Council on high priority areas (needs) for the 2015 – 2019 Consolidated Plan. Councilmembers asked questions about their roles in setting funding priorities, the future of CDBG funding, and the use of CDBG funds for public facilities. At least one Councilmember expressed support for focusing CDBG public service funds on food and shelter programs.

Community Meetings (January 12, 20, 21, 26, and 28, 2015) – Attendance at the meetings was limited. An attendee representing a CDBG-funded service provider expressed interest in having the City maintain its current policy of expending a minimum of 40 percent of its CDBG public service funds on food and shelter programs.

January 20, 2015 Yolo County Housing Quarterly Resident Meeting (held for the Yolano and Donnelly public housing developments) – City staff reviewed the CDBG program with residents from the Yolano and Donnelly developments, the Consolidated Plan process, the Consolidated Plan resident survey, and the sales tax Measure J funding available for youth programs. Residents expressed interest in seeing the following improvements for Yolano and Donnelly developments: construction of a handball court, purchasing nets and posts so youth can play soccer, installation of a fence to secure an area frequented by the homeless, and the addition of improvements to the Donnelly playground. One resident noted that Yolo County Housing operates its own youth soccer league and some families need assistance with the player registration fees. Residents emphasized the need to provide recreation and other opportunities for the youth that reside at Yolano and Donnelly. City staff discussed the CDBG funding being used for the design of the future recreation/education/boxing club facility adjacent to the Yolano and Donnelly developments. Finally, staff encouraged residents to have their children participate in the youth recreation programs supported by Measure J and noted that scholarship opportunities are available for qualified households.

APPENDIX C
Sample Notice Sent to Social Service Providers

Dan Sokolow

From: Dan Sokolow
Sent: Tuesday, January 06, 2015 10:11 AM
To: Doug Zeck (dzeck@fourthandhope.org)
Subject: Public Outreach for Five-Year CDBG Consolidated Plan
Attachments: Service Provider Survey Fill In Version 4Dec14.pdf; Resident Survey Fill In Version 3Dec14.pdf; Resident Survey Spanish Fill In Version 4Dec14.pdf; Community Meeting Notice 19Dec14.pdf

Hi Doug,

Our five-year CDBG consolidated plan is due this year so we are in the process of conducting a public outreach effort. We are distributing surveys to service providers; please see the attached. You may return the survey to me via email. In addition, we are distributing a second survey to the general public; please see attached. If you are interested in having copies of the public survey available at Wayfarer; please let me know and I will drop off copies (English and Spanish). Finally, we are holding a series of public meetings to obtain comments on the consolidated plan; please see the attached notice.

Thank you, Dan

Dan Sokolow, Senior Planner
Community Services Department
City of Woodland
(530) 661-5927

APPENDIX D

Resident Survey

RESIDENT SURVEY



City of Woodland's Community Development Block Grant (CDBG) Consolidated Plan for 2015-2019

The City of Woodland is embarking on a new housing and community development plan.
We need your input!

Return the completed survey, in person or by mail, to:

Community Services Department, City of Woodland

ATTN: Dan Sokolow

2001 East Street, Woodland, CA 95776

This survey is also available online at

www.cityofwoodland.org or www.facebook.com/CityOfWoodland

Please call (530) 661-5927, if you have any questions.

PLEASE ANSWER THE FOLLOWING QUESTIONS

The City of Woodland has limited public funds to use on community services and projects. Using the table below please rank the needs in your community that warrant public funds.

Please select no more than 3 (three) high priority issues per category.

Check "1" = High Priority, "2" = Medium Priority or "3" = Low Priority.

Rank the needs in your community

Housing	1	2	3
Homeownership Assistance (down payment, low-interest loans)			
Emergency Rent or Utility Payments			
Major Home Improvement Assistance (structural, electrical, plumbing)			
Minor Home Improvement Assistance (paint, doors and windows, roof)			
Energy Efficiency Improvements			
Community Facilities	1	2	3
Community Centers			
Parks and Recreational Facilities (i.e. playgrounds)			
Homeless Facilities (not operating costs)			

More on the Back...

City of Woodland Resident Survey

Health Facilities			
<u>Rank the needs in your community</u>	1	2	3
Senior Centers			
Child Care Centers			
Youth Centers			
Community Services	1	2	3
Crime Awareness/Prevention (neighborhood watch)			
Fair Housing/Legal Services (discrimination complaints, tenant/landlord mediation)			
Senior Services (meals-on-wheels, in-home care, shared housing)			
Transportation (dial-a-ride)			
Youth Services (recreation activities, counseling, mentoring)			
Substance Abuse Services			
Battered/Abused Spouses and Children			
Mental Health Services			
Health Services			
Child Care Services			
Housing Counseling			
Public Improvements	1	2	3
Water/Sewer Improvements			
Drainage			
Handicap Access (ramps, railings, widened doors)			
Sidewalks (paving, widening)			
Street Improvements (repaving, curbs and gutters)			
Street Beautification (street furniture, tree planting)			
Economic Development	1	2	3
Small Loans to Businesses			
Rehabilitate Old Commercial/Industrial Buildings (Historic Preservation)			
Rehabilitate Historic Residential buildings			
Employment Training			
Homeless Facilities and Services	1	2	3
Emergency Food & Clothing			
Emergency Shelters			
Mental Health Services for the Homeless			
Substance Abuse Treatment for the Homeless			

More on the Back...

City of Woodland Resident Survey

Transitional Housing (up to two year stay with supportive services)

☐ ☐ ☐

In order to ensure our survey results are representative of our community, **please take the time to answer these additional questions about yourself. All responses are confidential and will only be used for statistical information.**

I am a: ☐ Renter ☐ Homeowner ☐ Other
 I am: ☐ 62 years or older ☐ Disabled

1. Race: (check all that apply)

- ☐ American Indian or Alaska Native ☐ Asian
☐ Black or African American ☐ Native Hawaiian or Other Pacific Islander
☐ White
☐ Other

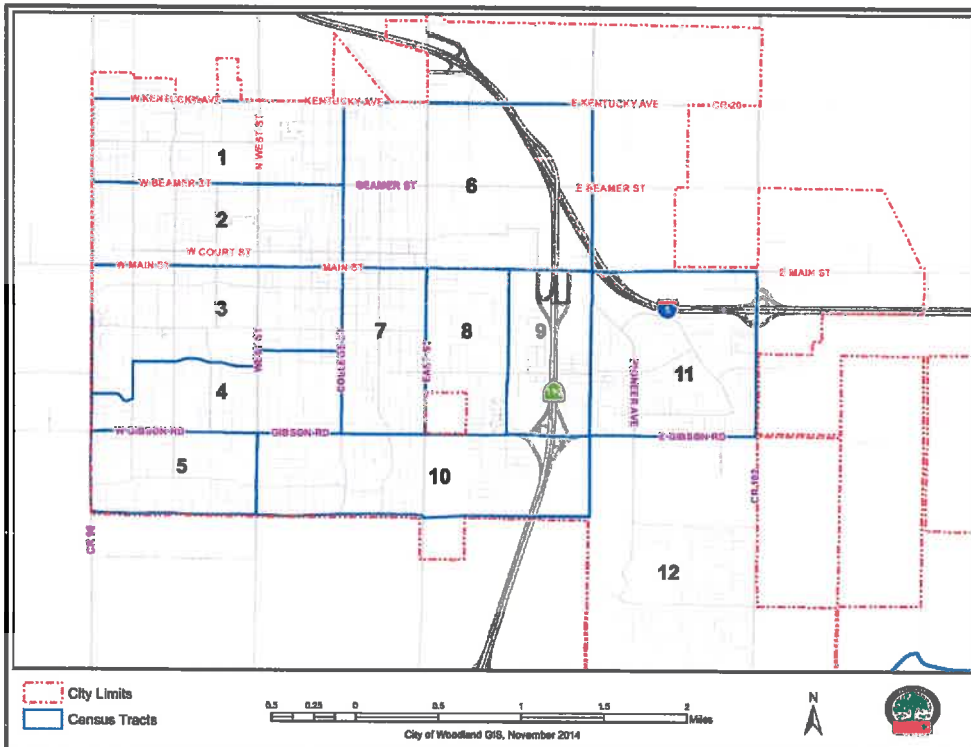
2. Ethnicity (check one)

- ☐ Hispanic ☐ Not Hispanic

3. Location

Using the map and numbered boxes below please find the area in which you live and the number that corresponds to your location. Write this number in the space provided.

Box: #



If there is a specific issue that should be addressed in your neighborhood please send comments to dan.sokolow@cityofwoodland.org

ENCUESTA PARA RESIDENTES



Plan Consolidado para el Periodo 2015-19 de La Ciudad de Woodland

La Ciudad de Woodland está embarcando en un nuevo plan de vivienda y desarrollo para la comunidad.

¡Necesitamos de su opinión!

Devuelva la encuesta completa, en persona o por correo, a la siguiente dirección:

Community Services Department, City of Woodland

ATTN: Dan Sokolow

2001 East Street, Woodland, CA 95776

O por nuestro sitio de web: www.cityofwoodland.org

Si tienen preguntas, por favor llame al (530) 661-5927

POR FAVOR CONTESTE LAS SIGUIENTES PREGUNTAS

La Ciudad de Woodland tiene fondos limitados para uso en servicios comunitarios y proyectos. Utilizando la tabla de abajo, por favor ponga en orden las necesidades en su comunidad que requieren fondos públicos.

Recuerde que tenemos fondos limitados. Marque el "1" = Alta Prioridad, "2" = Prioridad Mediana, "3" = Prioridad Baja, o "4" = No Hay Necesidad.

Ponga en orden las necesidades de su comunidad

	Prioridad			
<u>Vivienda</u>	1	2	3	4
Asistencia con compra de vivienda (pago de entre, prestamos de bajo interés)				
Pagos de vivienda en casos de emergencia				
Asistencia con remodelaciones grandes de hogar (estructural, electricidad, plomería)				
Asistencia con remodelaciones pequeñas de hogar (pintura, puertas, ventanas, y techo)				
Cambios o remodelaciones para eficiencia de energía				
<u>Comodidades Comunitarias</u>	1	2	3	4
Centros Comunitarios				
Parques y servicios recreativos (por ejemplo un campo deportivo)				
Edificios para personas sin hogar (no incluyendo gastos de funcionamiento)				
Edificios de Salud				

Más Atrás...

Encuesta para Residentes de la Ciudad de Woodland

<u>Ponga en orden las necesidades de su comunidad</u>	1	2	3	4
Centros para gente mayor de edad				
Centros de cuidado infantil				
Centros para jóvenes				
Servicios Comunitarios	1	2	3	4
Conocimiento/prevenición de crimen (vigilancia de vecindario)				
Vivienda justa/servicios legales (discriminación, quejas, mediación de inquilino/propietario)				
Servicios para gente mayor de edad ("meals-on-wheels" -programa de nutrición, cuidado en casa, vivienda compartida)				
Transportación ("dial-a-ride")				
Servicios para jóvenes (actividades recreativas, consejería, tutoría)				
Abuso de alcohol y drogas				
Maltrato/abuso de pareja y niños				
Servicios de salud mental				
Servicios de salud				
Servicios de cuidado infantil				
Consejería de vivienda				
Desarrollo Publico	1	2	3	4
Servicios de agua/alcantarilla				
Sistema de Drenaje				
Acceso para personas incapacitadas (rampas, barandillas, entradas más amplias)				
Banquetas (pavimentar, ampliar)				
Reparo de calles (repavimentar, orilla de la banqueta y canales)				
Embellecimiento de calles (muebles de exterior, plantación de árboles)				
Desarrollo Económico	1	2	3	4
Prestamos pequeños para negocios				
Rehabilitación de Edificios comerciales viejos/ Edificios industriales viejos (preservación histórica)				
Rehabilitación de edificios residenciales históricos				
Entrenamiento para empleo				
Comodidades y Servicios para Personas sin Hogar	1	2	3	4
Alimentos y ropa de emergencia				
Refugios de emergencia				
Servicios de salud mental para personas sin hogar				
Abuso de alcohol y drogas para personas sin hogar				
Vivienda de transición (estancia de hasta 2 años con los servicios de apoyo)				

Más Atrás...

Encuesta para Residentes de la Ciudad de Woodland

Para garantizar que nuestros resultados de la encuesta son representantes de nuestra comunidad, **por favor tome unos minutos y conteste estas preguntas adicionales acerca de usted. Todas las respuestas son confidenciales y sólo se utilizarán para obtener información estadística.**

Soy:	☐ Inquilino	☐ Dueño de casa
Soy:	☐ Perona de 62 años o más	☐ Persona incapacitada

1. Raza: (marque una)

- | | |
|--|--|
| ☐ Indio Norteamericano o Nativo de Alaska | ☐ Asiático |
| ☐ Negro o Africano Norteamericano | ☐ Hawaiano Nativo o Otro Isleño Pacífico |
| ☐ Caucásico | ☐ Negro o Africano Norteamericano y Caucásico |
| ☐ Asiático y Caucásico | ☐ Otra raza |
| ☐ Indio Norteamericano o Nativo de Alaska y Caucásico | |
| ☐ Indio Norteamericano o Nativo de Alaska y Negro o Africano Norteamericano | |

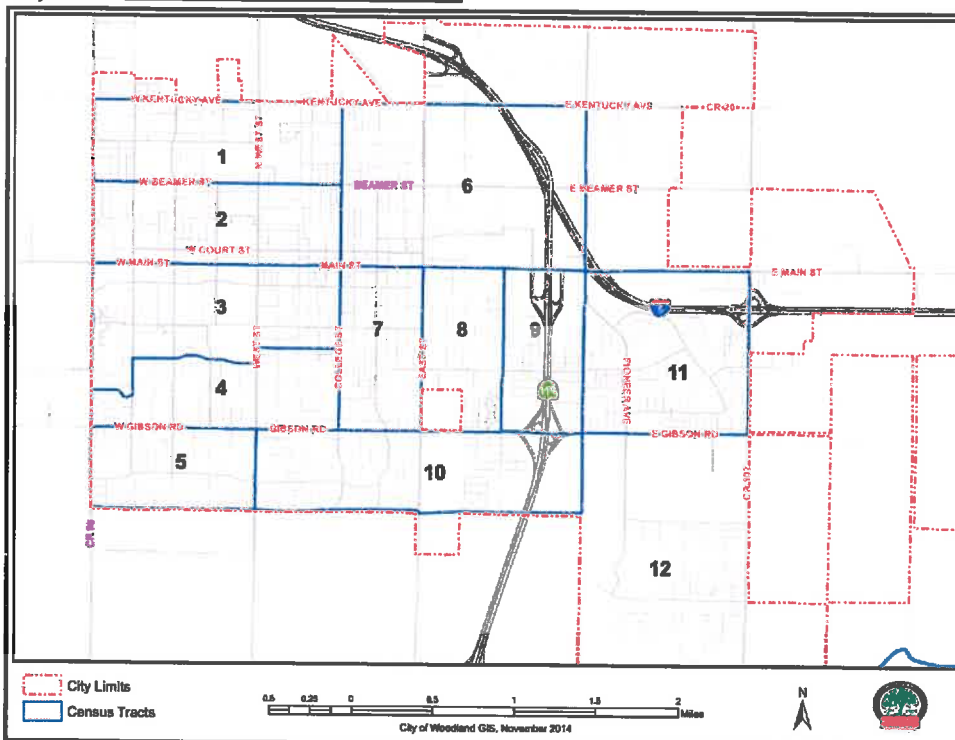
2. Etnia (marque una)

- ☐ Latino ☐ No Latino

3. Locacion

Utilizando el mapa y las cajas numeradas de abajo, por favor encuentre la zona en que usted vive y el número que corresponde a su ubicación. Escriba este número en el espacio proporcionado.

Caja: #



Si hay un tema específico que debe ser tratado en su vecindario por favor envíe comentarios a dan.sokolow@cityofwoodland.org.

APPENDIX E

Resident Survey Results

RESIDENT SURVEY

City Survey Results – 170 responses

The survey below includes the average rankings of Housing, Community Services, Public Improvements, Economic Development, and Homeless Facilities and Services needs for all City residents. In tabulating a response, a “No Such Need” was given a score of 0, a “Low Priority Need” was given a score of 1, a “Medium Priority Need” was given a score of 2, and a “High Priority Need” was given a score of 3. The number of respondents calculates an average score for each category. The higher (and closer to 3) represents the more in need.



City of Woodland's Community Development Block Grant (CDBG) Consolidated Plan for 2015-2019

The City of Woodland is embarking on a new housing and community development plan.
We need your input!

PLEASE ANSWER THE FOLLOWING QUESTIONS

The City of Woodland has limited public funds to use on community services and projects. Using the table below please rank the needs in your community that warrant public funds.

Rank the needs in your community

Housing	Score
Homeownership Assistance (down payment, low-interest loans)	1.52
Emergency Rent or Utility Payments	2.22
Major Home Improvement Assistance (structural, electrical, plumbing)	1.56
Minor Home Improvement Assistance (paint, doors and windows, roof)	1.44
Energy Efficiency Improvements	1.84
Community Facilities	Score
Community Centers	2.30
Parks and Recreational Facilities (i.e. playgrounds)	2.01
Homeless Facilities (not operating costs)	1.72
Health Facilities	0.73
<u>Rank the needs in your community</u>	Score
Senior Centers	1.65
Child Care Centers	1.85
Youth Centers	2.31
Community Services	Score
Crime Awareness/Prevention (neighborhood watch)	1.60

More on the Back...

City of Woodland Resident Survey

Fair Housing/Legal Services (discrimination complaints, tenant/landlord mediation)	1.38
Senior Services (meals-on-wheels, in-home care, shared housing)	1.81
Transportation (dial-a-ride)	1.67
Youth Services (recreation activities, counseling, mentoring)	2.02
Substance Abuse Services	1.55
Battered/Abused Spouses and Children	1.71
Mental Health Services	1.61
Health Services	1.59
Child Care Services	1.48
Housing Counseling	1.37
Public Improvements	Score
Water/Sewer Improvements	1.75
Drainage	1.29
Handicap Access (ramps, railings, widened doors)	1.56
Sidewalks (paving, widening)	1.42
Street Improvements (repaving, curbs and gutters)	1.79
Street Beautification (street furniture, tree planting)	1.96
Economic Development	Score
Small Loans to Businesses	1.36
Rehabilitate Old Commercial/Industrial Buildings (Historic Preservation)	1.61
Rehabilitate Historic Residential buildings	2.03
Employment Training	2.22
Homeless Facilities and Services	Score
Emergency Food & Clothing	2.38
Emergency Shelters	2.06
Mental Health Services for the Homeless	1.75
Substance Abuse Treatment for the Homeless	1.58
Transitional Housing (up to two year stay with supportive services)	1.16

In order to ensure our survey results are representative of our community, **please take the time to answer these additional questions about yourself. All responses are confidential and will only be used for statistical information.**

I am a:	101 Renter	51 Homeowner	18 Other/No Answer
I am:	67 62 years or older	12 Disabled	91 Neither/No Answer

1. Race: (check all that apply)

3 American Indian or Alaska Native **3** Asian
4 Black or African American **1** Native Hawaiian or Other Pacific Islander
74 White
9 Other

2. Ethnicity (check one)

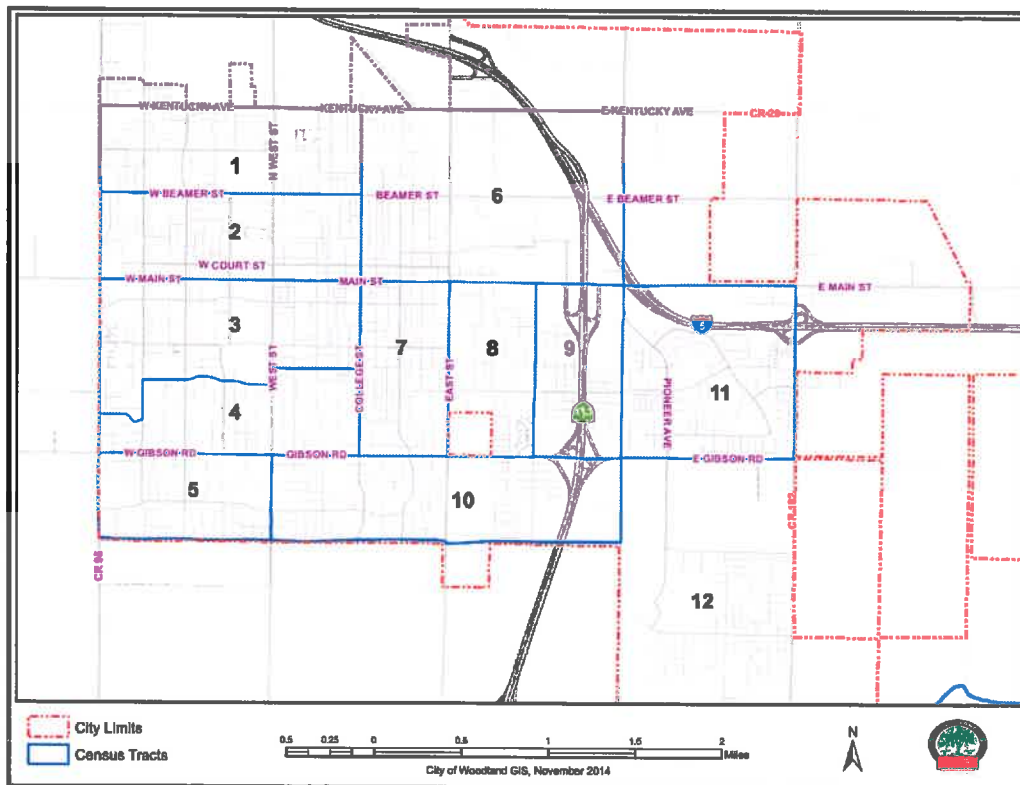
69 Hispanic **51** Not Hispanic

More on the Back...

3. Location

Using the map and numbered boxes below please find the area in which you live and the number that corresponds to your location. Write this number in the space provided.

Box: #	Responses
1	1
2	8
3	4
4	3
5	1
6	60
7	4
8	36
9	0
10	4
11	8
12	10



If there is a specific issue that should be addressed in your neighborhood please send comments to dan.sokolow@cityofwoodland.org

APPENDIX F

Service Provider Survey

The following survey was sent to the Executive Director of the Yolo Wayfarer Center. Similar emails were sent to other service providers that operate programs serving Woodland residents. The service providers contacted are detailed below.

1. Yolo County Housing
2. Yolo Family Service Agency
3. St. John's Retirement Village
4. The Center for Families
5. Legal Services of Northern California
6. Yolo Wayfarer Center
7. CommuniCare Health Centers
8. Friends of the Mission
9. Planned Parenthood Mar Monte
10. Northern California Children's Therapy Center
11. People Resources, Inc. (Elderly Nutrition Program)
12. Yolo County CASA
13. Yolo Food Bank
14. Summer Housing, Inc.
15. Woodland Youth Services
16. Empower Yolo
17. Cache Creek Lodge
18. Mutual Housing California
19. Community Housing Opportunities Corporation
20. Yolo Food Closet
21. Short Term Emergency Aid Committee
22. Yolo Crisis Nursery

SERVICE PROVIDER SURVEY



City of Woodland's Community Development Block (CDBG) Consolidated Plan for 2015-2019

The City of Woodland is embarking on a new housing and community development plan. We need your input to understand the critical needs and identify existing gaps in services in order to prioritize funding. In addition, we would also like to gain an understanding of your agency, the services your agency provides, and the clientele you serve.

Please take a few minutes to complete this survey.

Agency Information:

Agency: _____
Contact Name: _____
Address: _____
City: _____ Zip: _____
Telephone: _____ Email: _____

Clientele (check all that apply):

☐ Youth ☐ Persons with Disabilities ☐ Low Income Families
☐ Senior ☐ Victims of Domestic Violence ☐ Substance Abusers
☐ Homeless ☐ Other (specify) _____

Services You Provide (check all that apply):

Community Services	
Crime Awareness/Prevention (neighborhood watch)	☐
Fair Housing/Legal Services (discrimination complaints, tenant/landlord mediation)	☐
Senior Services (meals-on-wheels, in-home care, shared housing)	☐
Transportation (dial-a-ride)	☐
Youth Services (recreation activities, counseling, mentoring)	☐
Substance Abuse Services	☐
Battered/Abused Spouses and Children	☐
Mental Health Services	☐
Health Services	☐
Child Care Services	☐
Housing Counseling	☐
Economic Development	
Small loans to businesses	☐
Employment Training	☐
Homeless Facilities and Services	
Emergency Food & Clothing	☐

More on the back...

Emergency Shelters	☐
Mental Health Services for the Homeless	☐
Substance Abuse Treatment for the Homeless	☐
Transitional Housing (up to two year stay with supportive services)	☐
Housing	
Homeownership Assistance (down payment, low-interest loans)	☐
Subsistence Payments	☐
OTHER: _____	☐

Geographic Area Served: _____

Critical Needs and Gaps in Services in Woodland

Please list the critical needs of your Woodland clients:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____

Are there services that your agency is not currently providing in Woodland but would like to do so if funding is available?

Additional concerns/suggestions:

Return the completed survey, in person or by mail, to: Community Services Department, City of Woodland, ATTN: Dan Sokolow, 2001 East Street, Woodland, CA 95776

Survey may also be returned via email as a PDF to DAN.SOKOLOW@CITYOFWOODLAND.ORG

Please call (530) 661-5927, if you have any questions.

APPENDIX G
Homeless and Poverty Action Coalition Members

	Organization	Address	Phone Number
1	Yolo County Department of Employment and Social Services	120 West Main Street Woodland, CA 95776	(916) 375-6200
2	Yolo Wayfarer Center	P.O. Box 1248 Woodland, CA 95776	(530) 661-1218
3	United Christian Center – Broderick Christian Center	110 Sixth Street West Sacramento, CA 95605	(916) 372-0200
4	Food Bank of Yolo County	1244 Fortna Avenue Woodland, CA 95776	(530) 668-0690 1-800-621-3086
5	Short Term Emergency Aid Committee	P.O. Box 1047 Davis, CA 95617	(530) 758-8435
6	Davis Community Meals	1111 H Street Davis, CA 95616	(530) 753-9204
7	Empower Yolo	175 Walnut Street Woodland, CA 95695	(530) 661-6336
8	Families First Yolo Crisis Nursery	Administrative Office 2100 Fifth Street Davis, CA 95616	(530) 758-6680
9	Woodland Youth Services	Administrative Office 9 Woodland Avenue Woodland, CA 95695	(530) 666-4622
10	Community Housing Opportunities Corporation	5030 Business Center Dr, Ste 260 Fairfield, CA 94534	(707) 759-6043
11	Yolo Community Care Continuum	1950 5th Street Davis, CA 95616	(530) 758-2160
12	City of Davis	23 Russell Boulevard Davis, CA 95616	(530) 757-5610
13	City of West Sacramento	1110 West Capitol Avenue West Sacramento, CA 95691	(916) 617-4535
14	City of Winters	318 First Street Winters, CA 95694	(530) 795-4910
15	City of Woodland	2001 East Street Woodland, CA 95776	(530) 661-2000

APPENDIX H

Continuum of Care List of Programs

Organization	Program Description
Food Programs	
Yolo Wayfarer Center 201 Fourth Street Woodland, CA 95695 (530) 661-1218	Free meals, grocery distribution
Community/Senior Center 2001 East Street Woodland, CA 95695 (530) 661-2010	Elderly Nutrition Program/Meals on Wheels.
Food Bank of Yolo County 1244 Fortna Avenue Woodland, CA (530) 668-0690	Provides grocery distribution on Fridays from 8:00 a.m. to 9:00 a.m. Distribution is at the agency's warehouse.
Woodland Volunteer Food Closet 509 College Street Woodland, CA (530) 662-7020	Clients must obtain referral from county or social service providers.
Eviction Prevention and First Month's Rent	
Short Term Emergency Aid Committee (530) 758-8435	Provides rent payments for very-low income families with emergencies to keep them from being evicted from their homes. Also provides funds for first month's rent and the deposit to move into permanent housing. Provides motel vouchers in need of temporary shelter. Agency referral needed.
Emergency Shelter Programs	
Yolo Wayfarer Center 201 Fourth Street Woodland, CA (530) 661-1218	Day shelter services include phones, showers, mail, laundry and referrals. Provides Cold Weather Shelter during the winter months (mid-November through early-March). Cold Weather Shelter check-in is at 1:00 p.m.
Empower Yolo (530) 661-6336	Provides emergency shelter and supportive services for victims of sexual assault and domestic violence.
Yolo Crisis Nursery FamiliesFirst, Inc. Administration Office	Provides a safe haven for children less than 6 years of age, while parents (caregivers) experiencing high levels of stress or significant hardship are provided with support and resources to resolve the crisis or cope with stress. Children may stay up to 30 days.

Organization	Program Description
2100 Fifth St. Davis, CA 95616 (530) 758-6680 1-888-281-3000 (24-hour parent support line) www.familiesfirstinc.org	
Transitional Housing	
Yolo Wayfarer Center (530) 661-1218	Provides transitional housing for families and single adults. Includes supportive services through a case-management approach.
Permanent Supportive Housing	
New Dimensions Supportive Housing	Provides cooperative living opportunities in Woodland. Residents have their own room and do their own shopping and cooking. Weekly meetings are facilitated by Yolo Community Care Continuum (YCCC) and the County Department of Alcohol, Drug, and Mental Health Services (ADMH). One monthly payment includes rent, utilities, cable, maintenance, furniture and major appliances.
East Yolo House West Sacramento, CA	Provides a structured day rehabilitation program with a focus on developing independent living skills through peer counseling and mental health support. A drop-in service is provided on weekday afternoons and on Saturday.
Haven House, Woodland, CA	Provides a structured day rehabilitation program that focuses on developing independent living skills and includes peer support, employment opportunities, and time to socialize.
Safe Harbor, Woodland, CA	A short-term residential treatment program, providing crisis intervention in a supportive, group living environment. The program's goal is to reduce the length of time an individual must stay in the hospital during a mental health crisis.
Permanent Housing	
Community Housing Opportunities Corporation 5030 Business Center Dr, Ste 260 Fairfield, CA 94534 (707) 759-6043 www.chochousing.org	Provides permanent housing opportunities for very low, low and moderate-income households, including seniors. A Resident Services Program also provides residents with supportive services aimed at promoting self-sufficiency, personal growth and community involvement.
Habitat for Humanity Yolo County 1017 Main Street Woodland, CA 95695 (530) 668-4301	Provides funds and recruits volunteers to build and rehabilitate houses for the lowest possible cost. Houses are sold to very low-income household earning less than 50% of the median income for the county. Prospective homeowners put in 500 hours of "sweat equity" working on their own home Habitat then sells them the house at low cost via a 0%

Organization	Program Description
	interest mortgage held by Habitat.
Mutual Housing California 8001 Fruitridge Road, Suite A Sacramento, CA 95820 (916) 453-8400	Provides affordable housing based on the mutual housing model. This model offers residents key roles in decision that affect their quality of life and financial stability through participation in resident councils.
Supportive Services/Programs	
Beamer Street Detox Center Woodland, CA (530) 666-8655	Alcohol and drug treatment center and substance abuse services.
Broderick Christian Center 110 Sixth Street West Sacramento, CA 95605 (916) 372-0200 ext. 104	Children Development Program – provides early child development services to working or training low-income families in Yolo County on weekdays from 7:30 a.m. to 5:30 p.m. Transportation Program – Provides transportation to and from individual and work programs for customers of community and county agencies. One bus is wheelchair accessible.
CommuniCare Health Centers Hansen Family Health Center 215 West Beamer Street Woodland, CA 95695 (530) 405-2800	Provides outpatient primary care medical services, walk-in services, health services, prenatal care, childhood immunizations, confidential HIV testing, dental clinic, teen clinic.
Yolo County Health Department HIV/AIDS Services Hansen Family Health Center 215 West Beamer Street Woodland, CA 95695 (530) 405-2800	Provides AIDS education and prevention, outreach services, HIV positive client services and case management.
Legal Services of Northern CA 619 North Street Woodland, CA 95695 (530) 662-1065	Legal assistance for low-income individuals and families.
Public Health AIDS Program 120 West Main Street Woodland, CA 95695	Offers confidential and anonymous testing for HIV, and AIDS education and prevention.
Salvation Army Reach (800) 933-9677	Utility Assistance Program – Provides one-time assistance for utility bill payment.

Organization	Program Description
Yolo Community Care Continuum (530) 758-2160	Provides services to the individual needs of Yolo County residents with a serious mental illness.
Yolo County Dept. of Alcohol, Drug and Mental Health Services 14 North Cottonwood Street Woodland, CA 95695 (530) 666-8630	Prevention, treatment and rehabilitation of mental health and substance abuse disorders and disabilities experienced by Yolo County residents.
Yolo Family Resource Center 409 Lincoln Avenue Woodland, CA 95695 (530) 406-7221 yolofrc.org	Provides families with resource information and referral to appropriate services. Referrals are provided to public health nursing, consultation and case management, parent/child interactive classes, teen parenting and support groups.
Yolo Wayfarer Center (530) 661-1218	Clothing - Provides clothing vouchers for those in need. Program staff is available Monday through Friday from 1:00 p.m. to 4:00 p.m.
Yolo Wayfarer Center Walter's House (530) 662-2699	Provides residential drug treatment for homeless individuals. Includes 30, 60 or 90-day intensive recovery programs that require a 40-day per week commitment.
Job Training/Employment Assistance	
Woodland One-Stop Career Center 25 North Cottonwood Street Woodland, CA 95695 (530) 661-2750	Provides career assessment, job search, resume, applications assistance, interview preparation, job training, and recruitment assistance to employers, internships, on-the-job training and career workshops.
CalWORKS Employment Department of Employment and Social Services 25 North Cottonwood Street Woodland, CA 95695 (530) 669-2390	CalWORKS employment services (Welfare-to-Work) is a program designed to help people on public assistance become employed. Program offers job services, job search workshop, access to phones and job leads, training and education and pays transportation and child care for participants.
Workforce Investment Act 25 North Cottonwood Street Woodland, CA 95695 (530) 661-2750	Provides employment and training seminars to adults and youth with guidance from the Workforce Investment Board.
Youth Employment Program (530) 661-2750 ext. 2642	Provides employment and training services to youth 14-21 years old.

APPENDIX I

Ten-Year Plan to End Homelessness

Summary of One at a Time: Ending and Preventing Homelessness for Yolo County Residents, 2010 – 2020

PREVENTION: Prevent Homelessness Through Early, Comprehensive Assistance To Those At-Risk

- ✓ Adopt Countywide policies that support a healthy community and provide early homelessness prevention support.
- ✓ Institute a Countywide, centralized, coordinated system of prevention services that enhances access for people at risk of homelessness.
- ✓ Eliminate discharge into homelessness by public institutions, including foster care, hospitals, mental health facilities, substance abuse treatment facilities, and prisons and jails.

HOUSING: Provide A Wide Range of Opportunities and Services to Help People Access Permanent Extremely Affordable Housing

- ✓ Build Countywide support and identify financial support for extremely affordable housing (for people with 0 – 30% of Area Median Income (AMI) and linked supportive services.
- ✓ Create, develop and provide a wide range of extremely affordable (0 – 30% AMI), permanent housing opportunities for people who are homeless or at-risk throughout the County, including housing linked with supportive services to facilitate ongoing residential stability, health, and maximum self-sufficiency.
- ✓ Facilitate and streamline access to housing and housing-related supportive services by people who are homeless or at-risk.
- ✓ Ensure sufficient supply of interim housing, including emergency and transitional housing, to meet the need Countywide.

SUPPORTIVE SERVICES: Provide Comprehensive, Integrated Services to Help People Access and Maintain Housing and Maximize Their Self-Sufficiency

- ✓ Enhance system level integration of service provision in order to improve efficiency, accountability, access and quality of care.
- ✓ Provide consumers with comprehensive, integrated services linked to housing to assist them in maintaining residential stability and overcoming barriers to housing.
- ✓ Increase availability and access to mental health and substance abuse services.
- ✓ Facilitate access to living wage employment by expanding employment assistance services and job training opportunities.
- ✓ Enhance access to benefits programs and mainstream resources.
- ✓ Make transportation assistance available to improve access to services and employment opportunities.

IMPLEMENTATION: Effectively Administer, Coordinate and Finance Implementation of the County's Ten-Year Plan and its Efforts to Prevent and End Homelessness

- ✓ Establish a Countywide administrative and governing body structure with the legitimacy, representation, power, and resources to effectively and efficiently direct the community's efforts to prevent and end homelessness.
- ✓ Allocate resources to support a staff to implement this Plan to end and prevent homelessness.
- ✓ Designate preventing and reducing homelessness in Yolo County as a joint priority for all relevant County and City agencies.

- ✓ Identify, allocate, coordinate, and secure funding to support Plan implementation and operation of the homeless housing and service system.
- ✓ Maximize use of the Homeless Management Information System (HMIS) to collect and analyze data on homelessness and program outcomes and to facilitate inter-agency case management and information sharing and to increase efficiency.

APPENDIX J
Community Development Needs Table

Housing and Community Development Activities		Need	Current	Gap	Priority Need: H, M, L, N*	Estimated Allocations for 5-Year ConPlan Period	Plan to Fund? Yes or No	Fund Source
01 Acquisition of Real Property					L			
02 Disposition					L			
Public Facilities	03 Public Facilities and Improvements (General, including accessibility)	10	0	10	H	\$250,000	Y	CDBG
	03A Senior Centers				L			
	03B Handicapped Centers				L			
	03C Homeless Facilities (not operating costs)				M			
	03D Youth Centers	0	0	0	H	\$75,000	Y	CDBG
	03E Neighborhood Facilities				M			
	03F Parks, Recreational Facilities	5	0	5	H	\$75,000	Y	CDBG
	03G Parking Facilities				L			
	03H Solid Waste Disposal Improvements				L			
	03I Flood Drainage Improvements				L			
	03J Water/Sewer Improvements				M			
	03K Street Improvements				M			
	03L Sidewalks				L			
	03M Child Care Centers				M			
	03N Tree Planting				M			
	03O Fire Station/Equipment				L			
	03P Health Facilities				M			
	03Q Abused and Neglected Children Facilities				M			
	03R Asbestos Removal				L			
	03S Facilities for AIDS Patients (not operating costs)				L			
	03T Operating Costs of Homeless/AIDS Patients Programs				L			
04 Clearance and Demolition					L			
04A Cleanup of Contaminated Sites					L			
Public Services	05 Public Services (Other: Emergency Food & Shelter)	5,000	0	5,000	H	\$125,000	Y	CDBG
	05A Senior Services				M			
	05B Handicapped Services				L			
	05C Legal Services				L			
	05D Youth Services	100	0	100	H	\$40,000	Y	Measure J
	05E Transportation Services				L			
	05F Substance Abuse Services				L			
	05G Battered and Abused Spouses				M			
	05H Employment Training	10	0	10	H	\$10,000	Y	CDBG
	05I Crime Awareness				H	\$10,000	Y	CDBG or other
	05J Fair Housing Activities (Subject to Public Service Cap)	500	0	500	H	\$50,000	Y	CDBG
	05K Tenant/Landlord Counseling				L			

Public Services	05L Child Care Services				L			
	05M Health Services	100	0	100	H	\$35,000	Y	CDBG
	05N Abused and Neglected Children				M			
	05O Mental Health Services				M			
	05P Screening for Lead Based Pain/Lead Hazards				L			
	05Q Subsistence Payments				M			
	05R Homeownership Assistance (not direct)				L			
	05S Rental Housing Subsidies				L			
	05T Security Deposits				L			
	05U Housing Counseling				L			
	06 Interim Assistance				L			
	07 Urban Renewal Completion				L			
	08 Relocation				L			
	09 Loss of Rental Income				L			
	10 Removal of Architectural Barriers (This matrix code should not be used anymore)							
	11 Privately Owned Utilities				L			
	12 Construction of Housing				L			
	13 Direct Homeownership Assistance				M			
	14A Rehab; Single Unit Residential	5	0	5	H	\$200,000	Y	CDBG or other
	14B Rehab; Multi-Unit Residential				M			
	14C Public Housing Modernization				L			
	14D Rehab; Other Publicly-Owned Residential Buildings				N			
	14E Rehab; Publicly or Privately-Owned				L			
	14F Energy Efficiency Improvements				M			
	14G Acquisition for Rehabilitation				L			
	14H Rehabilitation Administration	5	0	5	H	\$30,000	Y	CDBG or other
	14I Lead Based Paint/Hazards Test/Abatement				M			
	15 Code Enforcement				M			
	16A Residential Historic Preservation				L			
	16B Non-Residential Historic Preservation				M			
	17A CI Land Acquisition/Disposition				L			
	17B CI Infrastructure Development				L			
	17C CI Building Acquisition, Construction, Rehabilitation				L			
	17D Other Commercial/Industrial Improvements				L			
	18A ED Direct Financial Assistance to For-Profits				L			
	18B ED Technical Assistance				L			
	18C Micro-enterprise Assistance				M			
	19A CDBG Funding of HOME Administration				N			
	19B CDBG Funding of HOME CHDO Operating Costs				N			
	19C CDBG Non-profit Organization Capacity Building				N			
	19D CDBG Assistance to Institutes of Higher				L			

Education							
19E CDBG Operation and Repair of Foreclosed Property				L			
19F Planned Payments of Section 108 Loans				N			
19G Unplanned Repayments of Section 108 Loans				N			
19H State CDBG Technical Assistance to Grantees				N			
20 Planning (CDBG Entitlement Communities Grantees)							
21A General Program Administration				M			
21B Indirect Costs				M			
21C Public Information				M			
21D Fair Housing Activities (subject to Admin Cap)				N			
21E Submissions or Applications for Federal Programs				N			
21H CDBG Funding of HOME Administration				N			
21I CDBG Funding of HOME CHDO Operating Costs				N			
22 Unprogrammed Funds				N			
*H = High Priority, M = Medium Priority, L = Low Priority, N = No Such Need							

APPENDIX K

Rating and Ranking System

CDBG Rating and Ranking System

1. Rate and Rank applications based on the attached Rating and Ranking System. Generally, the highest ranked proposals will be recommended for funding; see the attached rating and ranking sheet.
2. A minimum of \$6,000 and maximum amount of \$15,000 per funding request is available under the category of **Public Services**. This funding category is limited to 15% of the City's annual grant allocation plus any available program income (repaid CDBG loans).
3. At City's option, may only fund a special population, (Homeless, Seniors, Victims of Domestic Violence, Youth, etc.). The City Council could choose to exercise this option depending on the current needs and economic conditions in the community
4. Food and shelter programs shall receive a minimum of 40% of the public service allocation.
5. Higher points will be awarded to applicants who can demonstrate leveraging of CDBG dollars with other funding sources.
6. Higher points will be awarded to applications that demonstrate collaboration with other local agencies. Collaboration means efforts to prevent duplication of services and enhance efficiency.



CITY OF WOODLAND
Community Development Block Grant (CDBG)
Application Rating and Ranking System
PUBLIC SERVICE

Threshold Criteria – Proposed programs or projects must be able to answer yes for the following two questions in order to be eligible for CDBG funding and considered for rating and ranking process.

1. Does the program or project meet a national objective of the CDBG Program?
2. Is the proposed program or project an eligible CDBG activity?

I. Benefit to Low and Very Low Income Persons (Total 10 Points)

Activities that benefit at least 51 percent low and very low income persons. (10 points)

Activities that meet either of the other two National Objectives (reduction/elimination of slum/blight or urgent need). (5 points)

II. Activity Need and Justification (Total 30 Points)

Need – 15 Points

The activity will be evaluated in terms of the documentation and justification of the **unmet need** in the community. Activities with excellent documentation and justification of the unmet need in the community will be awarded the maximum of 15 points (Strong – 15 pts, Good – 10 pts, and Limited – 5 pts). In addition activities that serve the very lowest income levels will be given high consideration.

Consolidated Plan Priority – 15 Points¹

Activities addressing a high, medium or low priority as identified in the Consolidated Plan will be awarded points as follows: 15 Points = High, 10 Points = Medium, and 5 Points = Low.

III. Project Budget (Total 20 Points)

Points will be awarded based on evidence of sufficient funding to complete the program, applicant's ability to leverage the requested grant amount, and the thoroughness of the budget detail provided.

IV. Activity Management and Timeliness (Total 20 Points)

¹ High Priorities are emergency food and shelter for the homeless and at risk homeless, youth services, employment training, crime awareness, fair housing counseling, and health services.



Points will be awarded to applicants based on documentation and information provided, showing that the resources needed to manage the proposed activity are available and ready, and that the commitment for operation and maintenance, where applicable, has been certified. This includes use of computer systems or other systems which track grant funding and the client results for the program which funds are being requested.

V. Experience, Past Performance and Organizational Capability (Total 20 Points)

The experience of the applicant, including the length of time in business and experience in undertaking programs/projects of similar complexity as the one for which funds are being requested will be evaluated. In addition, the capability and skills of administrative and program staff to carry out the program.

For applicants who have received CDBG funding in the past, they will also be evaluated on the timely expenditure of CDBG funds, the timely submittal of quarterly reports and requests for reimbursement, and the results of CDBG monitoring.

For those applicants that have not received CDBG funding in the past, allocation of points up to the maximum of 20 points will be awarded, dependent upon thorough documentation of similar past performances submitted with the application.

TOTAL POINTS AVAILABLE 100 points



CITY OF WOODLAND
Community Development Block Grant (CDBG)
Application Rating and Ranking System
PUBLIC FACILITIES (CONSTRUCTION)

Threshold Criteria – Proposed programs or projects must be able to answer yes for the following two questions in order to be eligible for CDBG funding and considered for rating and ranking process.

1. Does the program or project meet a national objective of the CDBG Program?
 2. Is the proposed program or project an eligible CDBG activity?
-

I. Benefit to Low and Very Low Income Persons (Total 10 Points)

Activities that benefit at least 51 percent low and very low income persons (10 points).

Activities that meet either of the other two National Objectives (reduction/elimination of slum/blight or urgent need) (5 points).

II. Activity Need and Justification (Total 20 Points)

Need – 5 Points

The activity will be evaluated in terms of the documentation and justification that these construction improvements are needed and how the improvements benefit the community. Projects with excellent documentation and justification of for the project will be awarded the maximum of 5 points (Good – 5 pts, Average – 3 pts, and Limited – 1 pts).

Consolidated Plan Priority – 15 Points²

Activities addressing a high, medium or low priority as identified in the Consolidated Plan will be awarded points as followed (15 Points = High, 10 Points = Medium, 5 Points = Low).

III. Reasonableness of Cost Estimates (Total 15 Points)

The activity will be evaluated in terms of: 1) its implementation costs and funding request relative to its financial and project management resources and 2) source of construction estimates.

² High priorities are public facilities and improvements (general, including accessibility for physically disabled - ADA); youth centers; parks, recreational facilities; rehabilitation of single family homes; and rehabilitation administration for a single family rehabilitation program.



IV. Project Budget (Total 15 Points)

Points will be awarded based on evidence of sufficient funding to complete the project. The applicant should explain if other funding sources were explored and why other funding sources could not be used on the project or could not be acquired.

V. Activity Management and Timeliness (Total 20 points)

Points will be awarded to applicants based on documentation and information provided, showing that the resources, such as funding, site control, etc., needed to carry out the proposed project are available and ready. Maximum points will be given to activities that are ready to move forward quickly. Typically this means that the design and engineering work is underway or has been completed. This criterion takes into consideration factors that may accelerate or slow down the ability to implement the activity in a timely manner. The highest points will be given to construction projects that can be completed within 18 months.

VI. Experience, Past Performance and Organizational Capability (Total 20 Points)

The experience of the applicant, including the length of time in business and experience in undertaking projects of similar complexity as the one for which funds are being requested will be evaluated. This includes the project management capability and skills of administrative and program staff to carry out the project and past performance on Woodland CDBG construction projects. Experience in managing other funding sources and leveraging federal dollars will be considered.

For applicants who have received CDBG funding in the past, they will also be evaluated on the timely expenditure of CDBG funds, the timely submittal of quarterly reports and requests for reimbursements, and the results of CDBG monitoring.

For those applicants that have not received CDBG funding in the past, allocation of points up to the maximum of 20 points will be awarded, dependent upon documentation of similar project management experience especially with federally-funded construction projects submitted with the application.

TOTAL POINTS AVAILABLE 100 points

APPENDIX L

HUD Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under

subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

City Manager

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2013 and 2014 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an

assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of Woodland
300 First Street
Woodland, CA 95695
County of Yolo

Check ☒ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 21.

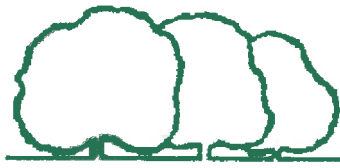
7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).



CITY OF WOODLAND

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

Adopted May 2006

Updated June 2013

Updated May 2015

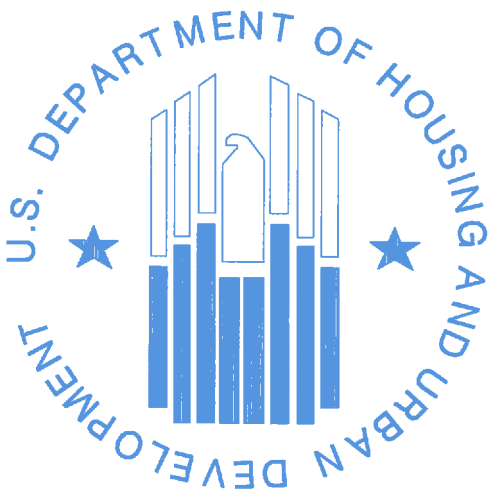


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I. INTRODUCTION AND EXECUTIVE SUMMARY OF THE ANALYSIS

The United States Department of Housing and Urban Development (HUD) requires all jurisdictions that participate in their funding programs to prepare an analysis of impediments to fair housing choice. By identifying these impediments and attempting to address them, the jurisdictions can help HUD to accomplish one of its major objectives, making housing available to anyone, regardless of race, color, religion, sex, national origin, disability, or familial status. This document is generally prepared at the same time as a jurisdictions Consolidated Plan and runs the life of the plan.

A. WHO CONDUCTED

In preparation for its 2015-2019 Consolidated Plan the City of Woodland Community Services Department updated the City's fair housing plan which was written to address the City's Analysis of Impediments to Fair Housing. The City also reported these barriers/impediments that were identified as part of the planning document portion of the Housing Element that was submitted to the State of California Department of Housing and Community Development in 2013. The information contained in these two documents provided the necessary background information needed to prepare the Analysis of Impediments to Fair Housing Choice document.

B. PARTICIPANTS

With the preparation of the 2013 Housing Element, the 2015-2019 Consolidated Plan, and the 2015 Analysis of Impediments to Fair Housing Update, the City of Woodland encouraged input from the citizens, local and regional organizations to provide the best available data to identify and address these impediments. The City works closely with its consultant for fair housing, Legal Services of Northern California, to try to identify these impediments and address them with the most efficient method available.

A critical component is the citizen participation process. Woodland has an ongoing citizen participation process that has been strong and vital over the years. It is a comprehensive process by which the City keeps its residents, community agencies, businesses, and all other interested parties informed about its community development efforts through the CDBG and other HUD programs. It is also the tool to gather a wide variety of input from the City's low- and moderate-income residents, as well as the City's public and private sectors. Citizen input is solicited and gathered at every step of the Plan process.

The City encourages involvement of all people, including those that do not speak English and disabled people. All meetings are held in ADA accessible buildings, all public notices are published in both English and Spanish, and arrangements for non-English-speaking individuals are available. Residents of public and assisted housing are encouraged to become involved through outreach and representation by Yolo County Housing and other service agencies.

Citizens of Woodland are informed about every stage of the development and citizen participation process through legal noticing and public advertisements up to two weeks in advance in the local newspaper.

C. METHODOLOGY USED

The City used information from social service providers; the City's participation in the 10-Year Plan to Homelessness Commission, the Countywide Homeless Coordination Project, and the Yolo County Homeless and Poverty Action Coalition; and data from the 2013 Housing Element Update to help prepare the Analysis of.

D. HOW FUNDED

The Analysis of Impediments is a condition of the Consolidated Plan and therefore the preparation of this document is funded through CDBG Funds.

E. CONCLUSIONS

Impediments Found

There are a number of potential constraints beyond the local jurisdictions control to building housing that is affordable to very-low, low- and moderate-income households. In the City of Woodland these include:

1. Development costs

a) Required Site Improvement Costs

Upon securing the raw land, a residential developer is required to make certain site improvements to "finish" the lot before a home can actually be built on the property. Such improvements may include construction of streets, installation of water, sewer and storm drainage lines, and construction of curbs, gutters, and sidewalks, fire hydrants and street lighting. In addition, the developer is required to provide a deposit for street trees pursuant to the City fee schedule on the portion of the front or sides of a lot adjoining a public street. According to the City of Woodland, typical site improvement costs for single-family lots in Woodland are estimated at approximately \$32,000 per lot. These standards are typical of many communities and do not adversely affect the provision of affordable housing in Woodland.

b) Construction Costs

Construction costs (including materials and labor) range from approximately \$100 to \$110 per square foot for a typical single-family home in Woodland. Therefore, total

construction costs for a 1,500 square foot home in Woodland are estimated to be \$150,000 to \$165,000.

c) Total Housing Development Costs

As shown in Table I below, the total of all housing development costs discussed above for a single-family home (1,500 square feet in size) constructed is \$276,169.19 including land, site improvements, construction costs, fees and permits. This figure does not include developer profit, marketing, or financing costs.

TABLE I
2015 ESTIMATED DEVELOPMENT COSTS FOR A SINGLE-FAMILY HOME IN SPRING LAKE SPECIFIC PLAN AREA

Finished Lot Price	\$32,000
Total Construction Cost	\$165,000
Total Development Impact Fees	\$22,363
Spring Lake Infrastructure Fees (SLIF)	\$41,532
Building Permit and Plan Check Fees	\$3,177.59
Fiscal Deficit Fee (paid to Yolo County)	\$1,500
Woodland Joint Unified School Dist Developer Fees	\$7,455
Yolo County Facilities and Services Fee	\$3,141.60
Total Housing Development Cost	\$276,169.19

Sources: City of Woodland Community Development and Community Services Departments, Woodland Joint Unified School District, and Yolo County

Table II indicates the development impact fees for a 1,500 square foot single-family home in the Spring Lake Specific Plan Area of Woodland. These fees are charged on a per unit basis. In addition to these fees, homes built in Spring Lake pay Spring Lake Infrastructure Fees of \$41,532 for a single-family unit and \$27,410 for a multi-family unit. The Woodland Joint Unified School District charges a developer fee of \$4.97/square feet for residential construction in Spring Lake while Yolo County charges facilities and services authorization fees (FSA) of \$3,141.60 and \$2,307.80 for single-family and multi-family units, respectively.

TABLE II
2015 DEVELOPMENT IMPACT FEES FOR A SINGLE-FAMILY HOME IN SPRING LAKE

Development Impact Fees	Amount
General City	\$837
Fire	\$1,291
Library	\$51
Police	\$1,104
Wastewater	\$6,058
Water	\$556
Parks & Recreational Facilities	\$3,826
Roads	\$5,582
Surface Water	\$2,892
MPFP Administration Fee	\$166

City of Woodland – Analysis of Impediments to Fair Housing

Storm Drainage Facilities (1)	\$0
Woodland Jt Unified School Dist Developer Fees (2)	\$7,455
County Facilities and Services Authorization Fee	\$3,141.60
Total (4)	\$32,959.60

Sources: City of Woodland Community Development Department, Woodland Joint Unified School District, and Yolo County

Notes: Based on a 1,500 square foot (living area) single-family, single-story detached home with three bedrooms, two full baths, and an attached two-car garage (400 square feet). Permit Inspection Fee and Plan Check Fee not included.

(1) No Storm Drainage fee in Spring Lake.

(2) \$4.97 per square foot.

(3) A separate fee, known as the Spring Lake Infrastructure Fee (SLIF), is also paid. SLIF fees are used to reimburse developers for the construction of the Spring Lake backbone infrastructure (roadway, water, sewer, etc.). The SLIF fee for a single-family unit is \$41,532.

2015 RESIDENTIAL DEVELOPMENT IMPACT FEES OUTSIDE OF SPRING LAKE AREA

Development Impact Fees	Amount
General City	\$837
Fire	\$1,291
Library	\$51
Police	\$1,104
Wastewater	\$6,058
Water	\$556
Surface Water	\$2,892
Roads	\$5,582
Parks	\$6,955
MPFP Administration Fee	\$168
Storm Drainage Facilities (1)	Per Acre Fee
Woodland Jt Unified School Dist Developer Fees (2)	\$5,040
County Facilities and Services Authorization Fee	\$3,141.60
Total	\$33,459.60

Sources: City of Woodland Community Development Department, Woodland Joint Unified School District and Yolo County

Notes: Based on a 1,500 square foot (living area) single-family, single-story detached entry level home with three bedrooms, two full baths, and an attached two-car garage (400 square feet). Permit Inspection Fee and Plan Check Fee not included.

(1) Based on yield of 6 units per acre, per unit fee range is \$261.17 - \$1,467.17 (Storm Drain Areas E1, E2, E4, and E5).

(2) \$3.36 per square foot.

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions require fees in addition to those listed above. Some of these costs are summarized in Table III below.

TABLE III
2015 CITY OF WOODLAND OTHER PLANNING FEES

General Plan Amendment (1)	\$5,615
Rezoning	\$5,503
Tentative Subdivision Map (2)	\$8,439
Design Review (3)	\$2,604
Environmental Review (Negative Declaration) (4)	\$1981

Source: City of Woodland Community Development Department, 2015

Notes:

(1) Includes costs from Planning Division and other City divisions/departments.

(2) Includes costs from Planning Division and other City divisions/departments and does not include additional cost of \$27/lot.

(3) Cost is for a subdivision with more than 10 dwelling units.

(4) Includes costs from Planning and Engineering Divisions.

2. Access to Credit

In the aftermath of the Great Recession, lenders have tightened lending standards to a point where many households do not have access to credit. This includes requiring lower debt to income ratios, performing more analysis on income, requiring lower front end ratios, and increasing the costs of private mortgage insurance. The tightening lending requirements and stagnant or declining wages pose significant challenges for homebuyers. However, borrowers who can overcome these obstacles are benefitting from near-historic interest rates for fixed rate 30-year mortgages. In April 2014 these rates were less than 4%.

3. Public Sector Assistance

Unlike many larger jurisdictions, the City of Woodland has very little guaranteed funding that is allocated annually. This annual federal allocation, Community Development Block Grant (CDBG) funding, is not conducive for development of housing. CDBG regulations state that the funding may only be used for development of housing if it is a funding source of “last resort”. Additionally, CDBG funds can only be used to assist housing projects if it is not the funding source of “last resort” to aid infrastructure that helps the development as a whole. This lack of funding opportunity requires the City of Woodland to pursue funds competitively from State and other Federal sources. These funds are not guaranteed which affect financing and timing of possible City projects.

The lack of funding also makes it difficult for the City to aid potential first time homebuyers needing down payment assistance to purchase single family homes. The City submitted grant applications through the State CalHome Program in 2013 and 2014. While the City did not receive funding, program income from repaid CalHome, BEGIN, and HOME housing loans will allow the City to operate its citywide first time homebuyer program for a limited period of time. Unfortunately, the CalHome and BEGIN first time homebuyer programs have been discontinued. While the City is fortunate to have program income available for first time homebuyers, these funds were acquired over a period of approximately four years. The City’s timing to obtain additional funds to assist lower-income homebuyers is uncertain at best.

For development in the Spring Lake Specific Plan Area, the City established an “Off-Site Affordable Housing Fee” of \$1,100 for each single-family market-rate unit. The fee is collected prior to final map approval and deposited into the Spring Lake Off-Site Affordable Housing Fund and may be used to support the development of affordable housing in and outside of the Spring Lake area. The Woodland City Council in November 2014 approved a \$163,250 loan for Mutual Housing California’s 101-unit multi-family affordable housing project in Spring Lake. The loan will be funded through future fees paid to the Spring Lake Off-Site Affordable Housing Fund. In December 2013 the City disbursed a \$910,000 loan to Mutual Housing for the same project and also disbursed a

\$350,000 predevelopment loan a few years ago which has since been repaid for the same project.

4. Growth Controls/Growth Management

The City of Woodland manages growth primarily through the Specific Plan process and the requirement for development to be consistent with General Plan goals and policies. In addition, the General Plan defines the City's Urban Limit Line where urban development can occur until 2020 (time frame of the 1996 General Plan). The City does not have a specific growth control ordinance which could serve as a constraint to affordable housing. Policy 1.A.7 in the Land Use Element of the General Plan states:

"The City shall manage residential growth at an even and reasonable pace, so as to not exceed a population of 60,000 in the year 2015."

California's Department of Finance estimated Woodland's population at 57,525 as of January 1, 2015.

Program 1.3 in the Land Use Element of the General Plan implements this policy:

"The City shall monitor housing and population growth and regional growth projections and report annually to the City Council regarding the need to take any actions so as to not exceed the growth projections of Policy 1.A.7."

Page 13 of the *Spring Lake Specific Plan (SLSP) Financing Plan* contains the following text:

"The City of Woodland's General Plan land use policies and the Specific Plan limit the average annual city-wide development/growth rate to 1.7 percent. This growth rate restriction will control the pace of the SLSP development. It is estimated that an average of 360 units per year will be developed in the City of Woodland, although there will be annual variations in response to market demand."

Section 8.0 (Implementation) of the SLSP anticipates a citywide population of 64,084 by 2015 and 69,719 by 2020. It also shows an anticipated average of 360 new housing units per year from 2001 to 2020. It states that "this maintains the annualized 1.7 growth rate, but results in a citywide total in excess of the 60,000 population cap sometime in 2011, and in excess of 60,000 population cap sometime in 2016." Since the SLSP is adopted City policy, the City has clearly committed to exceeding the 60,000 population level before 2015, based on maintaining a 1.7 percent annual growth rate. Thus, it has implemented Program 1.3 in the Land Use Element by maintaining a commitment to a 1.7 percent annual growth rate, but allowing the 60,000 population level to be exceeded before 2015. However, because of the Great Recession, the City's population has not yet reached 60,000. Building permit activity particularly permits for new

residential units declined significantly during the period of 2009 – 2010. In the last 30 months the City has experienced an increase in building permit activity for both the residential and commercial sectors. Nonetheless, it is somewhat unlikely that the City will achieve the level of residential growth that it experienced prior to the Great Recession.

It is also important to note that growth controls, such as the one that the City of Woodland has adopted, can slow down the production of new housing. With a limited supply available to keep up with the immediate demand, these growth caps can cause the prices of the housing stock to increase disproportionately to a market that has not implemented growth caps.

5. State of California Prevailing Wage Laws and Federal Davis Bacon and Related Acts Law.

Developments of affordable housing with state or federal funds typically require the payment of prevailing wages, generally equal to union scale, for the projects. These increased costs require the identification of additional funding to finance the project and also impose a regulatory burden on developers, contractors, and local governments to track the payment of wages and other related information.

Actions to Address Impediments

The City of Woodland has attempted to address the impediments to fair housing in the following ways:

1. Development Costs

a) Required Site Improvement Costs

b) Construction Costs

City staff works closely with developers to obtain financing to bridge any financing gaps that may exist in the projects. These gaps can be created by high cost of materials, labor, or other things such as insurance (bonding).

c) Total Housing Development Costs

As part of the City's Inclusionary Housing Program, Development Fees for affordable units that are built concurrently with the market units are eligible for fee deferrals and waiving of Plan Check/Building Permit fees. In Spring Lake with the combined City Development Impact and Spring Lake Infrastructure Fees exceeding \$50,000 for a single-family unit, the financing savings to the developer can be significant. In 2013, the City

deferred the payment of more than \$700,000 in development impact fees until certificate of occupancy for the Mutual Housing at Spring Lake multi-family affordable housing project.

2. Access to Credit

The City's housing consultant, NeighborWorks of Sacramento, reviews credit histories of potential homebuyers. NeighborWorks will provide credit counseling when needed and assist buyers with deficient credit. The City works closely with lending institutions to identify financial products that could be beneficial and allow the households to secure financing for their home purchases.

3. Public Sector Assistance

City of Woodland staff routinely attends trainings and conferences that discuss various funding available for affordable housing. As developers of affordable housing propose projects in the City, staff attempts to determine if any of the programs that are available would be relevant to the propose development. At the request of the developer, staff will prepare and submit applications for these various funding sources. The City has been very successful in preparing these applications. In the past, the City of Woodland has received Federal HOME grants from the California Department of Housing and Community Development (HCD) for first time homebuyer assistance and multifamily new construction projects, CalHome funds from HCD for first time homebuyer assistance, BEGIN funds from HCD for first time homebuyer assistance, and Sacramento Area Council of Governments Community Design Program grant funds to construct infrastructure improvements in support of affordable housing developments. The City has also received HELP loans from the California Housing Finance Agency for multi-family acquisition/rehabilitation projects. The City has also worked with developers of affordable housing projects to secure multifamily revenue bonds, and low income housing tax credits. The affordable housing grants, loans, revenue bonds, tax credits, funds through the City's CDBG program, and funds from the City's non-defunct redevelopment agency have facilitated the establishment of significant and diverse housing resources, particularly for a community of Woodland's size. While the CalHome and BEGIN programs are no longer available, the City receives program income (repaid housing loans) that can be used for new home loans to assist lower-income households.

4. Growth Controls/Growth Management

The City of Woodland strives to control growth through its General Plan and the Specific Plan process. In the development of the Spring Lake area, it was determined that there would be a restricted number of permits issued for each phase of the development. In order to be issued permits on a housing unit, a developer must have an adequate number of Building Unit Allocations (BUAs) available to them. If the developer has used all of their BUAs for the year, the City will not issue a permit for construction. The City

has implemented a policy where affordable units do not fall within the BUA cap. BUAs only apply to single-family detached units and allows for development of multi-family properties that are not subject to BUAs. This policy allows the City to maintain a steady stream of affordable units as it is growing when demand and funding are available.

5. State of California Prevailing Wage Laws and Federal Davis Bacon and Related Acts Law

The use of State and Federal funds generally triggers the payment of prevailing wages. Prevailing wages are based on surveys in a geographic area that establishes what someone performing a specific task should be paid. These laws include the payment of certain fringe benefits. These laws are estimated to add between 15 to 30 percent to the cost of affordable housing projects. City staff informs developers of potential affordable housing projects of these laws and will also consult legal counsel if there are questions as to whether or not these laws will be triggered by the project and public subsidy. Staff also informs developers of the thresholds that trigger these laws and developers are also informed of the reporting requirements that are involved with these laws.

It should be noted that the City has addressed other impediments to fair housing by adoption of a Reasonable Accommodation Ordinance, updating the Density Bonus Ordinance that assists in the development of affordable housing, and by performing periodic updates of the City's Inclusionary Housing Ordinance (Chapter 6A), the Spring Lake Affordable Housing Plan, and the CDBG Annual Action Plan.

II. JURISDICTIONAL BACKGROUND DATA

Woodland is a community of an estimated 57,525 persons (California Department of Finance, January 1, 2015 estimate) located 20 miles northwest of the State Capitol City of Sacramento. Woodland is the County seat for Yolo County. It was incorporated in 1871 and is presently 14.5 square miles. It is a diverse community with a large industrial area, a commercial area that includes the largest retail center in Yolo County, and residential areas that provide a variety of housing types. It is also the home of Woodland Community College.

Woodland's role as a hub of manufacturing and distribution activities has helped the region's unemployment rate steadily decline since 2012 with an increase in a variety of jobs. Over 25,000 jobs are supported by public and private sectors businesses and organizations in Woodland. The Trade, Transportation, and Utilities sector contains just over one-quarter of Woodland's employment. These jobs include wholesale trade, retail trade, transportation and warehousing utilities. Woodland's role as a hub of manufacturing and distribution activities in the Sacramento Region is partly a result of its central location on Interstate 5, and its proximity to the Sacramento International Airport (9 miles to the east). There has been steady growth in the Educational and Health Services and Manufacturing sector which contributes a significant 30% of jobs. This employment structure reflects Woodland's ability to provide the surrounding population with retail, education, health care and manufacturing offerings.

The commercial activity in Woodland falls into several categories: 1) the registered historic downtown which contains the original "Main Street" and a number of historical structures; 2) auto-oriented commercial uses along Main and East Streets, and adjacent to I-5; and 3) a regional commercial center with a number of "big box" retailers at the east end of the City along County Road 102 and just south of I-5.

Woodland is a city of neighborhoods, with housing choices to suit a broad spectrum of needs and tastes. Many of the original 19th century Victorians, classical revival farmhouses, and Queen Anne-style homes remain in place today, particularly in the area south of downtown, lending a special charm to this community that takes considerable pride in its heritage. New suburban growth has taken place in Spring Lake with the construction of more than 1,100 residential unit homes with planned build-out at 4,051 units.

A. DEMOGRAPHIC DATA**Population**

As shown in Table 1, population in the City of Woodland increased by about 11 percent from 2010 to 2014. The City is experiencing an annual population growth slightly less than the County's growth.

TABLE 1 Population Trends City of Woodland and Yolo County				
Year	Population	Change	% Change	Simple Annual % change
CITY OF WOODLAND				
2010	55,468	5,717	11.4	1.1
2012	55,646	178	0.4	
2014	57,223	1,577	2.8	
YOLO COUNTY				
2010	200,849	32,189	19.1	1.9
2012	203,314	2,465	1.3	
2014	206,381	3,067	1.5	
Source: US Census 2000 and 2010 and California Department of Finance 2012, 2014				

Race and Ethnicity

The 2010 Census reports that approximately 62.9 percent of the population of the City of Woodland is White (Caucasian), as seen in Table 2A. About 1.5 percent of the population is Black or African American and 6.2 percent is Asian. Another 1.3 percent is American Indian and Alaskan Native with 0.3 percent Native Hawaiian and other Pacific Islander. Approximately 47 percent of the population of the City is of Hispanic or Latino origin. The figures for Yolo County reflect comparable percentages with about 63.2 percent White, 2.6 percent Black or African American, 1.1 percent American Indian and Alaskan Native and 0.4 percent Native Hawaiian and other Pacific Islander. The County had a higher percentage of Asians at 13.9 percent and a lower percentage of Hispanics at 30.3 percent.

When compared with the Census's American Community Survey (ACS) 2009-2011 estimates the racial and ethnic groups are generally the same percentages as the 2010 Census. Therefore, although the population of Woodland has increased since the 2000 Census by over 5,000 people the racial and ethnic group ratios have remained steady.

Race and ethnicity may impact housing needs and conditions. Cultural influences of races may reflect preference for specific types of housing. For example, some cultures place greater

emphasis on maintaining an “extended family,” potentially leading to an increased demand for larger single-family housing or to problems of overcrowding.

Table 2				
City and County Population by Race and Ethnicity: 2010 Census				
City of Woodland			Yolo County	
Number	Percent	Category	Number	Percent
34,889	62.9	White	126,883	63.2
832	1.5	Black or African American	5,208	2.6
721	1.3	American Indian and Alaska Native	2,214	1.1
3439	6.2	Asian	26,052	13.0
167	0.3	Native Hawaiian and other Pacific Islander	910	0.4
12,536	22.6	Some other race	27,882	13.9
2,884	5.2	Two or more races	11,700	5.8
55,468	100.0	Total	200,849	100.0
26,292	47.4	Hispanic or Latino	60,953	30.3
29,176	52.6	Not Hispanic or Latino	139,896	69.7
55,468	100.00	TOTAL	200,849	100.0
Source: 2010 Census Interactive Population Map				

Table 3						
Census Change in Percent Population Between 2000 and 2010						
City of Woodland				Yolo County		
2000 (%)	2010 (%)	Change	Category	2000 (%)	2010 (%)	Change
66.8	62.9	-3.9	White	67.7	63.2	-4.5
1.3	1.5	+0.2	Black or African American	2.0	2.6	+0.6
1.4	1.3	+0.1	American Indian and Alaska Native	1.2	1.1	+0.1
3.8	6.2	+2.4	Asian	9.9	13.0	+3.1
0.3	0.3	N/A	Native Hawaiian and other Pacific Islander	0.3	0.5	+0.2
21.5	22.5	+1.0	Some other race	13.8	13.9	+0.1
4.9	5.2	+0.3	Two or more races	5.2	5.8	+0.6
	100.0		Total		100.0	
38.8	47.4	+8.6	Hispanic or Latino	25.9	30.3	+4.4
61.2	52.6	-8.6	Not Hispanic or Latino	74.1	69.7	-4.4
	100.00		TOTAL		100.0	
Source: 2000 Census (SF-1), Table P8 and 2010 Census (DP1)						

Areas of Low- And Moderate-Income Families and/or Racial/Ethnic Minorities

Figure 1 shows the areas of low- and moderate-income concentration in Woodland, also referred to as the CDBG eligible areas. The “concentration” of low- and moderate-income households in the City of Woodland is the Census Tract Block Groups adjacent to Main Street both north and south from Cottonwood Street on the west to nearly State Highway 113 (south side of Main) or Interstate 5 (north side of Main) on the east. An area of low-moderate-income concentration is one in which at least 51 percent of all residents in that Census Tract or Block Group are earning 80 percent or less of the area median income (AMI).

Areas of Racial/Ethnic Minority Concentration

The distribution of minority persons throughout the City with the exception of the Hispanic or Latino population does not include any concentrations. A concentration is defined as a population of 51 percent or more. The Black population does not exceed 5 percent in any one Census Tract Block Group while two block groups have Asian populations that exceed 15 percent. In both instances the Asian population is under 20 percent. There are a number of block groups in the City with a concentration of Hispanic or Latino persons. Based on the 2011 – 2013 American Community Survey, the Hispanic or Latino population is nearly half of the City’s population at 48.2 percent.

Age Characteristics

Age is an important influence on housing demand because people of different age groups have different housing needs. It is generally assumed that younger persons prefer apartments, low to moderate cost condominiums and smaller single-family units. Adults with higher incomes and larger household sizes provide the major market for moderate to high-end apartments, condominiums and single-family homes. The senior population tends to either remain in place in single-family homes or to require low to moderate cost apartments and condominiums, group quarters and mobile homes.

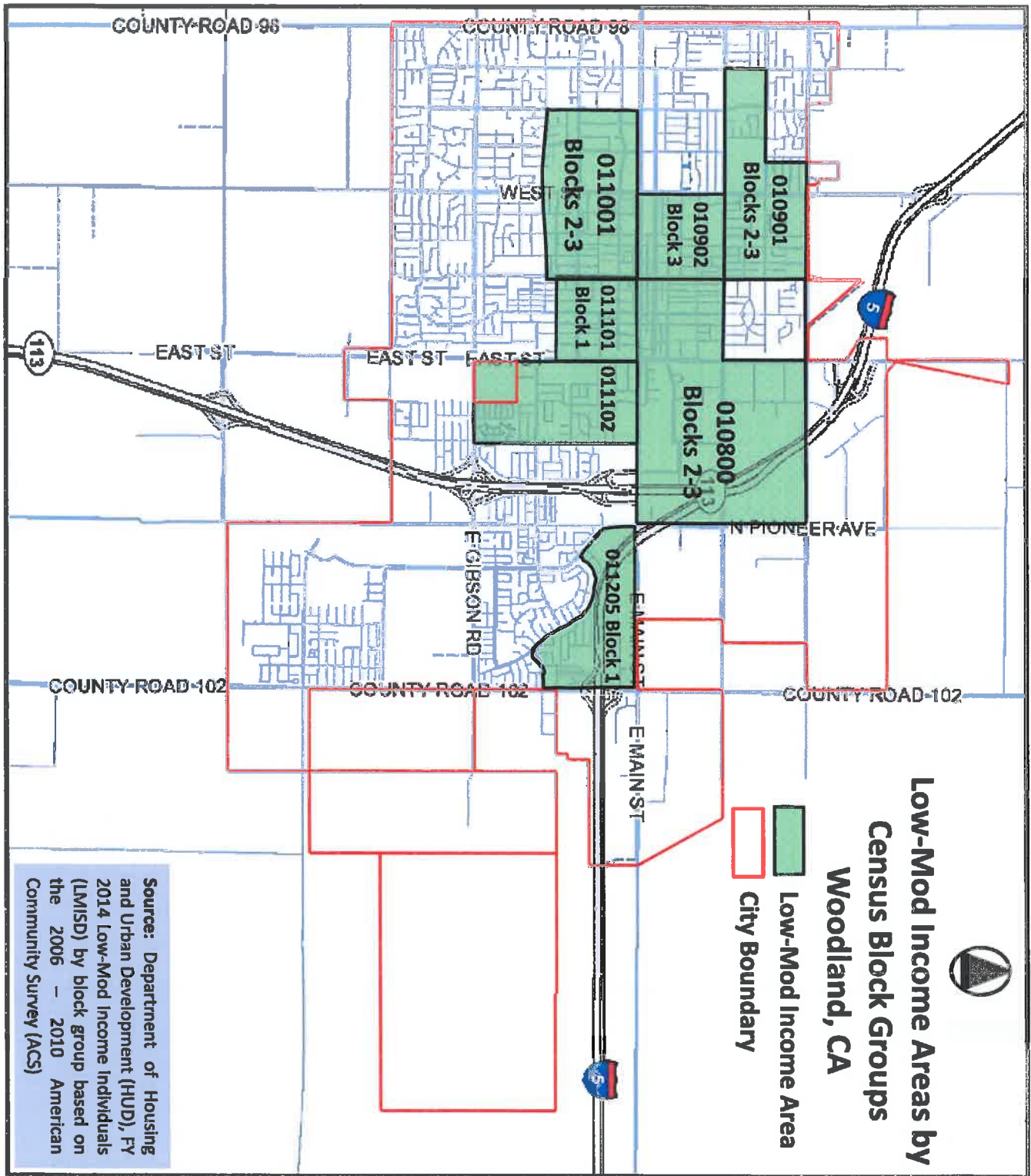
According to the 2010 Census, adults (18 years and older) comprised 72.5 percent of the City’s population, while only 10.3 percent were people 65 years and older and 7.9 percent were children 5 years and younger. Since the 2010 Census these age groups have remained steady. According to the Census’ ACS 2011-2013 estimate adults increased to 73.9 percent and those 62 years and older increased to 15.3 percent, while children 5 years and younger decreased to 7.2 percent. As Woodland’s population continue to age, the percentage of seniors will increase.

B. INCOME PROFILE

Household Income

Income is a major factor influencing the demand for housing and to a large extent reflects the affordability of housing in a city. In 2013, the estimated median household income in Woodland was \$51,623 and Yolo County's was estimated at \$54,898 based on the Census' ACS 2011 – 2013 income data estimates.

Figure 1
Areas of Low- and Moderate-Income Concentration



Household Size and Type

The change in the number of households in a city is one of the prime determinants of the demand for housing. Household characteristics are important indicators of the type and size of housing needed in a city. Between 2010 and 2014, the number of households in the City increased by 7.1 percent, as seen in Table 3.

Table 3 Household Formation Trends			
Year	Households	Change	Percentage Change
City of Woodland			
2010	18,721	N/A	N/A
2014	20,064	1,343	7.1
Yolo County			
2010	70,872	N/A	N/A
2014	74,920	4,048	5.7
Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, 2011-2014, with 2010 Benchmark			

According to the State Department of Finance, the average household size in Woodland has declined from 2012 to 2014 with 2.78 persons per household. The average household size for Yolo County has also remained steady from 2010 to 2014 with 2.7 persons per household.

Overall, the City of Woodland's population has increased while, according to the 2011-2013 American Community Survey 3-Year Estimates, the median income has decreased from \$56,213 in 2009 to \$51,623 in 2013. Furthermore, families living below the poverty line have increased from 6.9 percent in 2009 to 9.7 percent in 2013.

C. EMPLOYMENT DATA

Located in Northern California, Yolo County is close to both the San Francisco Bay and Sacramento areas. Surrounding counties include Colusa to the north, Sacramento and Sutter to the east, Solano to the south, and Napa and Lake to the west. Availability of transportation is a major asset to Yolo County providing access to water, rail, and air transportation facilities, as well as an extensive roadway system, including major interstates 5 and 80. Woodland is located approximately 20 miles north of Downtown Sacramento. Sacramento International Airport is approximately 9 miles east of the City and the City has access to rail and major highways. This central location is ideal for manufacturing and warehousing businesses.

The following tables show the unemployment rate for the State of California, the City of Woodland, and Yolo County for the last 22 months.

January 2012 – April 2013 Unemployment Rates

Year	Month	State of California (%)	City of Woodland (%)	Yolo County (%)
2013	January	10.3	14.3	12.2
	February	9.7	13.7	11.6
	March	9.4	12.7	10.8
	April	8.7	11.1	9.4
	May	8.6	9.7	8.2
	June	9.2	10.4	8.8
	July	9.4	10.2	8.6
	August	8.9	9.5	8.7
	September	8.5	9.0	7.6
	October	8.5	9.9	8.4
	November	8.2	10.9	9.2
	December	7.9	10.9	9.2
2014	January	8.5	12.3	10.4
	February	8.5	12.2	10.3
	March	8.4	11.8	10.0
	April	7.4	9.7	8.2
	May	7.1	8.0	6.7
	June	7.3	8.1	6.8
	July	7.9	8.6	7.3
	August	7.5	8.1	6.8
	September	6.9	7.6	6.3
	October	7.0	7.6	6.7
Source: State of California, Employment Development Department, rates are not seasonally adjusted				

Also, estimates from the 2014 MSA Wage Survey prepared by the Labor Market Information Division of the State of California shows the following for the Sacramento-Arden Arcade-Roseville MSA that includes Yolo County.

2014 - 1st Quarter Wages								
SOC Code	Occupational Title	May 2013 Employment Estimates	Mean Hourly Wage	Mean Annual Wage	Mean Relative Standard Error (1)	25th Percentile Hourly Wage	50th Percentile (Median) Hourly Wage	75th Percentile Hourly Wage
00-0000	Total all occupations	837,960	\$25.21	\$52,448	1.20	\$12.30	\$19.82	\$32.39
11-0000	Management Occupations	45,400	\$52.16	\$108,492	0.80	\$32.81	\$46.56	\$64.48

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13-0000	Business and Financial Operations Occupations	62,370	\$33.61	\$69,913	1.20	\$25.24	\$31.72	\$38.85
15-0000	Computer and Mathematical Occupations	30,000	\$40.02	\$83,244	1.90	\$31.42	\$38.16	\$46.27
17-0000	Architecture and Engineering Occupations	17,500	\$44.51	\$92,562	1.90	\$32.88	\$44.20	\$53.71
19-0000	Life, Physical, and Social Science Occupations	15,810	\$36.66	\$76,273	2.30	\$26.52	\$36.89	\$45.49
21-0000	Community and Social Services Occupations	14,210	\$25.23	\$52,488	4.60	\$15.17	\$23.76	\$33.44
23-0000	Legal Occupations	7,730	\$52.21	\$108,598	2.90	\$33.28	\$48.50	\$64.54
25-0000	Education, Training, and Library Occupations	49,930	\$27.09	\$56,353	1.90	\$16.61	\$25.37	\$35.61
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	10,290	\$24.90	\$51,790	3.20	\$14.56	\$20.81	\$30.81
29-0000	Healthcare Practitioners and Technical Occupations	45,330	\$48.10	\$100,038	3.20	\$28.13	\$43.40	\$61.91
31-0000	Healthcare Support Occupations	20,990	\$17.19	\$35,762	3.20	\$12.58	\$15.75	\$21.48
33-0000	Protective Service Occupations	20,440	\$24.85	\$51,672	11.10	\$11.57	\$20.86	\$37.12
35-0000	Food Preparation and Serving-Related Occupations	75,420	\$10.99	\$22,874	1.40	\$8.76	\$9.31	\$11.55
37-0000	Building and Grounds Cleaning and Maintenance Occupations	26,200	\$14.41	\$29,978	2.00	\$9.77	\$12.78	\$17.60
39-0000	Personal Care and Service Occupations	23,160	\$11.97	\$24,899	2.10	\$9.09	\$10.37	\$12.40
41-0000	Sales and Related Occupations	85,660	\$18.71	\$38,903	2.00	\$9.76	\$13.86	\$21.10
43-0000	Office and Administrative Support Occupations	151,720	\$18.81	\$39,136	0.60	\$13.45	\$17.84	\$22.69
47-0000	Construction and Extraction Occupations	33,230	\$25.13	\$52,256	1.60	\$17.07	\$23.79	\$31.48
49-0000	Installation, Maintenance, and Repair Occupations	27,220	\$23.91	\$49,730	1.30	\$16.44	\$22.83	\$30.46
51-0000	Production Occupations	26,870	\$18.18	\$37,822	2.20	\$11.45	\$15.23	\$22.07
53-0000	Transportation and Material Moving Occupations	44,540	\$16.55	\$34,440	1.50	\$10.37	\$14.53	\$20.52

The Yuba College Small Business Development Center (SBDC) offers a 14-week Micro Enterprise/Small Business Training Program course series. The course is designed to be a very comprehensive process that will cover many subjects such as: The Business Image, Understanding the Customer, Business Planning, Marketing, Record Keeping/Taxes, Product/Service Pricing, Expense/Revenue Forecasting, Accounting Concepts, and Loan Preparation. The City works closely with the SBDC to offer small business loans to students who have successfully completed the microenterprise training course and developed a good business plan.

The City also has a dedicated position to Economic Development activities. This person aggressively responds to any interested business in terms of relocation to Woodland, expanding ongoing operations in the City, or any other activity that can result in the creation of new jobs or retention of existing jobs within the City limits. This person also helps interested business to locate buildings, land, or other amenities they need to successfully locate their business in Woodland.

D. HOUSING PROFILE

The 2014 City/County Population and Housing Estimates report from the California Department of Finance reported a total of 20,064 housing units in the City. Approximately 69 percent or 13,857 were single-family units, 33.9 percent (6,805) were multi-family units. Mobile homes, trailers, and other housing units composed 2.7 percent (537). There was a net increase of 152 housing units in the City from 2012 to 2014.

Tenure

The ratio between homeowner and renter households can be affected by several factors, such as housing costs, housing type, housing availability, and preference. The percentage of homeownership in Woodland from 2010 to 2014 (estimates) decreased 1.6 percent. Woodland has consistently had a higher homeownership rate than Yolo County, which was estimated to be 51.3 percent in 2014 (See Table 4).

One of the gauges of strong communities is the rate of homeownership. Although the rate of employment has increased since 2010, the rate of homeownership in both Woodland and Yolo County has decreased. The decrease in the County is significantly greater (4.8 percent) than in Woodland (1.9 percent). This decline in homeownership is likely a result of the recent foreclosure crisis and tightening lending standards for home loans. There is an ongoing need to support homeownership within the community, as well as to ensure that there is a sufficient quantity of both single-family units for homeownership and affordable multi-family units available to residents

Table 4 - Tenure by Household				
	2010		2014 estimate	
City of Woodland	Number of Households	Percent	Number of Households	Percent
Owner occupied	10,472	55.9	10,545	54.3
Renter occupied	8,249	44.1	9,024	45.7
Yolo County	Number of Households	Percent	Number of Households	Percent
Owner occupied	37,416	52.8	36,346	51.3
Renter occupied	33,456	47.2	34,503	48.7
Source: Census Bureau (2010 Census SF 3:H17); Census American Community Survey 2011-2013				

Vacancy Rates

The residential vacancy rate is an indicator of the balance between housing supply and demand in the community. When the demand for housing exceeds the available supply, the vacancy rate will be low. A low vacancy rate drives the cost of housing upward and may serve as a disincentive for property owners to perform needed maintenance. In a healthy market, the vacancy rate is usually between 1.0 and 3.0 percent for single-family dwellings and between 3.0 and 5.0 percent for multi-family dwellings. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an adequate selection of housing for all income levels.

According to the 2010 Census, the City of Woodland's vacancy rate was 5.5 percent. For 2014, the California State Department of Finance estimated the current vacancy rate in Woodland remains at 5.5 percent. This is not a healthy vacancy rate and is indicative of an affordability mismatch in the housing market. According to Zillow.com, Woodland as of November 2014 had 26 homes in foreclosure and an additional 26 homes in pre-foreclosure. Pre-foreclosure includes any home where the lender has initiated foreclosure proceedings due to the owner being in default on their loan, as well as any home that is scheduled for foreclosure auction. With 13,857 single family homes in the City of Woodland (See Table 6) the number of homes in some process of foreclosure is only 0.4 percent

Type of Housing Units

Table 5 indicates about 68.8 percent of the housing units in the City of Woodland in 2014 were single-family homes, with approximately 28.5 percent multi-family, and about 2.7 percent mobile homes and trailers. Over the last two years, 62 new housing units constructed in the City were single-family homes. Multifamily housing increased by 45 housing units and mobile homes remained constant. With the City's Inclusionary Housing ordinance the City is focused on providing quality, affordable housing for homeownership and rental.

Table 5 - Housing Unit Comparison 2010-2014					
Unit Type	2010		2014		Percent Change 2010-2014
	Number	Percent	Number	Percent	
Single-Family	13,643	68.8	13,857	69.1	0.3
Multi-Family	5,626	28.5	5,670	28.3	-0.2
Mobile Home, Trailer and Other	537	2.7	537	2.7	0.0
Totals	19,806	100.0	20,064	100.0	1.3
Source: State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, 2011-2014, with 2010 Benchmark</i>					

Affordability and Housing Costs

A household is considered to be “overpaying” if its monthly housing cost or gross rent plus utilities exceeds 30 percent of a household’s gross income. HUD provides estimates of the amount of income people pay for housing based on the U.S. Census.

Table 6A (Housing Problems) and Table 6B (Affordability Mismatch)

An analysis of households with any type of housing problem (see **Table 6A**); including affordability (See **Table 6B**) appears on the following pages. These tables are known as the Comprehensive Housing Affordability Strategy (CHAS) dataset and represent housing issues based on 2010 census data. The CHAS tables are compiled by HUD and are a required element of the Consolidated Plan.

Table 6A, 6B and 6C identify the number of low and moderate income renter and owner households identified in Census 2010 that are experiencing housing problems, as defined as paying more than 30 percent of income for rent or mortgage, and/or living in overcrowded conditions, and/or living in dwellings without complete kitchen or plumbing facilities. A total of 19,365 households are identified, with 40.7 percent paying more than 30 percent of their income for housing costs. Approximately 49 percent of all renters and 34.7 percent of all owner households spend more than 30 percent of their gross income on housing costs. Furthermore, according to the 2010 Census, 15.9 percent of all households in the City of Woodland spend more than 50 percent of their income for housing.

Table 6B identifies the number of rental and ownership units affordable to low and moderate income persons in 2010, based on rents and the value of housing established in 2000 Census. The high rates of overpayment reflect considerably slower growth in income in comparison with rapidly increasing housing costs. However, what this chart does not reflect is the affect of the current foreclosure crisis, which has halted the drastic rise in housing costs and decreased the home sale price. While owners must cover higher costs for owning a home, renters appear to be more heavily burdened with a higher percent paying more than 30 percent for housing costs.

CHAS DATA OVERVIEW (2007-2011) Table 6A			
	Owner	Renter	Total
Income Distribution Overview			
Household Income <= 30% HAMFI	595	1525	2120
Household Income >30% to <=50% HAMFI	890	1890	2780
Household Income >50% to <=80% HAMFI	1625	1880	3505
Household Income >80% to <=100% HAMFI	990	1135	2125
Household Income >100% HAMFI	7135	1700	8835
Total	11240	8125	19365
Housing Problems Overview 1			
Household has 1 of 4 Housing Problems	4165	4485	8650
Household has none of 4 Housing Problems	7070	3560	10630
Cost Burden not available	0	75	75
Total	11240	8125	19365
Severe Housing Problems Overview 2			
Household has 1 of 4 Severe Housing Problems	1710	2535	4245
Household has none of 4 Severe Housing Problems	9525	5515	15040
Cost Burden not available	0	75	75
Total	11240	8125	19365
Housing Cost Burden Overview 3			
Cost Burden <=30%	7335	4070	11405
Cost Burden >30% to <=50%	2580	2220	4800
Cost Burden >50%	1315	1760	3075
Cost Burden not available	0	75	75
Total	11240	8125	19365

INCOME BY HOUSING PROBLEMS (CHAS data 2007-2011) Table 6B				
	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
OWNERS AND RENTERS				
Household Income <= 30% HAMFI	1685	360	75	2120
Household Income >30% to <=50% HAMFI	2060	725	0	2780

City of Woodland – Analysis of Impediments to Fair Housing

Household Income >50% to <=80% HAMFI	2075	1425	0	3505
Household Income >80% to <=100% HAMFI	855	1270	0	2125
Household Income >100% HAMFI	1975	6860	0	8835
Total	8650	10630	75	19365
RENTERS ONLY				
Household Income <= 30% HAMFI	1255	195	75	1525
Household Income >30% to <=50% HAMFI	1535	355	0	1890
Household Income >50% to <=80% HAMFI	1120	755	0	1880
Household Income >80% to <=100% HAMFI	295	840	0	1135
Household Income >100% HAMFI	280	1420	0	1700
Total	4485	3560	75	8125
OWNERS ONLY				
Household Income <= 30% HAMFI	430	165	0	595
Household Income >30% to <=50% HAMFI	525	370	0	890
Household Income >50% to <=80% HAMFI	955	670	0	1625
Household Income >80% to <=100% HAMFI	560	430	0	990
Household Income >100% HAMFI	1695	5440	0	7135
Total	4165	7070	0	11240

INCOME BY COST BURDEN (CHAS data 2007-2011) Table 6C			
	Cost burden > 30%	Cost burden > 50%	Total
OWNERS AND RENTERS			
Household Income <= 30% HAMFI	1640	1380	2120
Household Income >30% to <=50% HAMFI	1990	795	2780
Household Income >50% to <=80% HAMFI	1795	500	3505
Household Income >80% to <=100% HAMFI	760	250	2125
Household Income >100% HAMFI	1695	150	8835
Total	7880	3075	19365

City of Woodland – Analysis of Impediments to Fair Housing

RENTERS ONLY			
Household Income <= 30% HAMFI	1210	1070	1525
Household Income >30% to <=50% HAMFI	1510	470	1890
Household Income >50% to <=80% HAMFI	905	135	1880
Household Income >80% to <=100% HAMFI	215	50	1135
Household Income >100% HAMFI	140	35	1700
Total	3980	1760	8125
OWNERS ONLY			
Household Income <= 30% HAMFI	430	310	595
Household Income >30% to <=50% HAMFI	475	325	890
Household Income >50% to <=80% HAMFI	890	365	1625
Household Income >80% to <=100% HAMFI	550	205	990
Household Income >100% HAMFI	1550	110	7135
Total	3895	1315	11240

*1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30%.

*2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.

*3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)

For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

Definitions applicable to Table 6A are as follows:

Any housing problem: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: 2010 U.S. Census and Department of Housing and Urban Development

TABLE 6D
SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction:				Source of Data:	Data Current as of:				
Woodland(CDBG), California				CHAS Data Book	2000				
Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms					
	0-1	2	3+	Total	0-1	2	3+	Total	
Housing Units by Affordability	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	
1. Rent <= 30%					Value <=30%				
# occupied units	272	150	75	497	N/A	N/A	N/A	N/A	
%occupants <=30%	66.2	39.3	13.3	50.1	N/A	N/A	N/A	N/A	
%built before 1970	40.1	62.7	54.7	49.1	N/A	N/A	N/A	N/A	
%some problem	38.2	26	24	32.4	N/A	N/A	N/A	N/A	
#vacant for rent	0	0	4	4	N/A	N/A	N/A	N/A	
2. Rent >30 to <=50%					Value <= 50%				
# occupied units	701	479	182	1,362	149	410	192	751	
%occupants <=50%	59.1	53	48.4	55.5	57	23.7	34.9	33.2	
%built before 1970	60.2	48.6	56	55.6	47	28	37.5	34.2	
% some problem	64.8	49.1	63.2	59	33.6	20.5	5.2	19.2	
#vacant for rent	43	10	0	53	#vacant for sale	4	0	14	
3. Rent >50 to <=80%					Value >50 to <=80%				
# occupied units	1,703	1,585	1,013	4,301	42	91	1,255	1,388	
%occupants <=80%	73.3	56.3	33.7	57.7	42.9	19.8	35	34.2	
%built before 1970	32.4	23.3	37.8	30.3	81	67	60.4	61.5	
%some problem	74.9	46.1	37.4	55.4	23.8	4.4	0	1	
#vacant for rent	12	26	8	46	#vacant for sale	4	0	20	
4. Rent >80%					Value >80%				
# occupied units	352	88	285	725	458	935	6,104	7,497	
#vacant for rent	8	0	4	12	# vacant for sale	0	4	80	

Definitions applicable to Table 6B are as follows:

Rent 0-30% - These are units with current gross rents (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income as of 2000. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Rent 30-50% - These are units with current gross rents that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD's Area Median Family Income.

Rent 50-80% - These are units with current gross rents that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD's Area Median Family Income.

Rent greater than 80% - These are units with current gross rents that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Value 0-50% - These are homes with current (2010) values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase.

Value 50-80% - These are homes with current values that are affordable to households with income greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Value greater than 80% - These are homes with current values that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Source: 2010 U.S. Census and Department of Housing and Urban Development

Homeowners

According to the ACS 2011-2013 estimates, the median value of a single-family home in the City of Woodland is \$238,300. Woodland consistently has lower median housing values than Yolo County or nearby Davis (See Table 7). Listed below is a comparison of 2009 ACS median housing values and estimated 2013 median housing values for single-family homes for the City and surrounding areas. The median value of a home has decreased by 32.2 percent in Woodland. Home values have decreased in all surrounding areas to varying degrees as well. Decreasing home values should make homeownership more accessible for households who were unable to find homes previously.

TABLE 7 HOUSING AFFORDABILITY- 2013 CITY OF WOODLAND			
Area	2009	2013 estimates	Percentage Change 2009-2013
Woodland	351,600	238,300	-32.2
Yolo County	337,700	331,200	-1.92
Sacramento	309,100	215,500	-30.3
Davis	568,400	520,000	-9.3
Source: Census 2007-2009 American Community Survey; Census 2011-2013 American Community Survey			

As seen in Table 7, the foreclosure crisis of 2009 to 2010 has made a considerable impact in the median price of homes. However, prices have begun to recover within the last couple of years. According to Trend Graphix, utilized by the real estate industry to track median sale prices, Yolo County's median single-family home prices decreased by 38 percent between January 2007 and January 2009. Woodland alone experienced a 49.5 percent decrease in median home prices. While cities are dealing with the affect of foreclosures on the housing stock; the decrease in home values has made homeownership possible for many households who were unable to afford a home previously. Today, for the period of August – November 2014, the median price sold of a single-family home in Woodland is approximately \$275,500 (Trulia).

According to the 2011-2013 American Community Survey 3-Year Estimates, the median income in Woodland has decreased from \$56,213 in 2009 to \$51,623 in 2013 (approximately 8.1 percent). Furthermore, families living below the poverty line have increased from 6.9 percent in 2009 to 9.7 percent in 2013 (approximately 2.8 percent). The decline in home values is improving housing affordability, but for the households who have experienced a decline in income, homeownership is still out of reach.

Renters

According to the ACS 2011-2013 estimate, the median gross rent (rent plus utilities) in the City of Woodland was \$888, down 4.7 percent from the 2009 median gross rent of \$930. Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, the 2013 estimated gross rent was affordable to households earning approximately \$35,520 per year. This puts affordable rentals out of reach for many Woodland low-income residents.

According to the 2010 Census and CHAS Data, 2010, 64.5 percent of households with incomes less than 80 percent AMI were paying 30 percent or more of their household income on housing costs. Since 2000, the City of Woodland has developed 560 affordable housing units in partnership with affordable housing developers or with the help of its Inclusionary Housing Ordinance (6A). The increase in regulatory units has been made in an effort to decrease the housing burden on low to moderate income households.

Overcrowding

According to the ACS 2011-2013 estimate, 6.8 percent of all households in the City of Woodland were classified as “overcrowded,” defined as containing 1.01 persons or more per room. Overcrowding of housing in the City decreased since the 2010 Census, which reported 8.1 percent of all Woodland households as being overcrowded. The decrease in overcrowding can be contributed to several factors; more than 260 affordable units have been added to Woodland’s housing stock since 2005, unemployment rates have decreased and median home values have also decreased. Despite the decrease, the percentage of overcrowding in the City is still higher than the rate for Yolo County at 5.2 percent.

Housing Conditions

The City of Woodland’s 2013 Housing Element Update did not include a housing conditions survey; however, a survey was conducted for the 2009 Housing Element Update. Of the parcels surveyed, the City’s Housing Element consultant rated most residential areas to be in good condition. The majority of the existing housing stock was considered to be in good to fair condition with about 24 percent of the houses with conditions ranging from poor to needs improvement. These conditions were based on criteria such as the foundation, siding, windows, roof, etc.

In addition according to the 2013 ACS nearly all Woodland housing units (99.4 percent) had complete plumbing facilities in 2013 as indicated in **Table 9** below. Overall, the majority of Woodland’s housing is in good condition.

Age of Housing Stock

In most cases, the age of a community’s housing stock is a good indicator of the likely condition of the housing stock. According to the 2013 ACS, 75 housing units were built in Woodland after

2010. These housing units added to the 2,744 housing units built from 2000 to 2010 represent a total of 2,819 units built from 2000 to 2013. Approximately 14.2 percent of Woodland’s housing stock is 13 years old or less.

Table 8 Housing Stock Conditions, 2013		
Age of Structure		
Year Structure Built	All Housing Units	Category as Percentage of Total
2005-2010	1,339	7.0
2000-2004	1,345	6.8
2000-2010 Sub-Total	2,744	13.8
1999 to March 2000	265	1.5
1995 to 1998	1,204	7.0
1990 to 1994	1,250	7.3
1980 to 1989	3,394	19.8
1970 to 1979	4,485	26.2
1960 to 1969	2,469	14.4
1940 to 1959	2,624	15.3
1939 or earlier	1,410	8.2
1900-2000 Sub-Total	17,101	86.2
TOTAL	19,845	100.0
Plumbing Facilities	All Housing Units	Category as Percentage of Total
Units With Complete Plumbing Facilities	21,216	99.3
Units Lacking Complete Plumbing Facilities	139	0.7
Total	21,355	100.0

** The total number of housing units differs between the 2013 ACS and the housing stock data from the 2013 housing element update.

Assisted Housing Needs

Public Housing

Yolo County Housing operates two low-income public housing projects in the City of Woodland: Yolano Village (60 units) and Donnelly Circle (72 units). These units are located in the northeast portion of the City, north of Lemen Avenue. Yolano and Donnelly are generally fully occupied and average more than 98 percent leased up. A total of 4,075 families are on the wait list for the two developments.

Housing Choice Voucher Program

Rental Assistance is available to Woodland residents through the Housing Choice Voucher Program (formerly known as “Section 8”) administered by Yolo County Housing. Rental

assistance provides affordable rental housing opportunities to residents that are facing housing problems including cost burden (paying more than 30 percent of income for rent), overcrowded conditions, and/or living in substandard units. The CHAS data presented in **Table 7A** indicates that significantly more renters (55.2 percent) compared to owners (37 percent) in the City face these housing problems. Renters are more likely to be paying more than 30 percent of their income on housing (49 percent) than owners (34.7 percent).

In the City of Woodland, 475 families are currently receiving Housing Choice Voucher Assistance from Yolo County Housing. The need for rental assistance in Woodland far exceeds the resources. Yolo County Housing reported that there are currently 2,980 families on the voucher program wait list. In addition, 3,953 families are waiting for regular project-based units and 440 families are waiting for complexes that provide supportive services. These wait lists are only for vouchers, due to the extremely high demand for housing Yolo County Housing has had its regular wait list closed since May 2011.

The number of families on the voucher program wait list has more than doubled since 2009 and the number of families waiting for complexes with supportive services has increased by 218 percent (302 additional families since 2009).

III. EVALUATION OF JURISDICTION'S CURRENT FAIR HOUSING LEGAL STATUS

A. FAIR HOUSING COMPLAINTS OR COMPLIANCE REVIEWS WHERE THE SECRETARY HAS ISSUED A CHARGE OF OR MADE A FINDING OF DISCRIMINATION

None.

B. FAIR HOUSING DISCRIMINATION SUIT FILED BY THE DEPARTMENT OF JUSTICE OR PRIVATE PLAINTIFFS

None.

C. REASONS FOR ANY TRENDS OR PATTERNS

None.

D. DISCUSSION OF OTHER FAIR HOUSING CONCERNS OR PROBLEMS

In September of 2005, the City of Woodland had a grievance filed against by Legal Services of Northern California (LSNC). This grievance was in regards to some conditions that were attached by City Staff to the development of a homeless shelter in the City. City Legal Counsel and legal representatives of LSNC were able to reach a Voluntary Compliance Agreement and Conciliation Agreement ("VCA") re HUD Case Numbers 09-05-1056-8 (Title VIII), 09-05-1056-4

(Section 504) and 09-05-1056-D (ADA). The City maintains a close working relationship with LSNC.

IV. IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE

A. PUBLIC SECTOR

Land Use Controls

Growth Controls/Management

Site Development Standards and Performance Standards

Building Codes and Enforcement

On/Off Site Improvement Requirements

Development Fees and other Exactions Required of Developers

Processing and Permit Procedures

Local Efforts to Remove Barriers

Persons with Disabilities

1. Zoning and Site Selection

By definition, local land use controls constrain housing development by restricting housing to certain sections of the city and by restricting the number of housing units that can be built on a given parcel of land. The City of Woodland General Plan establishes land use designations for all land within the city's boundaries. These land use designations specify the type of development that the City will permit. The General Plan land use designations include seven designations that permit a range of residential development types (see Table III.1), from Rural Residential development (density of 2 units per acre) up to High Density Residential (density of 16 to 25 units per acre).

TABLE III.1
CITY GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

General Plan Designation	Description
Rural Residential (RR)	Single family detached homes at a maximum density of 2 units per acre.
Very Low Density Residential (VLDR)	Single family detached homes with a density range of 1 to 4 units per acre.
Low Density Residential (LDR)	Single family detached and attached homes with a density range of 3 to 8 units per acre.
Neighborhood Preservation (NP)	Single family detached and attached homes, duplexes, triplexes and fourplexes, existing multifamily units (as of 1979), with a density range of 3 to 8 units per acre.
Medium-Low Density Residential (MLDR)	Single family detached and attached homes with a density range of 5 to 12 units per acre.
Medium Density Residential (MDR)	Single family detached and attached homes, duplexes, triplexes and fourplexes, multifamily units, group quarters, mobilehome parks with a density range of 8 to 16 units per acre.
High Density Residential (HDR)	Multi-family residential units, triplexes, fourplexes, group quarters, medical and professional offices, public and quasi-public use, with a density of 16 to 25 units per acre.
Planned Neighborhood (PN)	Fixed density units.

Source: City of Woodland General Plan

2. Neighborhood Revitalization, Municipal and Other Services, Employment-Housing-Transportation Linkage

a. Neighborhood Revitalization

The City has utilized a portion of its Community Development Block Grant (CDBG) funds for the Housing Rehabilitation Program. This program is aimed at making loans at a low interest rate to low income owner occupied households to aid in rehabilitation to their homes. These homes are generally part of the City's older housing stock and require significant rehabilitation to bring them up to the City's current building code. Repairs include new roofs, electrical repair, replacement of doors and windows, repainting, and rehabilitation of kitchens and bathrooms. Although the program has been successful, due to limited funding, the City maintains a waiting list for these funds. Applicants to this program are evaluated on income only. The order in which the loans are made is based on the order in which the applications were received. Applicant assistance is not based on gender, racial/ethnic background, or sexual preferences.

b. Municipal and Other Services

Municipal and other services provided by the City such as parks and recreation programs, water, garbage (through a franchise agreement with a refuse/recycling company), sewer, street maintenance, police, and fire, and others are all provided equitably throughout the community regardless of income level, ethnic/racial composition, or any other factors regarding the residents of a particular area.

The City through its Community Services Department (CSD) has worked on a number of projects to upgrade existing infrastructure for compliance with the Americans with Disabilities Act (ADA). These include sidewalks (various sections of the City), park pathways (Freeman Park), and City facilities (City Hall restrooms and the Community Development Department's customer counter). In addition, the Public Works Department continues to ensure that upgrades to existing parks and the construction of new park facilities occur in compliance with ADA. The Community Development Department annually applies for CDBG funds to facilitate ADA improvements projects.

3. PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures; Housing Choices for Certificate and Voucher Holders

Yolo County Housing operates two low-income public housing projects in the City of Woodland: Yolano Village (60 units) and Donnelly Circle (72 units). These units are located in the northeast portion of the City, north of Lemen Avenue. Yolano and Donnelly are generally fully occupied and average more than 98 percent leased up. A total of 4,075 families are on the wait list for the two developments.

In the City of Woodland, 475 families are currently receiving Housing Choice Voucher Assistance from Yolo County Housing. The need for rental assistance in Woodland far exceeds the resources. Yolo County Housing reported that there are currently 2,980 families on the voucher

program wait list. In addition, 3,953 families are waiting for regular project-based units and 440 families are waiting for complexes that provide supportive services. These wait lists are only for vouchers. Yolo County Housing has had its regular wait list closed since May 2011 because of the extremely high demand for housing. The number of families on the voucher program wait list has more than doubled since 2009 and the number of families waiting for complexes with supportive services has increased by 218 percent (302 additional families since 2009).

For units that are subsidized by local, state, or federal funds, the developers and managers are required to adhere to all fair housing laws. These complexes are required to accept residents regardless of sex, ethnic/racial characteristics, and/or sexual preferences. These complexes are also expected to maintain a waiting list and fill vacancies on a first-come, first-serve basis and based on order as they appear on the waiting list.

4. Sale of Subsidized Housing and Possible Displacement

The City of Woodland does not own any Public Housing units. The City has assisted many for-sale and rental projects with governmental subsidies and by using the City's Bonus Density Ordinance.

For-sale units are required to remain affordable for the life of the affordability covenant. Sale of these units during this time period must be made to a household of a like income level. If and when these units are sold at a market rate, the City generally employs an equity share model which results in the City receiving a proportional amount of the proceeds to the City's investment to make the property affordable.

Rental projects are required to remain affordable based on the funding sources that assisted the project. In the older City projects that received parking waivers or density bonuses, this time frame was generally 15-20 years. In newer projects, these units are expected to remain affordable for at least 55 years. The City has supported a number of affordable rental projects going through acquisition/rehabilitation. The City Council held a Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing on June 17, 2014 for the 48-unit Crosswood Apartments complex located at 646 Third Street and 641 – 645 Second Street. At the conclusion of the hearing, the Council adopted a resolution approving the issuance of revenue bonds in the not to exceed amount of \$3,800,000 by the California Affordable Housing Agency (CAHA) for the acquisition and rehabilitation of Crosswood by New Hope Community Development Corporation, the non-profit development affiliate of Yolo County Housing. The complex was constructed in 1970 and provides affordable housing based on a project-based Section 8 contract. However, the Section 8 contract was on a year to year renewal and this put Crosswood at risk of converting to market rate. New Hope stepped in to purchase the complex and preserve the affordable units. The rehabilitation scope for Crosswood is expected to include new siding, roofing, hot water systems, HVAC, the installation of energy efficient appliances, the use of dual pane windows to replace existing windows, cabinet and countertops, plumbing fixtures, paint, carpet and flooring, ADA upgrades, landscaping, etc. and

possibly the installation of a solar photovoltaic system. Rehabilitation of Crosswood began in Fall 2014 and will be completed in 2015.

5. Property Tax Policies

Property tax assessments are mandated by the State of California as a means to fund local and state government programs. Under Proposition 13, passed by the voters of California in June of 1978, property taxes can only be increased at a rate of 2% per year.

6. Planning and Zoning Boards

The City has no policies and practices that affect the representation of all racial, ethnic, religious, and disabled segments of the community on planning and zoning boards and commissions.

The Planning Commission meets on the first and third Thursday of the month. Agendas for these meetings are available online at the City of Woodland website, www.cityofwoodland.org. These meetings are also recorded and broadcasted on the local public access cable channel, Channel 21, the WAVE.

City staff makes an annual report to the Planning Commission and City Council on planning activities.

7. Building Codes (Accessibility)

In July of 2004, the City of Woodland adopted the Uniform Housing Code. The purpose of this ordinance was to adopt the Uniform Housing Code, 1997 Edition, as published by the International Conference of Building Officials and as modified by the state in the State Code. The purpose of the code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the use and occupancy, location, and maintenance of all residential buildings and structures within the City of Woodland. The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

Also adopted in July 2004 was the City's Reasonable Accommodation Ordinance. Both State and Federal Fair Housing law require local governments to allow for modifications or exceptions in their zoning and other land use regulations and practices when such "reasonable accommodations" are necessary to allow disabled persons equal access to housing. With the assistance of the City's Fair Housing consultant, Legal Services of Northern California, staff prepared an ordinance to add to the City Zoning Code a section to establish such a process and criteria.

Staff's recommendation to adopt a proposed Zoning Code amendment that was based on the following considerations for satisfying certain objectives of the City's Housing Element along with establishing a formal review procedure for reasonable accommodation requests:

- Housing that is accessible to persons with disabilities has been identified as a special housing need in the Housing Element of the City's General Plan.
- The Federal Fair Housing Act and the California Fair Employment and Housing Act require local jurisdictions to grant reasonable accommodations where necessary to allow for equal housing opportunity.
- The establishment of a formal procedure for reviewing requests for reasonable accommodation will provide for fair and efficient handling of such requests in accordance with Federal and State Fair Housing law.

Under the Ordinance, an applicant for a reasonable accommodation must demonstrate that the requested modification or exception is necessary to make housing available to a person with a disability as defined under Federal and State Fair Housing law. A typical request for reasonable accommodation, for example, could be the addition of a wheelchair ramp within the required setback of a dwelling unit.

The Community Development Director will review the request using the set of criteria listed in the ordinance, and either grant or deny the request for reasonable accommodation. Staff may place certain conditions on the granting of a reasonable accommodation request, such as a requirement that any removable structure or physical feature that is installed through the granting of a reasonable accommodation request be removed once that feature is no longer needed to provide access to housing for the current occupants of the dwelling unit.

Requests for reasonable accommodation that are associated with an application requiring discretionary review by the Planning Commission will be reviewed and decided upon by the Commission.

B. Private Sector

Lending Policies and Practices

One of the major issues in regards to private sector lending for low income households is that of predatory lending. Predatory lending occurs when a lender charges a household with bad credit a substantially higher interest rate, charge high and unnecessary fees for loan origination, and/or charge restrictive fees for prepayment to discourage early pay off of loans. According to the National Low-Income Housing Coalition, subprime lenders target homeowners with credit, households in minority concentrated areas, and women. These lending practices will often result in owners facing foreclosures and adversely affect home values.

Although the City cannot control these lending practices within the City, the City has taken steps to ensure that any unit that receives City assistance is not subject to these types of loans. In the City's Inclusionary Housing and First Time Homebuyer Programs, the homebuyer is required to have a 30 year fixed rate principal mortgage and complete an eight-hour homebuyer education class. City staff or consultants review these loans to ensure that the homebuyer is not being subject to any predatory lending practices. If the loan does not meet the guidelines of these programs, the City will not allow the subsidized unit to be purchased with these types of loans.

C. Public and Private Sector

1. Fair Housing Enforcement

The City of Woodland dedicates a portion of CDBG funds each year to operate its fair housing program. The City contracts with Legal Services of Northern California (LSNC) to implement its Fair Housing Hotline Program. This program allows renters to contact LSNC and ask fair housing questions through local and 800 numbers. If there are any infractions of the laws, the Fair Housing Hotline Staff recommends courses of actions to the renters to remedy these issues.

2. Informational Programs

As part of its Fair Housing Program, the City of Woodland has informational brochures available that explain various fair housing related issues. These flyers cover issues that quite often seem to generate the most questions from renters in regards to fair housing issues.

As part of their annual contract, LSNC also holds a fair housing workshop that is co-sponsored by the City. This workshop is aimed primarily at landlords to inform them of fair housing issues. In this workshop guest speakers address such issues as fair housing laws, fair housing in regards to people with disabilities, and the fair housing compliant process. This open forum gives landlords the opportunity to ask questions without making them liable for violating fair housing laws. This workshop is well attended by the members of Woodland's rental community.

3. Visitability in Housing

The "visitability" concept involves a voluntary standard in new construction and existing properties. This concept is to make homes more "friendly" to people with disabilities, therefore making the property easier to visit. The concept includes such things as eliminating steps in doorways, thereby making entrances friendlier for people who are mobility impaired, or making entrance and interior doors 34 inches, which allows approximately 32 inches of clear passage space inside the housing unit.

Although the City of Woodland has not adopted an ordinance that requires visitability, it does encourage developers of new construction and rehabilitation projects to incorporate visitability design to make all housing units more accessible to all members of the Woodland Community.

D. Determination of Unlawful Segregation

There have been no determination of unlawful segregation by a court or a finding of noncompliance by HUD under Title VI of the Civil Rights Act of 1964 or Section 504 of the Rehabilitation Act of 1973, or where the Secretary has issued a charge under the Fair Housing Act regarding assisted housing within a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to help remedy the discriminatory condition, including actions involving the expenditure of funds by the jurisdiction.

V. Assessment of Current Public and Private Fair Housing Programs and Activities in the Jurisdiction

As part of the City's Housing Element, the City identifies housing programs and activities recently and currently underway which include promoting fair housing. The City has implemented procedures and timelines in which to increase these various tasks. The Housing Element is adopted by the City Council and available for review. Annually, City staff also provides the California Department of Housing and Community Development (HCD) with an update in regards to the City's projects and programs identified in the Housing Element. The City of Woodland has been successful in its attempts to maintain fair housing within the City limits. Most importantly, the implementation of the City's Inclusionary Housing Ordinance which will allow the City to maintain a steady supply of affordable housing with all new development.

VI. Conclusions and Recommendations

A. Public Sector

After a review of local laws and ordinances relating to the possible impediments to fair housing choice in the public sector, there is no evidence of impediments of the following nature:

- Local building, occupancy, and health and safety codes that may affect the availability of housing for minorities, families with children, and persons with disabilities;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of public (assisted) and private housing such as: the provision of essential municipal services (e.g., water, sewage, electricity, public transportation, roads);
- Real estate property tax assessments;
- Building codes;
- Accessibility standards that do not meet the accessibility requirements of the Fair Housing Act (42 U.S.C. 3604, Section 804(f)(3)(C));
- Equalization of municipal services;
- Local zoning laws and policies (e.g., minimum lot size requirements, dispersal requirements for housing facilities for persons with disabilities in single-family zones, and

restrictions on the number of unrelated persons in dwellings based on size of unit or number of bedrooms);

- Demolition and displacement decisions pertaining to assisted housing and the removal of slums and blight (e.g., relocation policies and practices affecting persons displaced by urban renewal, revitalization, and /or private commercialization or gentrification in low-income neighborhoods);
- Public policies that restrict the provision of housing and community development resources to areas of minority concentration, or policies that inhibit the employment of minority persons and individuals with disabilities;
- Public policies that restrict the interdepartmental coordination between other local agencies in providing housing and community development resources to areas of minority concentration or to individuals with disabilities;
- Planning, financing, and administrative actions related to the provision and siting of public transportation and supportive social services that may inhibit or concentrate affordable housing opportunities for persons with disabilities;
- Policies and practices affecting the representation of all racial, ethnic, religious, and disabled segments of the community on planning and zoning boards and commissions.

B. Private Sector

After a review of local laws and ordinances relating to the possible impediments to fair housing choice in the private sector, there is no evidence of impediments of the following nature:

- Lending Policies and Practices

VII. Signature Page

I certify that the attached Analysis of Impediments (AI) to Fair Housing has been reviewed and adopted by the City Council of the City of Woodland.

Paul Navazio, City Manager

Date

Appendix A:

**Resolution Adopting the
Analysis of Impediments to Fair Housing**

RESOLUTION NO. _____

**RESOLUTION AUTHORIZING THE ADOPTION OF THE
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING
UPDATE**

WHEREAS, the Department of Housing and Urban Development (HUD) requires jurisdictions that receive Federal funds to affirmatively further fair housing (AFFH); and

WHEREAS, in 1988 HUD developed Fair Housing Review Criteria that states if a grantee conducted an Analysis of Impediments (AI) and took actions to address any identified impediments, HUD would presume that the grantee had met the AFFH certification; and

WHEREAS, as part of the City of Woodland's Community Development Block Grant (CDBG) Annual Action Plan submission, HUD has required the City to submit an Update to the AI every 5 years;

NOW, THEREFORE, BE IT RESOLVED that the City of Woodland adopts the Analysis of Impediments to Fair Housing Update and instructs staff to submit the document to HUD once approved by City Council. The City Manager of the City of Woodland is hereby authorized and empowered to execute in the name of the City of Woodland all necessary applications, contracts, agreements, and amendments.

PASSED AND ADOPTED on this _____ day of _____, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

Appendix B:

Public Noticing of the Analysis of Impediments to Fair Housing

Advertising Order Confirmation

REPORTER

TheReporter.com
Irvine, CA

Daily Democrat

SanDemocrat.com
Woodland, CA

Times-Herald

TimesHeraldOnline.com
Vallejo, CA

03/16/15

3:09:54PM
Page 2 of 3

Ad Order Number

0005435891

Customer

WOODLAND, CITY OF - LEGALS

PUBLIC NOTICE CITY OF WOODLAND ANALYSIS OF BARRIERS TO FAIR HOUSING

Notice is hereby given that the City of Woodland has prepared a draft Analysis of Impediments to Fair Housing (AIFH) update for submission to the U.S. Department of Housing and Urban Development. The AIFH identifies potential impediments to housing for low and moderate income individuals and steps the City of Woodland is taking to attempt to overcome these impediments. The Woodland City Council will consider acceptance of this Analysis at its April 7, 2015 meeting at 6:00 p.m. in the Council Chambers, 300 First Street, Woodland CA 95695.

The public is invited to review the draft AIFH. Notice is hereby given that a 19-day review period for the AIFH begins on March 18, 2015 and ends on April 6, 2015. Comments may be delivered or mailed to the City of Woodland Community and Senior Center, 2001 East Street, Woodland, CA 95776 during regular business hours of Monday - Friday, 8 a.m. to 5 p.m. Copies of the draft AIFH will be available at the Community Center

Advertising Order Confirmation

REPORTER the-reporter.com

Daily Democrat DailyDemocrat.com

Times-Herald TimesHerald.com

03/16/15

3:09:54PM
Page 3 of 3

Ad Order Number

0005435891

Customer

WOODLAND, CITY OF - LEGALS

ices counter) during regular business hours. A copy of the draft AFH is also available through City's website at <http://www.cityofwoodland.org/gov/dept-s/communityserv/cdbg/default.asp>. For further information regarding the AFH including the submittal of comments, contact Dan Sokolow, Senior Planner at (530) 961-5927 or through email at dansokolow@cityofwoodland.org.

Ana B. Gonzalez,

City Clerk

Dated:

March 19, 2015

Product	Requested Placement	Requested Position	Run Dates	# Inserts
Woodland Daily Democrat	Legals CLS NC	Notice of Hearing NC-1076--	03/19/15	1
Upsell WoodlandDailyDem	Legals CLS NC	Notice of Hearing NC-1076--	03/19/15	1

Order Charges:

Gross Amount	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
\$88.85	\$88.85	\$0.00	\$88.85		\$0.00	\$88.85

Please note: If you pay by bank card, your card statement will show "CA NEWSPAPERS ADV" or "CALIFORNIA NEWSPAPER ADVERTISING SERVICES", depending on the type of card used.

Legislation Text

16.

File #: 14-759, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Comments on the Second Administrative Draft of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP)

Recommendation for Action: Staff recommends that the City Council:

- (1) Receive a report regarding the Second Administrative Draft of the Yolo Habitat HCP/NCCP; and
- (2) Review comments; and
- (3) Direct staff to submit comments to the Yolo County HCP/NCCP Joint Powers Agency (JPA) by May 29, 2015, on behalf of the City Council.

Staff Contact

Cindy A. Norris, Principal Planner, (530) 661-5911 - cindy.norris@cityofwoodland.org

Fiscal Impact

To be determined based upon review of the Second Administrative Draft of the Yolo Habitat HCP/NCCP. As part of the supplemental report to City Council on the 19th summarizing the comments on the Draft, staff will provide an estimation of the city's cost share to complete the plan and financial commitments over the 50 year life of the Plan if it is ultimately adopted.

Report in Brief

All member agencies have been asked to review the *Second Administrative Draft of the Yolo County Habitat/Natural Community Conservation Plan*, and to provide comments to the Agency Board by May 18, 2015, with final consolidated comments due by May 29, 2015. Staff is preparing draft comments for presentation to the JPA by May 18, 2015. Final comments are required to be authorized by City Council for final submittal to the JPA by May 29, 2015.

Background

The JPA for the HCP/NCCP was significantly reorganized in 2012 in order to facilitate completion of the Habitat Conservation Plan / Natural Community Conservation Plan. The JPA staff has released the Second Administrative Draft HCP/NCCP as an interim work product for review and consideration by the JPA Board, JPA staff, JPA Member agencies, JPA Advisory Committee, and the California Department of Fish and Wildlife Service.

This Second Administrative Draft represents the first detailed review of the entire plan as a workable fully integrated document. Wildlife agencies have not signed off on this document at this point. It is a working draft. Member Agencies have been asked to review this document and to provide feedback. At the time of preparation of this report to Council, staff was still reviewing the document with the intent to provide comments to the Council by the May 19, 2015 meeting.

It will be necessary for staff to prepare preliminary comments for presentation at the May 18, 2015 JPA Board meeting. Staff will provide a summary of all significant comments from that May 18, 2015 meeting to the Council for consideration.

In 2001, Permittees rejected a conservation plan that consisted of a Habitat Conservation Plan only and that encompassed only the eastern portion of Yolo County. At that time the Permittees embarked on an HCP/NCCP that encompassed the entire county. The JPA was formed in 2002 to serve as the lead agency for the preparation of the HCP/NCCP. A first administrative draft was completed in June 2013 and proposed 32 covered species. The JPA determined that the conservation commitments in the first administrative draft were economically infeasible for the Permittees to achieve. Therefore, in late 2013, federal and state agencies coordinated closely with the JPA to scale back the scope of the HCP/NCCP, decreasing the number of covered species and developing a Conservation Reserve Area in which to focus future conservation efforts. The Second Administrative Draft provides for conservation of 12 sensitive species.

Discussion

As staff reviews the Second Administrative draft, particular attention will be focused on review of the following Chapters:

- Chapter 1 - Introduction
- Chapter 3 - Covered Activities
- Chapter 4 - The Application Process for the Member Agencies
- Chapter 7 - Plan Implementation
- Chapter 8 - Costs and Funding

The Yolo Habitat Conservation / Natural Communities Conservation Plan is a comprehensive, countywide plan to provide for the conservation of 12 sensitive species and the natural communities and agricultural land on which they depend, as well as to provide a streamline permitting process to address the effects of a range of future anticipated activities as “covered activities”, improve the habitat conservation efforts in Yolo County, encourage smart, sustainable economic activity, and maintain and enhance agricultural production.

The Yolo County Habitat/Natural Community Conservation Plan Joint Powers Agency (JPA), consists of Yolo County, and the incorporated cities of Davis, West Sacramento, Winters, Woodland, and University of California, Davis as an *ex officio* member. The HCP/NCCP provides the basis for the issuance of long-term permits (50-year incidental take permits) under the Federal Endangered Species Act (FESA) and California Natural Community Conservation Planning Act (NCCPA) that cover an array of public and private activities, including activities essential to the ongoing viability of Yolo County’s agricultural and urban economies.

The City Council was provided copies of the Second Administrative Draft of the HCP/NCCP by the JPA. A copy of the transmittal letter from the JPA is attached to this report.

Conclusion

Staff recommends that the City Council:

- (1) Receive a report regarding the Second Administrative Draft of the Yolo Habitat HCP/NCCP; and
- (2) Review comments; and
- (3) Direct staff to submit comments to the Yolo County HCP/NCCP Joint Powers Agency (JPA) by May 29, 2015, on behalf of the City Council.

Prepared by: Cindy A. Norris, Principal Planner

Reviewed by: Ken Hiatt, Community Development Director

Paul Navazio, City Manager

ATTACHMENT:

A - March 31, 2015 Transmittal letter from the Yolo County Habitat/Natural Community Conservation Plan Joint Powers Agency.



Yolo County Habitat/Natural Community Conservation Plan Joint Powers Agency

~ Partnering for Conservation ~
Member Agencies

County of Yolo • City of Davis • City of Winters • City of West Sacramento • City of Woodland •
University of California, Davis

To: Yolo County HCP/NCCP Joint Powers Agency Board

From: Petrea Marchand
Executive Director

Heidi Tschudin
Project Manager, Yolo HCP/NCCP

Subject: **TRANSMITTAL OF SECOND ADMINISTRATIVE DRAFT OF THE YOLO HCP/NCCP**

Date: March 31, 2015

We are pleased to present the Second Administrative Draft of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) to the Yolo County HCP/NCCP Joint Powers Agency (JPA). This is an interim work product for review and consideration by the JPA Board, JPA staff, JPA member agencies, the JPA Advisory Committee, the California Department of Fish and Wildlife (CDFW), and the US Fish and Wildlife Service (USFWS).

The Second Administrative Draft of the Yolo HCP/NCCP differs significantly from the First Administrative Draft because it reflects a true collaboration of all interested parties. It represents a plan JPA staff believe the wildlife agencies can permit. Furthermore, it is a plan that we believe the member agencies and the state and federal government can afford and implement.

It is important to point out that the wildlife agencies have not signed off on this document. The JPA has further work to complete with the wildlife agencies. There are remaining substantive issues, detailed in this memo, that require resolution with the agencies and stakeholders. We believe that all of these issues can be resolved while keeping the plan affordable and implementable.

✓ This will be the first detailed review of the entire plan as a workable fully integrated document by the member agencies and the Advisory Committee. JPA staff will present the Second Administrative Draft Plan to the JPA Board at the April 27, 2015 Board meeting. At that time, the Board will be asked to receive and file the plan. At the May 18, 2015 meeting, JPA staff are encouraging member agency staff and one representative of the Advisory Committee to present a summary of their comments to the Board for consideration. The JPA Board will be asked to give specific direction to JPA staff regarding the plan and its component parts.

Member agency staff, Board members, and Advisory Committee members will receive a hard copy of the Second Administrative Draft Plan and a jump drive containing an electronic copy, including the appendices. Member agencies may request additional copies from JPA staff if desired. The plan is also posted to the JPA's web site. Members of the public may review the document online, purchase an electronic copy, or check out a paper copy from JPA staff.

After the review period, the JPA staff and consultant team will commence preparation of the formal Public Review Draft Plan. The Public Review Draft Plan and the Draft EIS/EIR will be released at the end of July 2016. The JPA will formally receive public comments on the Public Review Draft Plan for a mandatory period of 90 days.

Comment Protocol

There will be no open public comment period for this draft, as it is a draft for circulation to the JPA Board, JPA member agencies, and JPA Advisory Committee only. The JPA Board has adopted a protocol for receipt and consideration of comments on this administrative draft. All comments are welcome but must come through the decision-making body of a member agency as described below. General responses to member agency comments will be prepared if schedule and budget permit:

- JPA Advisory Committee members shall submit comments representing their stakeholder interests through the chair of the committee for review and consolidation by the entire committee.
- County residents and interested parties with interests in the unincorporated area of Yolo County shall contact the Yolo Board of Supervisors.
- City residents and interested parties with interests in the incorporated cities of Yolo County shall contact the appropriate City Council.

The final due date for consolidated comments on this draft from the advisory committee and member agencies is **May 29, 2015**. To meet that deadline, each member agency will be scheduling a hearing/meeting in advance of that date to accept and consider comments and provide direction to their staff for transmittal of comments to the JPA. Anyone interested in this administrative draft is advised to contact the appropriate member agency (see description above).

Remaining Issues

The following list represents significant issues with the Second Administrative Draft Plan that require further work prior to release of the Public Review Draft Plan. There are other comments from the agencies that the JPA staff will address as well. This list is preliminary and subject to continued review and refinement over the next few months. JPA staff is confident these issues can be resolved with the wildlife agencies prior to commencement of the EIS/EIR in the summer of 2015. A brief description of each issue is provided. They are numbered for convenience and reference only. The order of issues is not reflective of their importance or the order in which they may be resolved.

1. **Covered Species** – The HCP/NCCP must cover at least 11 species for the JPA to remain eligible for the federal Section 6 grant that is funding completion of the plan. The JPA added a 12th species to the Yolo HCP/NCCP, the white-tailed kite, because of some uncertainty related to whether the JPA could meet the requirements necessary to provide for the conservation of palmate-bracted bird's beak (the 11th species). Conservation for the white-tailed kite is not believed to be costly because it overlaps with other species that are covered in the plan. This increment of additional cost will be examined for possible cost savings, however, as the JPA staff endeavor to demonstrate a balance between plan costs and reasonably available funding. It may be appropriate to consider removing the white-tailed kite from the list and limiting the Plan to 11 covered species.
2. **40-year vs. 50-year Permit Term** – The wildlife agencies have asked the JPA to consider implementing a 40-year permit term verses a 50-year permit term. JPA staff has expressed concern that there is not sufficient time in a 40-year permit to raise the local funding necessary to meet the NCCP standard, currently estimated at 50 percent of the NCCP acreage requirement. This issue will be further examined with the agencies during preparation of the Public Review Draft Plan.
3. **Additional Wetlands Restoration** – The Yolo HCP/NCCP currently proposes to restore wetlands only if impacts occur to wetlands habitat. The Yolo HCP/NCCP estimates a maximum of 981 acres of wetlands impacts, but the plan's avoidance and minimization measures focus on avoiding these impacts if possible. The wildlife agencies have requested that the JPA commit to restoring an undetermined amount of wetlands acreage regardless of impacts. Given the high costs of wetlands restoration (potentially over \$60,000 per acre), JPA staff have been hesitant to recommend this commitment. However, there is significant funding at the state level for wetlands restoration, so this issue could potentially be resolved through a commitment by the CDFW to a state-only cost share for conservation.
4. **Alignment Between Local Funding Sources and Conservation Strategy** – The member agencies have committed to provide 50 percent of the funding necessary to acquire the permanent conservation easements (or fee title, if necessary) above and beyond mitigation necessary to meet the NCCP standard. The JPA has identified three local funding sources – the Solano County Water Agency contribution to the Lower Putah Creek Coordinating Committee, the Yolo County Cache Creek Resources Management Plan (CCRMP) program, and the City of Davis Open Space Tax revenue. However, the activities these sources currently fund do not align completely with the various conservation actions in the draft plan. The JPA staff will work to further develop and solidify partnerships with these entities to maximize alignment between their programs and the activities that would count towards implementation of the HCP/NCCP conservation strategy. This may involve revisions to the conservation strategy to adapt to the available funding, and potential commitments by the local funding partners to activities consistent with the conservation strategy.
5. **Additional Conservation** – A total of 4,000 acres of additional conservation land (above and beyond mitigation) which the JPA staff had agreed to include in the Plan was inadvertently left out. The Chapter 8 Costs and Funding analysis was performed without the 4,000 acres. The analysis demonstrated that the Yolo HCP/NCCP is substantively balanced in terms of revenue and costs with the conservation strategy as analyzed; however, the JPA

will need additional funding if the 4,000 acres is added to the Yolo HCP/NCCP or the JPA would need to identify ways to reduce costs to pay for the increase in acreage (see item #6).

6. **Reduction of Monitoring and Administration Costs** -- The wildlife agencies have asked the JPA to reduce the monitoring and administration costs and to use the savings to increase conservation over the 50-year term of the permits. JPA staff will review the existing monitoring and administration assumptions and work with the wildlife agencies on proposed changes as part of the process of preparing the Public Review Draft Plan.
7. **Adaptive Management** -- The wildlife agencies have asked the JPA to revise the monitoring and adaptive management section of the conservation strategy to better define adaptive management actions in response to monitoring. The JPA will work closely with the wildlife agencies to make the necessary revisions during preparation of the Public Review Draft.
8. **Administration of Mitigation Banks and Mitigation Receiving Sites** -- The JPA currently approves Swainson's hawk mitigation receiving sites, which allow a landowner to place an easement on their property and sell mitigation credits directly to developers. The wildlife agencies also have an independent process of approval of mitigation banks for various special status species. Upon, or prior to, approval of the HCP/NCCP, these mitigation receiving sites and banks will require integration into the Plan reserve system, as well as ongoing monitoring and coordination through the JPA. The JPA will establish a plan administration fee to cover these costs and a process for working with mitigation land owners and managers.
9. **Finalize the Conservation Easement Template and Management Plan Template** -- The conservation easement template and management plan template are the foundation of the Plan conservation strategy, in that they represent the minimum legal and biological requirements for landowners who sell easements to the JPA. Both templates must support successful implementation of the Plan consistent with state and federal regulatory requirements. Preliminary templates have been reviewed by the agencies and are included in the appendices to this draft. The templates will be finalized for inclusion in the Public Review Draft Plan.
10. **Finalize Giant Garter Snake Conservation Strategy** -- The giant garter snake relies on wetlands and rice lands for habitat in Yolo County, including in the Yolo Bypass. The JPA staff will collaborate with the wildlife agencies, rice farmers, and local landowners over the next two months to ensure that the conservation strategy for the snake is feasible and meets state and federal regulatory requirements.
11. **Integration of Conservation Strategy and Other County Open Space Goals** -- There are exciting opportunities for the JPA to partner with the Yolo County CCRMP (mentioned above in item #4) and the Yolo County Parks Department in achieving mutual goals related to preservation of open space, however, County plans for public access and recreation opportunities must be considered. Such a partnership could allow the JPA to achieve conservation requirements of the Plan with greater certainty and could result in new funding sources for operations and maintenance of some portion of the County's open space landholdings. JPA staff will explore this further for the Public Review Draft Plan.

12. **State-Only Cost Share** -- The Second Administrative Draft framework adopted by the JPA Board proposed a ten percent state-only cost share. The CDFW indicated during subsequent discussions that the state was unlikely to commit to this cost share, but would re-evaluate the need after the JPA estimated the costs of implementing the Second Administrative Draft. The JPA may need to revisit the need for a state-only cost share if the wildlife agencies request additional wetland restoration acreage or the addition of some portion or all of the 4,000 acres mentioned in items #3 and #5 above.
13. **Verify Multispecies Benefits** -- The proposed conservation strategy relies on the concept that the land proposed for conservation will benefit multiple species. Bird and raptor species that disperse easily face fewer constraints in terms of general mobility and access to habitat than do "limited dispersal species" such as the California tiger salamander and the giant garter snake. To secure sign-off by the wildlife agencies on the final conservation strategy, the agencies will be reviewing this issue in greater detail to test potential scenarios for design of the reserve system. This work will take place over the next two months as the Public Review Draft Plan is drafted. The agency review may result in a request to modify the reserve acquisition criteria or make other adjustments to the biological goals and objectives to ensure the plan meets the required HCP and NCCP standards for all species.
14. **Conservation of Natural Communities** -- With the reduction of covered species and the commitment to focus conservation in a more limited geographical area to maximize effectiveness and connectivity, the CDFW has indicated a desire to ensure that the conservation strategy will be adequate for conservation of natural communities consistent with the NCCP Act. The JPA staff will work with the agency staff to address this issue.

Legislation Text

17.

File #: 14-756, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Approval of the Woodland Visitor Attraction District (“District”) Annual Assessment Report for Fiscal Year 2015-2016, Adoption of Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2015-2016 within the Woodland Visitor Attraction District, and Scheduling of Public Hearing

Recommendation for Action: Staff recommends that the City Council take the following actions:

1. Approve the Visitor Attraction District Annual Assessment Report for FY 2015-2016; and
2. Adopt a Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2015-2016 within the Woodland Visitor Attraction District; and
3. Schedule a public hearing for June 16, 2015 to consider any written or oral protests to the levy of the assessment.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921, wendy.ross@cityofwoodland.org

Council Goal

Strengthen Downtown-creating an opportunity to increase events, attractions and promote Historic Woodland as a destination point for visitors near and far.

Economic Development-market Woodland as a destination location to various groups. Provides an opportunity to market the various attractions and events to visitors and residents, as well as increase Transient Occupancy Tax, a significant contributor to the city’s General Fund.

Fiscal Impact

There is minimal direct fiscal impact on the City. Hoteliers submit a 1.5% assessment to the City along with their ten percent (10%) Transient Occupancy Tax (TOT). As approved by Council On September 2, 2014, City Council adopted Ordinance 1568, which authorizes the City to increase the assessment from 1% to 1.5%. The City processes the .75% assessment as a “pass through” to the Yolo County Visitor’s YCVB, the remaining .75% is retained by the City (on behalf of the District) for the purpose of performing Woodland specific marketing and promotions. Over the period of time including 2Q2014-1Q2015, the District received a total of \$129,221.79 in assessments; \$92,903.08 of which has been passed through to the Yolo County Visitor’s YCVB (“YCVB”). The remaining fees of \$36,318.71 were received and retained by the District to fund the Marketing Coordinator position and related costs. The full amount of the \$129,221.79 was not equally split due to the timing of the adoption of Ordinance 1568 allowing the increase in the assessment to increase to 1.5%

which was effective October 2, 2014. For the period of July 1, 2014 through October 1, 2014 1.0% was collected and 100% was passed through to the YCVB. (note: Due to the lag time in receiving quarterly assessment payments from the hoteliers the annual revenues are calculated per 2Q2014-1Q2015.)

The renewal of the one and one half percent (1.5%) assessment will continue to permit the City to fund a Marketing & Promotions Coordinator who was selected and contracted to promote Woodland in January 2015. The coordinator's primary focus is to increase overnight stays in Woodland hotels and attract visitors to the City.

Revenues received by the YCVB are primarily generated from the assessment contributed from partner jurisdictions. The estimated overall budget is \$380,050. Additional services provided to partner cities is provided on a "fee for service" basis. The proposed budget is attached.

Annual staff costs for the pass through of funds are estimated to be approximately \$1,500 and considered an in-kind contribution to the YCVB as part of the City's economic development program in a continued effort to market Woodland and strengthen the City's economic viability.

Background

On July 6, 2004, the City Council unanimously supported the adoption of a Resolution of Intention to establish the Woodland Visitor Attraction District ("District") pursuant to the Parking and Business Improvement Area Law of 1989. On July 27, 2004, Council held a public hearing to approve Ordinance No. 1404 establishing the District. Ordinance No. 1404 authorized the levying of a 1% assessment on room occupancy, in addition to the Transient Occupancy Tax ("TOT"), upon all hotel/motels establishments in the City of Woodland. The hoteliers have remained supportive of the BID since 2004 and the Woodland City Council has annually adopted the renewal of the BID since its formation.

On September 2, 2014, the City Council adopted Ordinance No. 1568, amending Section 23-92 of the Woodland Municipal Code relating to the computation of the visitor-oriented programs which increased the historic assessment from 1% to 1.5% and allowing for the City to retain a portion of the funds (.75%) for the benefit of specifically marketing and promoting Woodland. This was supported by Woodland hoteliers who continue to be supportive of the District and have begun to hold regular bi-weekly meetings since the increase became effective October 2, 2014 and selection of Miranda Driver as the Woodland Marketing and Promotions Coordinator.

Note: A requirement of the Parking and Business Improvement Area Law of 1989 is that the assessment levy be renewed every fiscal year. In order to renew the assessment, the City Council needs to: (1) approve an assessment report; (2) adopt a resolution of intention; (3) conduct a public hearing; and (4) absent a majority protest, adopt a resolution confirming the assessment report.

The Assessment Report and proposed budget (annual report) (Attachments 1&2) describes some of the activities and publications produced this year. In the next fiscal year, it is expected that 138 rooms will be added to Woodland's inventory significantly increasing revenues to the City, YCVB and General Fund (by way of increased TOT).

As described above, one half of Woodland's assessment is to be forwarded to the Yolo County Visitors YCVB ("YCVB"), which promotes tourism and visitor attraction. The YCVB, which is governed by a Board of

Directors, is a non-profit entity. The YCVB is also supported by its partners-- the cities of Davis, Winters, and Woodland, as well as the University of California at Davis.

Distribution of Media, Social Media and News Media covered:

Major achievements for the year included introduction of a new Facebook page *Wines of Yolo County*, which gained more than 1,500 likes in less than four weeks. In addition to increased exposure through Facebook, the YCVB successfully launched a *visityolo* feed on Instagram. YCVB further developed and enhanced their exclusive website for travel journalists: www.discoveryolocounty.org <<http://www.discoveryolocounty.org>>, which serves as our electronic press kit, updating its pages with new story ideas and appealing photography. The YCVB constantly posted our original content to our website and our social media outlets; the YCVB also reposted or shared content created by Woodland organizations throughout our network of outlets and contacts.

Overall, the YCVB continues to market tourism in Woodland via promotional engagements, events and projects such as:

- Heidrick Ag History Center ~ soon to be renamed the California Agricultural Museum
- Woodland Opera House (venue and events)
- Gibson House / Yolo County Historical Museum (venue and events; also YCVB serves as a Board Director)
- Woodland Farmers Market (in season)
- Velocity Island Water Park
- First Friday Art Walk and Music on Main (and other art related events/venues)
- Food Truck Mania
- Tomato Festival
- Free Museum Day
- Yolo Outdoor Expo
- Redesign of *Woodland Guide & Map*, with expanded content

The YCVB also participated in a number of committees and meetings focused on economic development, including the Yolo County Historical Museum/Gibson House (YCVB is represented on the Board of Directors), Woodland Chamber of Commerce Marketing Committee, HWDBA, and YoloArts.

Woodland Marketing and Promotions Coordinator: New this year, the YCVB hired a Marketing and Promotions Coordinator to focus specifically on Woodland with an emphasis on increasing hotel room night stays. Miranda Driver was hired and began working mid-January.

Per the Administrative Agreement scope of work and with the addition of Miranda, the following has been completed thus far: date:

- Designed and developed “Dine in Downtown Woodland, Dining Guide”
- Established bi-weekly meetings with key stakeholders including the City of Woodland, Woodland Hoteliers and the YCVB regarding marketing and promotion efforts.
- Acting as liaison between Velocity Island Park and local hotels to establish relationships and develop packages for park passes and hotel night stays.
- Attended Yolo Outdoor Expo
- Working with the Woodland Farmers Market to create an email list and email marketing campaign, developing social media content to help promote the market.
- Helping the Tomato Festival with outreach and marketing

- Regularly distribute Woodland guide maps and first Friday Art Walk fliers to local hotels
- Regularly attend meetings and correspond with local organizations and business including but not limited to; Yolo Arts, Historic Downtown Woodland Business Association, Woodland Cruise, California Agriculture Museum and the Woodland Chamber of Commerce

The Annual Woodland Visitor Attraction District Assessment and Renewal process includes the approval of the Visitor Attraction District Assessment Report for Fiscal Year 2015-2016; adopt a Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2015-2016 within the Woodland Visitor Attraction District (BID) (Attachment 3); and schedule a public hearing to consider any written or oral protests to the levy of the assessment.

Discussion

Over this past year, the Woodland Hotel BID increased from 1% to 1.5% effective October 2, 2014. Revenues from the assessment have continued to grow over the past few years from its lowest assessment in FY09/10 at approximately \$77,000 to \$96,668.33 in FY 13/14 and to \$129,221.79 in FY 14/15--4Q2014 and 1Q2015 assessments were increased to 1.5%, causing the sharp increase in revenues. It is expected that the revenues generated in 2015-2016 will exceed \$190,000 with the addition of the Comfort Suites (66 rooms) summer 2015 and Fairfield Inn and Suites in early 2016 (72 rooms) and the continuation of the 1.5% annual assessment. The projected Woodland contribution to the YCVB is approximately \$95,000 plus the salary allotted for the Marketing and Promotions Coordinator (approximately \$31,000). The remaining funds (approximately \$60,000) are set aside to continue to strategize and market with Woodland hoteliers and travel & tourism oriented commerce.

Alan Humason has served as the Executive Director of the YCVB since March 2011. He endeavors to implement a flexible, collaborative approach to the administration of the YCVB. The Board has increased from 12 to 15 with a greater representation of hotel establishments. The mission of the YCVB is “to enhance the visitors’ experience by facilitating the integration of the community and regional resources and assets”. Board meetings continue to rotate among the partner communities and regular updates are provided by city partners in a constant effort to work together and market Yolo County, and the YCVB has redirected its focus to local and regional marketing.

In addition to the past year’s activities, the YCVB has proposed the following additional goals and objectives to market Yolo County locally, regionally and statewide. These expanded operations will continue to contribute to the success of the YCVB’s efforts to increase tourism in Yolo County:

YCVB 2015 / 2016 Goals

New Collaborations for Woodland in 2015

- **Continued input** in direction of Marketing & Promotions Coordinator: The YCVB has a clear interest in collaborating with all Woodland partners to make this role a success.
- **Refinement and distribution** of a new Downtown Woodland Dining Guide: Content to include locator map, complete restaurant listings in the district, text on local history and events, and restaurant advertising. Distribution points include restaurants, hotels, and local attractions, supported by online advertising and promotion via Woodland YCVB websites.
- **Inclusion of appropriate Woodland companies** in Farm to Fork: The YCVB will keep gaining exposure via the Sacramento Farm to Fork Festival and related events for Woodland and Yolo County

culinary and agri-tourism interests (example: Z Specialty Foods, sampling and retailing honey products at the Festival). Promotion to be a cooperative engagement between YCVB and Sacramento CVB.

- **Inclusion of appropriate Woodland companies** and organizations in the YCVB *This Is Yolo County!* Initiative: YCVB is planning a major showcase festival in May 2016-intended to be the first of an annual event-to feature foods, wines, and destinations.
- **Exhibiting and speaking engagements** at Bay Area and Los Angeles Travel & Adventure Shows: YCVB representatives will attend our third Bay Area event and make our debut in L.A. As part of the YCVB presence, at both shows representatives will have 30-minute presentations at the Discovery Theater, a chance to showcase Woodland and Yolo County to a large audience of travel-ready consumers.

Woodland Marketing Coordinator accomplishments: January 2015-April 2015:

- Designed and developed Dine in Downtown Woodland, Dining Guide
- Established bi-weekly meetings with key stakeholders including the City of Woodland, Woodland Hoteliers and the YCVB regarding marketing and promotion efforts.
- Work closely with city hoteliers and city representatives to develop strategies to increase room night stays
- Acting as liaison between Velocity Island Park and local hotels to establish relationships and develop packages for park passes and hotel night stays.
- Attended Yolo Outdoor Expo to network with vendors and patrons and support event
- Working with the Woodland Farmers Market to create an email list and email marketing campaign, developing social media content to help promote the market.
- Helping the Tomato Festival with outreach and marketing
- Regularly distribute Woodland guide maps and First Friday Art Walk fliers to local hotels
- Regularly attend meetings and correspond with local organizations and business including but not limited to; Yolo Arts, Historic Downtown Woodland Business Association, California Agriculture Museum and the Woodland Chamber of Commerce
- Draft PSA's, promotional webpages, and other social media outreach, as needed

Marketing and Promotion Coordinator-Work For the Future:

- In consultation with YCVB staff, city staff, and Woodland hoteliers solicit editorial coverage from the media
- Launch a Visit Woodland Website, which promotes Woodland while maintaining a distinct feeling of the Woodland community and historical roots for a more accurate representation. Content to include events promotions, new business openings, hotel news and special offers, plus shares of other original content from local enterprises, supported by online advertising.
- Create a Visit Woodland Facebook page to compliment the website and drive traffic to website
- Continue to build relationships with local businesses and organizations to explore opportunities for collaboration and room night stays.
- Continue to build relationships with event and venue staff

Commission/Committee Recommendation

Several 2x2 meetings were held between the City Council and Yolo County Visitor's YCVB in a concerted effort to amend the FY14/15 Administrative Agreement Scope of Work between the City of Woodland and YCVB. The amended scope of work defined the allocation of the increase assessment fees. The 2x2 meetings

also provided a venue for recruiting and selecting the Marketing and Promotions Coordinator. Since Miranda Driver, Marketing and Promotions Coordinator was selected, public bi-weekly meetings have been held with the Woodland hoteliers, discussing ways to promote the city and its hotels.

Conclusion

Staff recommends that the City Council take the following actions:

1. Approve the Visitor Attraction District Annual Assessment Report for FY 2015-2016; and
2. Adopt a Resolution of Intention to Levy an Assessment for Improvements and Activities for Fiscal Year 2015-2016 within the Woodland Visitor Attraction District; and
3. Schedule a public hearing for June 16, 2015 to consider any written or oral protests to the levy of the assessment.

Prepared by: Wendy Ross, Economic Development Manager

Reviewed by: Ken Hiatt, Community Development Director



Paul Navazio, City Manager

Enclosure:

1. FY 15-16 Proposed Annual Assessment
2. Proposed Budget
3. Resolution of Intention



2015 – 2016 Annual Assessment Report

Prepared for

The City of Woodland

May 1, 2015

Yolo County Visitors Bureau

132 E Street, Suite 200 • Davis, CA 95616 • (530) 297-1900 • www.yolocvb.org



Yolo County Visitors Bureau 2015 – 2016 Annual Assessment Report

***Our Mission:** To enrich the lives of our citizens by stimulating the economic activity of Woodland, Davis, Winters, Clarksburg and Capay Valley businesses and organizations; to promote cultural, athletic, and educational events and programs that build upon the strengths of our region and the quality of our community life; and to enhance the visitors experience by facilitating the integration of the community and regional resources and assets.*

To accomplish our mission, the Yolo County Visitors Bureau is committed to these core objectives:

- To market our core cities and the region in a way that maximizes the visitor experience while respecting the exceptional quality of life and environment we enjoy
- To compete aggressively with destinations throughout the region in attracting visitors
- To offer – and encourage – outstanding customer service
- To be a regional destination marketing organization that emphasizes partnerships, productivity, and maximum return on investment
- To share expertise on industry issues, trends, and product development with customers and stakeholders
- To measure and report the effectiveness of the organization in generating economic benefits for the community

***Our Vision:** Yolo County is recognized as an exciting, welcoming destination for leisure tourism as well as for professional and recreational events and meetings, tapping the great economic potential of our amenities and attractions and enhancing the lives of our fellow citizens.*

The Yolo County Visitors Bureau (YCVB) markets the cities of Woodland, Davis, and Winters, and the surrounding unincorporated areas of Yolo County, as prime tourist destinations for events and activities, dining and food-related pursuits, arts and entertainment, meetings, recreation, and overnight stays. The YCVB is the recognized leader of an integrated and influential destination marketing organization, working in close collaboration with numerous other agencies to achieve mutual goals. The YCVB provides a full range of information services to tourists and event planners through its website (www.yolocvb.org) and a series of informative brochures and publications.

We strive to create desire for people to be here.





2014/ 2015 YCVB Accomplishments: The YCVB moved aggressively in marketing events and venues throughout the county. Besides continuing efforts begun the prior year, we spend considerable sums in print and web advertising, including *Sunset* and *VIA* magazines, which have significant reach in our region. We successfully linked again to the Sacramento Farm to Fork festival and campaign, gaining considerable exposure to Woodland events (Tomato Festival, Rock 'N Stroll Weekend, Yolo Expo), venues (Heidrick Ag History Center, Gibson House as a top wedding site), products (Route 3 and Simas Family Wines, Z Specialty Foods), and our ag-tourism-friendly culture. We had exhibit booths the annual Bay Area Travel & Adventure Show (attendance: 18,000) and Sunset Magazine Celebration Weekend (attendance: 20,000-plus), where we handed out hundreds of Woodland-oriented brochures, maps, and travel guides. We renewed our Search Engine Marketing campaign to drive more traffic to our website. We continued adding subscribers to our consumer e-newsletter *The Yolo Traveler* which regularly featured Woodland news and content. We also adopted a new, robust Calendar of Events Platform and extended our reach in social media.

The organization's proactive leadership remains firmly committed to engaging the community it serves, maintaining the momentum and spirit of cooperation that has marked the YCVB's progress over the past few years, and to bringing more visitors to our doors.

Organizational Goals:

- Collaborate with local groups, businesses, and venues to provide attractions for visitors
- Explore partnerships with mutual interest in developing tourism for our region
- Pursue a thoughtful, efficient sales and marketing effort targeting leisure and business clientele
- Aggressively promote our attractions and events to visitors
- Provide services that support local organizations in their tourism efforts
- Serve as the leading resource for travel industry perspective and knowledge
- Maintain a professional organization
- Strive to be positive and respectful in all aspects of our work

Strategies:

- Maintain a diverse Board of Directors that operates for the good of the whole region
- Build and enhance cooperation with local entities
- Take an active role in helping to plan and promote events that draw visitors
- Participate in events and use our display booth
- Provide a Visitors Center with abundant resources; produce and distribute visitor publications
- Maintain a website that is attractive to visitors and residents and promotes all regional attractions and events without bias
- Pursue a vigorous program of outreach to generate press coverage
- Maintain association and seek active cooperation with local and regional tourism organizations



Other major achievements for the year included introduction of a new Facebook page *Wines of Yolo County*, which gained more than 1,500 likes in less than four weeks. We successfully launched our visitYOLO feed on Instagram. We also participated in a number of committees and meetings focused on economic development, including the Yolo County Historical Museum/Gibson House (where we are a Board Director), Woodland Chamber of Commerce Marketing Committee, HWDBA, and YoloArts.

We further developed and enhanced our exclusive website for travel journalists: www.discoveryyolocounty.org, which serves as our electronic press kit, updating its pages with new story ideas and appealing photography. We constantly posted our original content to our website and our social media outlets; we also reposted or shared content created by Woodland organizations throughout our network of outlets and contacts.

We continued to fulfill our obligations via-a-vis our complete Memo of Understanding ~

Established initiatives:

- Yolo Visitor Newsletter: includes events news, hotel discount offers or other specials, spotlight attractions
- Visitor Guides offer: “Please Send Me” brochure request form
- Search Engine Marketing campaign with specific landing pages to events and locations
- “Weddings” category on website: listing of venues, services, contact information, photos
- Advertising: *Sunset Magazine*, *VIA Magazine*, *Bicycling Magazine*, *Cycle California!*, and *Sacramento Magazine*.

Venues Promotion:

- Heidrick Ag History Center ~ soon to be renamed the California Agricultural Museum
- Woodland Opera House (venue and events)
- Gibson House / Yolo County Historical Museum (venue and events; also YCVB serves as a Board Director)
- Woodland Farmers Market (in season)
- Woodland Community Center (as location for events and meetings recruitment)
- Antique Shops of Downtown Woodland
- Now Open for Business: as they occur (example: Stack’d & Brew’d)
- Velocity Island Water Park
- Dead Cat Alley, Gallery 625, other art venues
- Reiff’s Antique Gas Station Museum and annual Street Bash

Events Promotion:

- First Friday Art Walk and Music on Main (and other art related events/venues)
- Food Truck Mania
- Gibson House Events: May Festival, Christmas Gala, Saturday with Santa
- Stroll Through History

- Tomato Festival
- Free Museum Day
- Yolo Outdoor Expo
- Yolo Microbrew Festival
- Holiday Parade and related events
- Dynamite Chili Cook-Off
- Annual Scottish Festival and Games
- Mojo's Kitchen428 Restaurant events as they occur (example: Hot Summer Nights series)
- Velocity Island Park Triple Crown competitions
- 4th of July celebrations
- Annual Rhythm & Ribs benefit-St. John's Retirement Village of Woodland
- Woodland Tree Foundation Arbor Day
- Swirl & Slice events
- Yolo County Fair
- YoloArts Farm Gala
- Cycle de Mayo
- Sacramento RiverTrain Zombie Train and other departures from Woodland

Promotional engagements:

- Visit CA staff FAM (familiarization tour)~ pending
- Bay Area Travel Writers "What's New in Woodland Tour" ~ planning for Summer 2015
- Sacramento Farm to Fork Festival ~ September 2014
- Farm-to-Form representation: Heidrick, dining guide, antique store guide, other venues
- CA Film Commission: listing locales for possible commercial and film work
- Bay Area Travel & Adventure Show, January 2015
- Visit California Media Events, San Francisco and Los Angeles
- Sunset Magazine Celebration Weekend, Menlo Park, May 2015
- Redesign of *Woodland Guide & Map*, with expanded content

Other Potential Projects:

- Research statistical analysis of Woodland hotel occupancy and feeder markets
- Research: Survey work to ask: What is the visitor experience in Woodland? What is the visitor's perception of Woodland?
- Participation in conception and creation of additional new events
- *Discover Downtown* promotion in collaboration with downtown restaurants and businesses and local hotels (modeled on a highly successful program from Hays, Kansas)

Selected Active Event Planning and Participation Elsewhere in Yolo County

- U.S. Bicycling Hall of Fame Induction Ceremony
- Holiday Christmas Tree Lighting
- Tour de Cluck
- Davis Farmers Market events
- Transmedia Art Walk
- UC Davis Decision Day and Fall Welcome
- Second Friday ArtAbout (Davis)
- Yolo County Booth at the California State Fair
- Winters Annual Youth Day
- Plein Air Festival / Roots to Wine "Art in the Park"
- Winters Outdoor Quilt Fest
- Winters Summer Concert Series
- Winters Earthquake Festival
- Winters Fourth Friday Celebrations

- Winters Ag Tours
 - Festival de la Comunidad and Carnitas Cook-Off
 - Fall for Winters Festival and Family Holiday Festival
 - Capay Valley Almond Festival and Blossom Trail
 - Annual Mill-In (Yolo Wool Mill), Hoes Down (Fully Belly Farm) and many others
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Woodland Marketing and Promotions Coordinator ~ New this year, YCVB hired a Marketing and Promotions Coordinator to focus specifically on Woodland with an emphasis on increasing hotel room night stays. Miranda Driver was hired and began working mid-January. Miranda previously worked at the California Department of Public Health (CDPH) in the Tobacco Control Programs Media Unit. At CDPH Miranda worked as a Social Media Coordinator, overseeing the programs social media campaigns and working with the unit to develop fully integrated multi-million dollar statewide marketing campaigns that focused on education and behavior change. Prior to CDPH, Miranda worked at CA Farm Bureau Federation (CFBF) in member and marketing relations. While at CFBF she worked as Program Coordinator of the Young Farmers and Ranchers and Rural Health and Safety programs. Miranda brings a wide variety of skillsets to the Yolo County Visitors Bureau and the City of Woodland.

As the Woodland Marketing and Promotions Coordinator Miranda's scope of work includes the following:

- Represent YCVB and the City of Woodland ("City") hotels at meetings and functions
- Collaborate with City event organizers, visitor attraction venues, and other organizations or agencies to develop and promote events and venues to the general public
- Work with City hoteliers on developing strategies to increase room night stays
- Help City hoteliers promote their amenities, special packages, newsworthy improvements, and similar items
- Publicize, or if necessary, draft press releases for distribution through YCVB and City media contacts
- Engage in social media activities in promotion of City partners and hoteliers
- Draft promotional webpages as needed to be completed for use on the Hotels, YCVB, and city websites for marketing of places to stay and things to do in Woodland
- Place City event information on YCVB calendar of events and City webpages if such events are not already listed (including social media outlets)
- Attend meetings of partner agencies as time permits and as appropriate, including but not limited to Chamber of Commerce Marketing Committee meetings, Historic Woodland Downtown Business Association, Yolo and Sacramento Farm to Fork meetings
- Consult with City personnel regarding venue and event information as necessary

- Attend events outside of the City as appropriate to promote the City, such as the Visit California Media Day, Sunset Magazine Celebration Weekend, and the Bay Area Travel and Adventure Show
- In consultation with YCVB staff and City, solicit editorial coverage from media
- Distribute promotional materials, such as distributing Art Walk flyers to hotels for distribution
- Participate in media familiarization tours as they occur
- Contribute to the drafting of the YCVB Annual Assessment Report for the City of Woodland.

Work done to date:

- Designed and developed Dine in Downtown Woodland, Dinning Guide
- Established bi-weekly meetings with key stakeholders including the City of Woodland, Woodland Hoteliers and the YCVB regarding marketing and promotion efforts.
- Acting as liaison between Velocity Island Park and local hotels to establish relationships and develop packages for park passes and hotel night stays.
- Attended Yolo Outdoor Expo
- Working with the Woodland Farmers Market to create an email list and email marketing campaign, developing social media content to help promote the market.
- Helping the Tomato Festival with outreach and marketing
- Regularly distribute Woodland guide maps and first Friday Art Walk fliers to local hotels
- Regularly attend meetings and correspond with local organizations and business including but not limited to; Yolo Arts, Historic Downtown Woodland Business Association, California Agriculture Museum and the Woodland Chamber of Commerce

Work for the future:

- Create and develop a Visit Woodland Website, which promotes Woodland while maintaining a distinct feeling of the Woodland community and historical roots for a more accurate representation.
- Create a Visit Woodland Facebook page to compliment the website and drive traffic to website.
- Continue to meet with local businesses and organizations to explore opportunities for collaboration and room night stays.



YCVB Public Relations: We have had a very productive year including seeing the expansion of our website dedicated specifically to press members, the launch of a new mobile app to promote events, then continuation of travel consumer and press newsletters, consumer travel show engagements, and increase in our social media platform user engagement and more.

As a member of the Bay Area Travel Writers and the International Wine, Food, & Travel Writers Association, we continue to leverage their active membership to promote our events and attractions.

The YoloCVB maintains a website directed specifically to members of the press. This website, www.discoveryyolocounty.org, is a platform for press members to gain valuable information about Yolo County. Site features include story ideas, engaging photos, current and past press releases, event information, press tours, and more.

We continued our official YCVB Partners newsletter, directed to all of our hotels, attractions, city staff, and city council partners in Yolo County. This newsletter focuses on updating our partners on what's happening at the YCVB, upcoming events, and short articles related to the tourism industry.

We continue to send a monthly newsletter geared towards our travel writers and press contacts. This monthly publication highlights our new press website, www.discoveryyolocounty.org, features upcoming events, and discusses new and interesting story ideas and pitches. Currently some 500 press contacts receive this targeted email blast.

We continue to send a newsletter dedicated to the consumer travel market. This newsletter goes out to potential travelers who have signed up with us via one of our travel shows, our website, or social media platforms. We feature four stories of upcoming events, as well as a longer attraction feature and a special hotel offer.

The YCVB secured more than \$300,000 in press coverage this past year. We worked with national and regional print magazines on their coverage of our area. The YCVB secured coverage in publications this year, including, *Association News Magazine*, *Destination Magazine*, *Sacramento Magazine*, *Sac Town Magazine*, *Santa Barbara Independent*, *San Jose Mercury News*, *Sacramento Bee*, and *Sacramento Biz Journal* and local TV segments on *Good Day Sacramento* and *Fox40*.

We also secured top placement in both the *Visit California Vacation Guide* and the *Visit California Road Trips Guide*. Woodland was prominently featured with text and images in both publications in the Central Valley section of each guide. These guides are the key marketing pieces that Visit California uses to showcase the regions of California.

Our efforts on behalf of local events produced results. Noted below is the coverage generated through our program:

- TV segments – 10. Outlets include: *News 10*, *NBC Sacramento*, *Good Day Sacramento*, *KCRA*, *Fox 40*, and *Sac & Co*
- Website Articles or Event Listings – 30. Sites include: *San Jose Mercury News*, *Sacramento Biz Journal Online*, *SacTown Magazine Online*, *Sacramento Bee*, *Dog Trekker* and *Santa Barbara Independent*.
- Website Third Party Listings: approximately 500
- Magazine Articles or Event Listings – 20. Publications include: *Sacramento Biz Journal*, *Sacramento Magazine*, *SacTown Magazine*, *Destination Magazine*, and *Association News*
- Newspaper Articles or Event Listings – 60. Newspapers include: *San Jose Mercury News*, *Sacramento Bee*, *Daily Democrat*, *Davis Enterprise*, *Vacaville Reporter*, and *Contra Costa News*.

Continuing outreach efforts for the coming year include:

- Continue to execute ongoing press release and news of events to keep media up to date

- Leverage our press website, www.discoveryyolocounty.org, with current information and story leads for press members.
- Investigate key consumer and trade publications for feature articles about Yolo County and its communities
- Attend or exhibit at travel media group conferences (Society of American Travel Writers, United States Travel Association, Travel & Adventure, International Pow Wow)
- Host individual media and media groups (ex: BATW) with customized “fam tour” itineraries throughout the year
- Look to collaborate with neighboring bureaus (such as Visit California and SCVB) for opportunities to gain exposure via various platforms and events (example, “Sacramento Farm to Fork Capital of America,” ag tours, wine-tasting events)
- Look to make additional public and group presentations (Rotary, etc.) about YCVB activities and initiatives
- Continue to work closely with California Travel & Tourism to promote our county through their numerous publications and programs

Social Media ~ Facebook and Twitter accounts are now being actively used to post news, events, and information, and to help support the businesses of our many “friends” and fans. During the year, we increased our Facebook followers to 3,051. Our *Wines of Yolo County* Facebook page has nearly 1,600 followers.

During the past year we also “promoted” Facebook posts by allocating dollars to be spent to boost specific posts that engaged more readers. Through these “boosted” posts we were able to target our post exposure via zip code which increased event exposure by engaging extra potential visitors (numbers below reflect additional post views):

- More than \$3,000: Amount spent on boosted posts for Woodland specific events and attractions
- 200,000: Additional post reach as a result of dollars spent on boosted posts

We also launched an Instagram page, Visit Yolo. This social media platform lets us use the power of images to showcase Yolo County and its partners.

We will continue to leverage our position on social media and increase exposure through targeted advertising and “engagement” campaigns, including contests and sweepstakes.

Other activities included the following:

- Attended Visit California Media Events in San Francisco and Los Angeles
- Bay Area Travel Adventure Show
 - YCVB had a booth at the Bay Area Travel & Adventure show, at the Santa Clara convention center. Two days, 19,000 visitors.
- Sunset Celebration Weekend (May 31 – June 1 2014); more than 20,000 people
- Hosted writers for Sacramento RiverTrain Zombie Train and Old Sugar Mill
- Press Releases sent out on their behalf:
 - Woodland Tomato Festival
 - Yolo MicroBrew Fest
 - Stroll Through History
 - Rock ‘n Stroll Weekend
 - First Friday Art Walk and Music on Main events
 - Holiday Parade

- o Swirl & Slice
- o Food Truck Mania
- o Zombie Train
- o Woodland Art Walk
- o Cycle de Mayo
- o Woodland Hippie Festival
- o Scottish Festival & Games
- o Sac River Train
- YCVB staff most recently collaborated to craft a new Downtown Woodland Dining Guide.

Distribution of Publications ~ The YCVB produces and distributes comprehensive visitor guide/maps for Davis/UC Davis, Yolo County, and Winters, and of course the updated, expanded *Woodland Guide & Map*. Our guide to county wineries, *Wines of Yolo County*, received widespread distribution, including at the San Francisco Travel Visitor Information Center (where it was a “top pick” in September and October 2014 for special display) as well as SFTA kiosks in Moscone Convention Center. The Visitor Center makes numerous other publications, directories, and promotional materials available to visitors. We continued putting our *Yolo County Guide & Map* at the San Francisco Ferry Building, and added the *Woodland Guide & Map* there as well. In nine months (July 2014 through March 2015), we have delivered nearly 20,000 pieces of literature into the hands of travelers.

Points of distribution include:

- YCVB Visitor Center
- Woodland City Offices
- Woodland Chamber of Commerce
- Heidrick Ag History Center
- Hotel lobbies in Woodland and Davis
- San Francisco Travel Association Visitor Information Center (downtown San Francisco) and literature kiosks in Moscone Center and other locations
- San Francisco Ferry Building
- Davis City Offices
- Davis Amtrak Station
- Davis Chamber of Commerce
- Davis Downtown Business Association
- John Natsoulas Gallery
- UC Davis Visitor Center, Conference Center, and other locations on campus
- Various local places: restaurants, shops, attractions, galleries
- Yolo County Offices
- Winters City Offices
- Winters Visitor Center & Chamber of Commerce
- Various tradeshow
- Sacramento Convention & Visitors Bureau offices

www.yolocvb.org ~ In April 2014 we began a new Search Engine Marketing Campaign, working with Madden Media, with whom we have worked successfully in the past. This 6-month campaign drove traffic to various landing pages on our website and pushed signups for our *Yolo Traveler* newsletter.

Overall the campaign delivered 556,970 impressions, 1,726 clicks, and a respectable Click Through Rate (CTR) of 2.11%. Predictably, searches that fell under the “Festivals and Events” category were most prevalent (315,545 impressions / CTR 2.,77%). Following that: “Restaurants” (122,931 / CTR

0.89%), “Wineries” (32,925 / CTR 1.91%), “Visit Yolo County” (20,601 / CTR 1.74%), “Visit Woodland” (19,801 / CTR 1.08%), and “Visit Davis” (15,686 / CTR 0.65%).

Our website features:

- Woodland-specific content on home page and landing pages with original content
- Special landing pages to promote specific events or activities, and to highlight understood visitor preferences
- Home-page headers for Wines, Bike, and Weddings
- Our promotional video
- Significantly enhanced Events calendar, as well as our “Submit Your Event” online tool and social media hooks
- Listings, photographs, and links for all hotels
- Listings for all restaurants, fully searchable by destination and cuisine
- “Things to Do” pages with details for every attraction
- Search function that covers the entire site
- A “Send Me Information” tab for visitors to request guide maps, allowing the YCVB to capture consumer source data

In May 2015 we will begin a complete overhaul of the site to dramatically improve the look and functionality, and migrate to a new url: visityolo.com.

Continuing Vital Collaborations ~ We enjoy excellent working relationships, and serve in various capacities, with: the cities of Woodland, Davis, and Winters; the Chambers of Commerce for Woodland, Davis, and Winters; Historic Woodland Downtown Business Association; Davis Downtown Business Association (Board Liaison); Yolo County Historical Museum (Board Director); Esparto Regional Chamber of Commerce (Board Director); DSIDE (“Designing a Sustainable, Innovative Davis Economy”); Davis Arts Commission; Central Valley Tourism Association (CVTA); YoloArts; and the California State Fair Committee for Yolo County. We also enhanced our relationships with Visit California, California Travel Association, Food Bank of Yolo County, Woodland Tree Foundation, and others.

Through our partnership with the San Francisco Travel Association, the YCVB receives listings on their website, plus listing in their online and print *Visitor Planning Guide*, Travel Planner’s Guide, and *Meeting Planner’s Guide*. We also distribute our press releases through their offices; have *Wines of Yolo County* displayed at their facilities; gain opportunities for media events; and get referrals to visiting travel writers for on-site tours here. We are also looking ahead to participating in their nascent “Beyond the Bridge” promotional program in future years.

The YCVB participated in numerous meetings of the Capay Valley Vision Ag Task Force, helping to formulate a response to proposed County regulations governing, among other activities, agri-tourism in rural areas. New regulation were adopted that embrace a vast majority of the Task Force recommendations, allowing more opportunities for agri-tourism and promising further economic development in this important segment.

The YCVB is also actively engaged with the Sacramento Convention & Visitors Bureau in their major “Farm to Fork” initiative (Sacramento claiming to be “the farm to fork capital of America”). This involves a number of marketing strategies, culminating in a week-long festival in late September 21-28 with a public fair on Capital Mall. Believing that Yolo County is the farm to

Sacramento's fork, the YCVB has taken a leadership role in organizing the county's participation, with meetings, website and newsletter communications, and a core planning/outreach committee. We spearheaded the Yolo County Farm to Fork Working Group to help coordinate everyone's efforts—including farm tours and farm dinners, as well as our significant presence during the Farm to Fork Festival on Capitol Mall—with meetings headquartered at Kitchen428 in Woodland. We look to be active in this for many years to come.



YCVB 2015 / 2016 Goals

New Collaborations for Woodland in 2015

- Continued input in direction of Marketing & Promotions Coordinator: The YCVB has a clear interest in collaborating with all Woodland partners to make this role a success.
- Creation and promotion of a new Visit Woodland website: Content to include hotel, dining, event, and other information, supported by aggressive online and possibly print advertising.
- Continued development of a new Visit Woodland Facebook page: Content to include events promotions, new business openings, hotel news and special offers, plus shares of other original content from local enterprises, supported by online advertising.
- Refinement and distribution of a new Downtown Woodland Dining Guide: Content to include locator map, complete restaurant listings in the district, text on local history and color, and restaurant advertising. Distribution points include restaurants, hotels, and local attractions, supported by online advertising and promotion via Woodland YCVB websites.
- Inclusion of appropriate Woodland companies in Farm to Fork: The YCVB will keep gaining exposure via the Sacramento Farm to Fork Festival and related events for Woodland and Yolo County culinary and agri-tourism interests (example: Z Specialty Foods, sampling and retailing honey products at the Festival). Promotion to be a cooperative engagement between YCVB and Sacramento CVB.
- Inclusion of appropriate Woodland companies and organizations in the YCVB *This Is Yolo County!* Initiative: We are planning a major showcase festival in May 2016—intended to be the first of an annual event—to feature foods, wines, and destinations.
- Exhibiting and speaking engagements at Bay Area and Los Angeles Travel & Adventure Shows: We will attend our third Bay Area event and make our debut in L.A. As part of our presence, at both shows we will have 30-minute presentations at the Discovery Theater, a

chance to showcase Woodland and Yolo County to a large audience of travel-ready consumers.

Continuing Efforts Throughout Yolo County

- Increase collaborative efforts with particular emphasis on:
 - Local hoteliers, collaborating on promotions, weekend event/promotional package opportunities, tours, and multi-night stays
 - Area art assets and museums and art-related events – First Friday Art Walk, YoloArts-sponsored events, Second Friday ArtAbout, Transmedia Art Walk, Free Museum Day
 - Gaining exposure to multi-purpose venues (such as Woodland Community Center, Hotel Woodland, Old Sugar Mill, and others) for event planner market
 - Winery associations: Roots to Wine and Clarksburg Wine Growers Association
 - Sacramento CVB to leverage their national reach via the Farm to Fork Capitol program
 - Work with willing partners in bringing travel journalists to the region for tours that will generate press coverage
- Take an active role in planning events and initiatives:
 - Stroll Through History (September) working with hotels for “Stroll & Stay” packages
 - Leverage Velocity Island Park events for hotel stays
 - US Bicycling Hall of Fame Induction Weekend (November)
 - Yolo Outdoor Expo (February)
 - Capay Valley Almond Festival (February)
 - Yolo County Booth at the California State Fair (July)
 - Yolo County events relating to Farm to Fork (ongoing)
 - Continued development of Gibson House as a prime wedding and event venue
- Overhaul the existing website for improved presentation and performance
- Continue to enhance Visitors Center and provide service to partner venues
- Increase public relation efforts and media outreach to generate press coverage
- Increase use of social media: develop contests and make sound investments to increase “fan base” and reposting; continue to develop Pinterest and Instagram usage
- Develop and maintain best practices for the organization

YCVB Board of Directors

Reed Youmans, President
Owner, Hallmark Inn Hotel
Davis CA

Chris Hart
Owner, Sacramento RiverTrain
Davis, CA

Doneice Woody, Vice President
Owner, Bull Frog Bees Honey
Winters CA

Vinod Patel
Owner, Holiday Inn Express
Woodland CA

Randii MacNear, Secretary
Executive Director, Davis Farmers Market
Davis CA

Dan Flynn
Executive Director, Olive Oil Center
Mondavi Institute for Food & Wine Science
UC Davis

Maria Lara, Treasurer
General Manager, Royal Guest Hotels
Davis CA

Howard Hupe
Winters Chamber of Commerce
Winters CA

Wayne Ginsburg, Past President
Woodland Chamber of Commerce
Woodland CA

Lynda Hinds
Manager and Buyer
RootStock Gifts and Tasting Room
Winters CA

Christy Hayes
Kitchen 428/Mojo's Lounge & Bar
Woodland CA

Kristy Lyn Levings
ChowDownFarm
Esparto CA

Arvind (Andy) Patel
Hotel Owner (four properties)
Woodland CA

YCVB Staff

Alan Humason
Executive Director
alan@yolocvb.org

Tiffany Dozier
Communications and Public Relations Manager
tiffany@yolocvb.org

Miranda Driver
Woodland Marketing and Promotions Coordinator
Miranda@yolocvb.org



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YCVB 2015-2016 Forecast and Budget	Forecast	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
REVENUE													
Woodland BID	\$ 92,750	\$ -	\$ 19,125	\$ -	\$ -	\$ 19,125	\$ -	\$ -	\$ 17,625	\$ -	\$ -	\$ 16,875	\$ 20,000
Woodland Mkt Coordinator Salary	\$ 18,600	\$ 4,600	\$ -	\$ -	\$ 4,600	\$ -	\$ -	\$ 4,600	\$ -	\$ -	\$ 4,800	\$ -	\$ -
Davis BID (includes Hyatt Place/UCD)	#####	\$ -	\$ 42,250	\$ -	\$ -	\$ 70,000	\$ -	\$ -	\$ 67,500	\$ -	\$ -	\$ 62,000	\$ -
YCVB Strategic Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Woodland (guide/map)	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -
City of Davis (guide/map)	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -
Yolo County (guide/map)	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City of Winters	\$ 7,000	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Winters Chamber of Commerce	\$ 2,500	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -
Rent (office sublet)	\$ 4,200	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350
Other (video production)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other (new website development)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other (co-op advertising)	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other TBD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUE	#####	\$ 11,950	\$ 69,725	\$ 350	\$ 4,950	\$ 89,475	\$ 350	\$ 11,200	\$ 85,475	\$ 1,850	\$ 5,150	\$ 79,225	\$ 20,350
MARKETING													
Publications & Outreach	Forecast	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Davis Map & Guide	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -
Winters Map & Guide	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -
Woodland Map & Guide	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -
Yolo County Map & Guide	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wines of Yolo County	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Two Day Itineraries	\$ 2,500	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Graphic Design and Production	\$ 800	\$ 400	\$ -	\$ 100	\$ -	\$ 100	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ 100	\$ -
Video Production (Davis)	\$ 6,000	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -
MyMediaInfo	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -
Localist	\$ 6,000	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gift Baskets	\$ 1,000	\$ -	\$ 75	\$ 150	\$ 75	\$ -	\$ 150	\$ -	\$ -	\$ 75	\$ 75	\$ 325	\$ 75
Hospitality	\$ 3,300	\$ 150	\$ 200	\$ 300	\$ 200	\$ 300	\$ 200	\$ 350	\$ 300	\$ 300	\$ 300	\$ 400	\$ 300
Mileage	\$ 5,400	\$ 450	\$ 450	\$ 550	\$ 350	\$ 450	\$ 350	\$ 450	\$ 450	\$ 450	\$ 450	\$ 550	\$ 450
FAM Tours	\$ 2,000	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -
Web Site Updates / Maintenance	\$ 1,200	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
New Website Development	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Email Marketing Services	\$ 480	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40
Database Management Services (iDSS)	\$ 6,120	\$ 510	\$ 510	\$ 510	\$ 510	\$ 510	\$ 510	\$ 510	\$ 510	\$ 510	\$ 510	\$ 510	\$ 510
STRS Reports	\$ 1,300	\$ -	\$ 325	\$ -	\$ -	\$ 325	\$ -	\$ -	\$ 325	\$ -	\$ -	\$ 325	\$ -
Web Site Hosting	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ 275	\$ -	\$ -
Domain Names	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -
Total Marketing Expense	\$ 23,820	\$ 2,035	\$ 1,585	\$ 1,535	\$ 2,660	\$ 1,735	\$ 1,335	\$ 1,385	\$ 1,710	\$ 1,360	\$ 1,735	\$ 5,385	\$ 1,360
Membership Organizations													
Central Valley Tourism Assoc.	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
California Travel Assoc.	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Western Assoc. CVBs	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Assoc. of Wedding Professionals Int'l	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -
San Francisco Travel Assoc.	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850
Bay Area Travel Writers	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -
Int'l Travel, Food & Wine Writers Assoc.	\$ 275	\$ -	\$ -	\$ -	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Esparto Regional Chamber	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -
Capay Valley Vision	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -
Davis Chamber (membership & activities)	\$ 240	\$ -	\$ 40	\$ -	\$ 40	\$ -	\$ 40	\$ 40	\$ -	\$ 40	\$ -	\$ 40	\$ -
Davis Downtown	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Woodland Chamber (membership & activities)	\$ 240	\$ -	\$ 40	\$ -	\$ 40	\$ -	\$ -	\$ 80	\$ 40	\$ -	\$ -	\$ 40	\$ -
Historic Woodland Downtown Business Assoc.	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -
Gibson House / Yolo County Historical Museum	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -
Winters Chamber (membership & activities)	\$ 120	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10
Roots to Wine	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -
YoloArts	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -
Undesignated	\$ 600	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50
Total Membership Organizations	\$ 5,110	\$ 1,060	\$ 140	\$ 60	\$ 415	\$ 60	\$ 100	\$ 1,205	\$ 160	\$ 100	\$ 60	\$ 140	\$ 1,610
Professional Staff													
Employee Expense													
Payroll (Staff) Net	\$ 122,900	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 13,900	\$ 9,300	\$ 9,600	\$ 9,600	\$ 9,600	\$ 9,600	\$ 14,500	\$ 9,600
Payroll Taxes (employer, Federal)	\$ 30,725	\$ 2,325	\$ 2,325	\$ 2,325	\$ 2,325	\$ 3,475	\$ 2,325	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 3,625	\$ 2,400
Payroll Taxes (employer, State)	\$ 3,073	\$ 233	\$ 233	\$ 233	\$ 233	\$ 348	\$ 233	\$ 240	\$ 240	\$ 240	\$ 240	\$ 363	\$ 240
Insurance (Work Comp)	\$ 1,250	\$ -	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Permits	\$ 270	\$ 270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employee Coverage	\$ -												
Medical Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dental Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Employee Expense	\$ 158,218	\$ 12,128	\$ 13,108	\$ 11,858	\$ 11,858	\$ 17,723	\$ 11,858	\$ 12,240	\$ 12,240	\$ 12,240	\$ 12,240	\$ 18,488	\$ 12,240
Administration													
Advertising	\$ 106,000	\$ 5,500	\$ 6,500	\$ 6,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 8,000	\$ 13,000	\$ 14,500	\$ 16,000	\$ 14,000
Bank Fees	\$ 480	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40
Bookkeeper	\$ 1,800	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150
Computer Maintenance	\$ 1,200	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
Computer Equipment	\$ 3,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -
Copies	\$ 4,560	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380	\$ 380
Tax Preparation	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -
Property Tax	\$ 195	\$ -	\$ 120	\$ -	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxes/Tax Filing Fees	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$						

RESOLUTION NO. _____

**A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE
CITY OF WOODLAND TO LEVY AN ASSESSMENT FOR IMPROVEMENTS
AND ACTIVITIES FOR FISCAL YEAR 2015-2016 WITHIN THE WOODLAND
VISITOR ATTRACTION DISTRICT**

WHEREAS, the City of Woodland (“City”) has the authority to levy assessments through a parking and business improvement area pursuant to the Parking and Business Improvement Area Law of 1989, California Streets & Highways Code section 36500 et seq.;

WHEREAS, on September 7, 2004, the City Council adopted Ordinance No. 1404 establishing a Woodland Visitor Attraction District (“District”) and levying assessments;

WHEREAS, on September 2, 2014, the City Council adopted Ordinance No. 1568, amending Section 23-92 of the Woodland Municipal Code relating to the computation of the visitor-oriented programs;

WHEREAS, the District’s area consists of the City in its entirety and is coextensive in its boundaries with the City;

WHEREAS, the mission of the District is to enrich the lives of the citizens by improving the economic resilience of existing Woodland businesses through promotion of cultural, athletic and educational events and programs that build upon the strengths of the region and the quality of community life;

WHEREAS, in order to levy an assessment for fiscal year 2015-2016, the City Council is required to approve an assessment report, adopt a resolution of intention, hold a public hearing and adopt a resolution confirming the report and adopting the assessment; and

WHEREAS, the City Council has approved the Visitor Attraction District Assessment Report for Fiscal Year 2015-2016, which is incorporated herein by reference.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND DOES HEREBY RESOLVE that it intends to levy and collect assessments within the Woodland Visitor Attraction District for fiscal year 2015-2016.

BE IT FURTHER RESOLVED that the assessment to be levied for the District shall be used to fund: the general promotion of business activities and visitor-oriented programs within the District, including the development of program materials, visitor guides and the creation of linkages with event sponsors to support additional conferences and events; the promotion of and participation in conferences, activities and public events which are to take place on or in public places within the District; the furnishing of music in any public place within the District; and, the decoration of any public place within the District. The Visitor Attraction District Assessment Report for Fiscal Year 2015-2016 on

file with the City Clerk is hereby referenced for a full and detailed description of the improvements and activities to be provided for fiscal year 2015-2016, the boundaries of the District and the assessments to be levied upon the businesses within the District for fiscal year 2015-2016.

BE IT FURTHER RESOLVED that the City Council will hold a public hearing at 6:00 p.m. on June 16, 2015 in the City Council Chambers, 300 First Street, Woodland, California, on the levying of the assessment for fiscal year 2015-2016. At the public hearing, written and oral protests may be made. The form and manner of protests shall comply with California Streets & Highways Code sections 36524 and 36525. If written protests are received from and not withdrawn by the owners of businesses in the District which will pay fifty percent (50%) or more of the assessments to be levied, no further proceedings to levy the assessment, as set forth in this Resolution of Intention, shall be taken for a period of one year from the date of the finding of a majority protest by the City Council.

PASSED AND ADOPTED this ____ day of May, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara K. Ueda, City Attorney

Legislation Text

18.

File #: 14-770, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Zoning and Land Use Considerations - Medical Clinics, Substance Abuse Treatment Facilities and Social Services

Recommendation for Action: Staff is seeking Council direction on review and possible amendments to the City's Zoning Code related to medical clinics, substance abuse treatment facilities, and providers of social services.

Staff Contact

Paul Navazio, City Manager, (530) 661-5800, paul.navazio@cityofwoodland.org

Fiscal Impact

There is no direct fiscal impact of the recommendation contained in this staff report. Research and drafting of a proposed zoning ordinance will require time of City staff and the City Attorney.

Background

Staff has been contacted by representatives of a medical clinic providing comprehensive detoxification and drug-dependency recovery services for persons with opiate addictions. The medical clinic representatives are interested in establishing a clinic in the City of Woodland, specifically at a vacant former medical office located at 3 Court Street.

The clinic would provide a range of programs - including methadone and buprenorphine treatments - for individuals suffering from addiction to opium-based drugs commonly used for pain treatment (Codeine, Vicodin, Hycodan, Oxycontin, etc.), as well as heroin.

Given the nature of the clinic and the services provided, a number of residents and business owners have expressed concerns about this proposed use, both at the proposed location as well as within the city in general. Based on staff's review and interpretation of the Zoning Code, the proposed facility, as a state-licensed medical clinic, is a permitted use (as a medical clinic) within the majority of the city, including at the proposed location. This means that a medical clinic is generally permitted in most of the city and does not require a special use permit from the city before beginning its operations.

Discussion

Upon the initial inquiry from the clinic operator and after receiving concerns from other interested persons in the community, staff began to evaluate the City's current zoning regulations, both citywide and specific to the downtown and explore the extent to which the City may impose restrictions as to the location and operations of substance abuse treatment facilities.

City staff has not done a comprehensive analysis of the Zoning Code and is not prepared to make a recommendation regarding specific amendments. The Zoning Code does have a "medical and dental clinic" use in the Commercial Land Use table and also has a "social services" use within the Downtown Specific Plan. Given the nature of the clinic's operations and functions, staff understands that the proposed clinic provides services that would fall under both uses. Under the City's current zoning and land use regulations, medical clinics are generally considered permitted uses within the C-2 and C-3 zones and may also be allowed in other zones with the granting of a Conditional Use Permit. Social service providers are conditionally permitted in two districts of the Downtown Specific Plan Area.

Staff is seeking specific Council direction on whether - and to what extent - the City wishes to review current and potential land use and zoning regulations related to certain specified business activities related to medical facilities, clinics, substance abuse treatment programs, and social services. If the Council wants to further explore its land use options, staff seeks direction from the Council about the following threshold questions:

- Social service providers are conditionally permitted in two districts in the Downtown Specific Plan Area and not permitted in others. Should the existing restrictions on social services providers be expanded to include areas outside of the Downtown Specific Plan?
- Should locations where medical clinics are permitted be further limited (such as to certain zones, to be conditionally permitted, or not be permitted within so many feet of certain uses) beyond that which is currently provided for in our zoning ordinances?
- Should uses such as medical clinics be more precisely defined so as to distinguish - to the extent allowable by law - between types of medical service and treatment provided?

Staff is prepared to return to the City Council at the earliest available opportunity with possible options and recommendations, based on the direction provided by the City Council.

Conclusion

Staff is seeking Council direction on review and possible amendments to current zoning and land use requirements related to medical clinics, substance abuse treatment facilities, and providers of social services.



Paul Navazio, City Manager

Legislation Text

19.

File #: 14-771, Version: 1

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: May 19, 2015

SUBJECT: Presentation of FY2015/16 Proposed Budget

A presentation has been scheduled for the May 19th Council meeting for the purpose of introduction of the City Manager's FY2015/16 Proposed Budget.

The FY2015/16 budget is expected to include recommendations for annual appropriations across all funds totaling \$159.85 million, including General Fund appropriations of \$43.96 million, Utility Enterprise Funds appropriations of \$66.64 million and Capital Funds appropriations of \$10.79 million.

The budget strives to continue to advance the Council's goal of long-term fiscal stability, including maintaining a balanced-budget with prudent reserves, addressing unfunded liabilities, thus ensuring that resources are available in support of other priority Council goals related to public safety, economic development, infrastructure, and organizational effectiveness.

The City Council received a preview of the budget outlook and provided feedback on short- and long-term budget priorities during the Spring Budget Workshop held in March. Staff has incorporated this Council feedback in the development of the FY2015/16 budget proposal.

The overall budget and updated General Fund five-year forecast reflect modest improvement in the City's fiscal outlook, in part as a result of aggressive measures implemented over the past three years to address structural deficits and unfunded liabilities, and aided somewhat by gradually improving revenues.

The budget proposal represents a prudent spending plan which includes only modest recommendations related to new funding augmentations to address priority needs. The presentation will also summarize elements of the proposed FY2015/16 and Capital Improvement Plan.

Following the introduction of the FY2015/16 budget, the Council will have an opportunity to discuss and provide feedback on the specific budget recommendations as part of the June 2nd Council meeting. It is anticipated that formal adoption of the FY2015/16 budget will occur at the Council meeting on June 16th. Should it be necessary, budget adoption could be carried over to a Special Meeting on June 28th. The eventual FY2015/16 adopted budget would become effective with the beginning of the new fiscal year, on July 1st, 2015.



Paul Navazio, City Manager